



**AGENDA**  
June 6, 2018

**CITY COUNCIL CLOSED SESSION**  
6:00 p.m.  
**CITY COUNCIL MEETING**  
7:00 p.m.  
City Council Chambers  
311 Vernon Street  
Roseville, California

**CLOSED SESSION**

6:00 p.m.

Conference with Labor Negotiator

Pursuant to California Government Code Section 54957.6

Employee Organization: Roseville Firefighters, Local 1592

Agency designated representative: Tim Davis

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

Conference with Legal Counsel – Anticipated Litigation

Pursuant to Government Code Section 54956.9(d)(2):

Significant exposure to litigation – one case

Contact: Robert Schmitt 916-774-5325 rschmitt@roseville.ca.us

**1. CALL TO ORDER**

**2. ROLL CALL**

**Vice Mayor:** Bonnie Gore  
**Councilmember:** Scott Alvord  
**Councilmember:** Tim Herman  
**Councilmember:** John Allard  
**Mayor:** Susan Rohan

**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. Kathryn McClary Award**

Presentation of the Kathryn McClary Operator of the Year Award to Francis Hernandez, MV Transportation bus operator.

CONTACT: Eileen Bruggeman 916-774-5449 ebruggeman@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 City Council approve the minutes of the April 10, 2018 City Council Budget Workshop, the April 11, 2018 City Council/Housing Successor meeting, and the May 2, 2018 City Council Closed Session/City Council/Housing Authority meeting.

CC #: 9264

File #: 0102-03

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

## **Bids / Purchases / Services**



7.2. Copy and Printing Services - Service Agreement Amendment

Memo from Assistant Information Technology Director Michael Sinor and Chief Information Officer Hong Sae recommending Council adopt RESOLUTION NO. 18-221 APPROVING AMENDMENT NO. 2 TO SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND RAY MORGAN COMPANY, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1003168). The contract amendment will extend the current agreement on a month to month basis with an expiration date not to exceed December 31, 2018. The total amount of the amended contract over 31 months is \$675,000.00. Funding is provided by the operating budgets for all City departments.

CC #: 9291

File #: 0203-04

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

7.3. Utility Billing Integrated Voice Response System - Service Agreement Renewal

Memo from Information Technology Program Manager Duke Arakaki and Chief Information Officer Hong Sae recommending Council adopt RESOLUTION NO. 18-195 APPROVING A SOLE SOURCE SERVICE AGREEMENT RENEWAL BETWEEN CITY OF ROSEVILLE AND SELECTRON TECHNOLOGIES, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1804024). The sole source agreement with Selectron Technologies is for continued support of Utility Billing's integrated voice response system in the amount of \$26,725.00 for FY2017-18. Sufficient funds are included in the Information Technology department's FY2017-18 Internal Service Fund budget.

CC #: 9310

File #: 0203-06

CONTACT: Duke Arakaki 916-774-5212 darakaki@roseville.ca.us

7.4. Citywide Special Events Services - Service Agreement

Memo from Recreation Supervisor Kristi LaRoche and Park, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-198 APPROVING A SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND EXTREME PRODUCTIONS PRO DJ ENTERTAINMENT, LLC, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1809066). The service agreement is for city-wide special event services in the amount of \$30,000.00, which is included in the Parks, Recreation & Libraries FY2018-19 proposed budget.

CC #: 9282

File #: 0203-04

CONTACT: Kristi LaRoche 916-774-5962 klaroche@roseville.ca.us

7.5. Sports Officiating Services - Service Agreement Renewal

Memo from Recreation Coordinator Christopher Pelzman and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt

RESOLUTION NO. 18-200 APPROVING A SERVICE AGREEMENT RENEWAL BETWEEN THE CITY OF ROSEVILLE AND SUNRISE OFFICIALS ASSOCIATION, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1904079). Sunrise Officials Association will provide sports officiating services for the adult softball program for the Parks, Recreation & Libraries Department in the amount of \$55,000.00 for FY2018-19. The funds for this service agreement have been allocated through the Parks, Recreation & Libraries Operating Budget and are paid from fees collected from participating teams and players.

CC #: 9286

File #: 0704

CONTACT: Chris Pelzman 916-774-5977 [cpelzman@roseville.ca.us](mailto:cpelzman@roseville.ca.us)

7.6. Sports Officiating Services - Service Agreement Renewal

Memo from Recreation Coordinator Christopher Pelzman and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-201 APPROVING A SERVICE AGREEMENT RENEWAL BETWEEN THE CITY OF ROSEVILLE AND HAWKINS OFFICIATING SERVICE, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1904084); and adopt RESOLUTION NO. 18-202 APPROVING A SERVICE AGREEMENT RENEWAL BETWEEN THE CITY OF ROSEVILLE AND HAWKINS OFFICIATING SERVICE, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1904085). Hawkins Officiating Service will continue to provide sports officiating services for the adult basketball, volleyball, and flag football programs for the Parks, Recreation & Libraries Department in the amount of \$40,000.00 (basketball) and \$45,000.00 (volleyball & flag football) for FY2018-19. Funds have been included in the proposed Parks, Recreation & Libraries FY2018-19 Operating Budget and are fully offset from fees collected from participating teams and players.

CC #: 9287

File #: 0704

CONTACT: Chris Pelzman 916-774-5977 [cpelzman@roseville.ca.us](mailto:cpelzman@roseville.ca.us)

7.7. Ferretti Park Play Structure Replacement - Service Agreement

Memo from Park Planning & Development Superintendent Tara Gee and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-191 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND LANDSCAPE STRUCTURES, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1804328). Staff recommends approval of a service agreement with Landscape Structures, Inc. for \$77,379.55 to remove and replace the play structure at Ferretti Park. The project was approved in FY2017-18 using funds from the Parks, Recreation & Libraries Capital Fund. Ongoing maintenance

costs are anticipated to stay the same and are included in the proposed  
FY2018-19 Parks, Recreation & Libraries budget.  
CC #: 9270

File #: 0203-10 & 0704-01

CONTACT: Tara L. Gee 916-774-5253 tgee@roseville.ca.us

7.8. On-Call Inspection Services - Service Agreement Renewal

Memo from Park Development Analyst Rjahja Canlas and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-227 APPROVING A SERVICE AGREEMENT RENEWAL BETWEEN THE CITY OF ROSEVILLE AND 4LEAF, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (\$1909079). 4Leaf, Inc. provides on-call inspection services for the Parks, Recreation & Libraries Department. This is the first renewal of two optional one-year renewals. The cost of the one-year agreement will not exceed \$100,000.00. The on-call services does not guarantee an annual amount of work and is in place on an "as needed" basis. Work performed under this service agreement will utilize developer fees and/or capital improvement project accounts. There will be no impact to the General Fund.

CC #: 9299

File #: 0704

CONTACT: Rjahja Canlas 916-774-5342 rcanlas@roseville.ca.us

7.9. Sierra Crossing (W-50A) Park Project - Contract Award and Budget Adjustment

Memo from Park Development Analyst Joel De Jong and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-223 APPROVING AN AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND SIERRA VALLEY CONSTRUCTION, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 5981 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. The scope of work for Sierra Crossing (W-50A) Park project includes installation of multi-use turf, children's play area and swings, extension of the adjacent school parking lot, a picnic area, landscaping and irrigation. Additive alternatives included as part of the award are the installation of a shade structure, adult fitness equipment, and a water misting play feature. Construction cost for the project is \$1,309,868.00. Funding for the project was approved in the FY2017-18 budget allocated from the West Roseville Specific Plan Neighborhood Park Development Fund. There will be no impact to the General Fund for the construction of this park.

CC #: 9293

File #: 0704-01 & 0201-01

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

7.10. Junction and Park Regency Traffic Signal Project - Approval of Plans and

#### Specifications and Authorization to Call for Bids

Memo from Assistant Engineer Jerome Pastor and Public Works Director Rhon Herndon recommending Council approve the plans and specifications for the Junction Boulevard and Park Regency Drive Traffic Signal Project and authorize staff to call for bids. The project will provide right-of-way controls for the orderly movement of traffic and improve pedestrian and bicycle access. The engineer's estimate is \$499,100.00 and will be funded with Transportation Development Act Funds. No General Funds are allocated for this project.

CC #: 9285

File #: 0900-04-03

CONTACT: Jerome Pastor 916-746-1300 [jpastor@roseville.ca.us](mailto:jpastor@roseville.ca.us)

#### 7.11. Vehicle Purchase

Memo from Fleet Manager Brian Craighead and Public Works Director Rhon Herndon recommending Council approve a purchase order to Dobbs Heavy Duty Holdings, LLC dba Western Truck Parts & Equipment for one compressed natural gas (CNG) roll-off refuse truck utilizing RFQ 01-3173. The total cost of one CNG roll-off refuse truck is \$251,522.70. Funding for this vehicle is included in the FY2017-18 Auto Replacement Budget.

CC #: 9294

File #: 0203-01

CONTACT: Brian Craighead 916-774-5731 [bcraighead@roseville.ca.us](mailto:bcraighead@roseville.ca.us)

#### 7.12. Access / Security Controls - Service Agreement Renewal

Memo from Facility Manager Dan Allen and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-219 APPROVING A SERVICE AGREEMENT RENEWAL BETWEEN CITY OF ROSEVILLE AND JOHNSON CONTROLS, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1904004). Johnson Controls will provide maintenance, repair, installation of hardware, and software programming of Access and Security Control Systems on an as needed basis throughout the City. The total value of the one year renewal is \$350,000.00, not to exceed annual budgeted amounts. Staff requests authorization to utilize the optional one-year renewal year. Funding for this agreement is included in the Facility Services Division, and Facility Rehabilitation FY2017-18 and proposed FY2018-19 budgets.

CC #: 9289

File #: 0203-04

CONTACT: Dan Allen 916-774-5741 [dallen@roseville.ca.us](mailto:dallen@roseville.ca.us)

#### 7.13. Building Controls - Service Agreement Renewal

Memo from Facility Manager Dan Allen and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-220 APPROVING A SERVICE AGREEMENT RENEWAL BETWEEN CITY OF ROSEVILLE AND L&H AIRCO, LLC, AND AUTHORIZING THE ACTING

CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1908001). L&H Airco will provide maintenance, repair, installation of hardware, and for software programming of Alerton Building Control Systems on an as needed basis throughout the City. The total value of the one year renewal is \$350,000.00, not to exceed annual budgeted amounts. Staff requests authorization to utilize the optional one-year renewal of the bid contract without further Council approval. Funding for this agreement is included in the Facility Services Division, and Facility Rehabilitation FY2017-18 and proposed FY2018-19 budgets.

CC #: 9290

File #: 0203-04

CONTACT: Dan Allen 916-774-5741 [dallen@roseville.ca.us](mailto:dallen@roseville.ca.us)

#### 7.14.Citywide Painting Services (RFQ 01-3168) - Service Agreement

Memo from Buyer Tiffany Valdez and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-199 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND AFFORDABLE PAINTING SERVICES, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1808259). The service agreement is for materials and labor to paint specific areas at the Roseville Police Department, Civic Center, Maidu Community Center, and the Placer Society for the Prevention of Cruelty to Animals. The total amount of the award is \$186,000.00. Funding is included in the Facility Rehabilitation Fund FY2017-18 budget.

CC #: 9284

File #: 0203-04

CONTACT: Tiffany Valdez 916-774-5708 [tvaldez@roseville.ca.us](mailto:tvaldez@roseville.ca.us)

#### 7.15.Citywide Roof Restoration (RFQ 01-3167) - Service Agreement

Memo from Buyer Tiffany Valdez and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-197 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND MADSEN ROOFING & WATERPROOFING, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1808250). The service agreement is for the materials and labor to repair or replace the roofs at Roseville Police Department, Roseville Courthouse, and Johnson Pool. The total amount of the award is \$417,807.00. Funding is included in the Facility Rehabilitation Fund FY2017-18 budget.

CC #: 9281

File #: 0203-04

CONTACT: Tiffany Valdez 916-774-5708 [tvaldez@roseville.ca.us](mailto:tvaldez@roseville.ca.us)

#### 7.16.Roof Recoating and Repairs - Service Agreement

Memo from Project Coordinator Charlie Fralick and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-186 APPROVING A SERVICE AGREEMENT BETWEEN CITY OF

ROSEVILLE AND WEATHERPROOFING TECHNOLOGIES, INC. DBA TREMCO ROOFING & BUILDING MAINTENANCE, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (\$1808240). The service agreement is for roof repair and re-coat for the Society for the Prevention of Cruelty to Animals and Carnegie Museum. The total cost of the contract is \$86,880.00. Funding for this agreement is included in the Facility Rehabilitation Fund FY2017-18 budget.

CC #: 9265

File #: 0900-01

CONTACT: Charlie Fralick 916-774-5706 cfralick@roseville.ca.us

## **Resolutions**

### **7.17. Legal Services Agreement**

Memo from Paralegal Gretchen Hakala and City Attorney Robert Schmitt recommending Council adopt RESOLUTION NO. 18-231 APPROVING AN AGREEMENT FOR LEGAL SERVICES, BY AND BETWEEN THE CITY OF ROSEVILLE AND SPINELLI, DONALD & NOTT AND AUTHORIZING THE ACTING 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 to assist the City with respect to transaction matters. Spinelli, Donald & Nott will assist the Human Resources Department with impartial workplace investigations on an as-needed basis. Legal services provided by this contract will be dependent upon needs as they occur during the year and thus cannot be forecast. All expenses will be paid from the Human Resources Department operations budget as needed.

CC #: 9263

File #: 0500-01

CONTACT: Gretchen Hakala 916-774-5325 ghakala@roseville.ca.us

### **7.18. Westbrook Phase 1, Village 7A - Certificate of Completion**

Memo from Construction Inspector Keith Litts and Acting Development Services Director Mike Isom recommending Council adopt RESOLUTION NO. 18-189 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS WESTBROOK - PHASE 1, VILLAGE 7A 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 #: 9268

File #: 0400-04-12-1

CONTACT: Keith Litts 916-517-7598 klitts@roseville.ca.us

7.19. Westbrook Phase 1, Village 7B - Certificate of Completion

Memo from Construction Inspector Keith Litts and Acting Development Services Director Mike Isom recommending Council adopt RESOLUTION NO. 18-190 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS WESTBROOK - PHASE 1, VILLAGE 7B 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 #: 9269

File #: 0400-04-12-1

CONTACT: Keith Litts 916-517-7598 klitts@roseville.ca.us

7.20. Westbrook Phase 2, Village 1A - Certificate of Completion

Memo from Construction Inspector Keith Litts and Acting Development Services Director Mike Isom recommending Council adopt RESOLUTION NO. 18-187 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS WESTBROOK - PHASE 2, VILLAGE 1A 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 #: 9266

File #: 0400-04-12-1

CONTACT: Keith Litts 916-517-7598 klitts@roseville.ca.us

7.21. Westbrook Phase 2, Village 1B - Certificate of Completion

Memo from Construction Inspector Keith Litts and Development Services Director Kevin Payne recommending Council adopt RESOLUTION NO. 18-188 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS WESTBROOK - PHASE 2, VILLAGE 1B 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 #: 9267

File #: 0400-04-12-1

CONTACT: Keith Litts 916-517-7598 klitts@roseville.ca.us

#### 7.22. Westpark Phase 4, Village 18A - Certificate of Completion

Memo from Constructor Inspector Keith Litts and Acting Development Services Director Mike Isom recommending Council adopt RESOLUTION NO. 18-237 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS WESTPARK - PHASE 4 - VILLAGE 18A 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 #: 9308

File #: 0400-04-09-1

CONTACT: Keith Litts 916-517-7598 klitts@roseville.ca.us

#### 7.23. West Side Tank and Pump Station Phase 1 Project - Notice of Completion

Memo from Assistant Engineer Jonathan Cummings and Environmental Utilities Director Richard Plecker recommending Council adopt RESOLUTION NO. 18-225 ACCEPTING THE PUBLIC WORK KNOWN AS THE WEST SIDE TANK AND PUMP STATION PHASE 1 PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING THE ENVIRONMENTAL UTILITIES DIRECTOR TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE. The total cost for the construction contract was \$207,308.11. It was funded under the Water Construction Fund.

CC #: 9296

File #: 0900-02

CONTACT: Jonathan Cummings 916-774-5566 jcummings@roseville.ca.us

#### 7.24. Street Closure Request - Rods-n-Ribs - August 4, 2018

Memo from Recreation Superintendent Jeff Nereson and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-196 APPROVING AN AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND WATER FOR A WARRIOR AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY



OF ROSEVILLE. Staff requests approval for the closure of Vernon Street from East Washington Street to Taylor Street and South Grant Street between Oak Street and Atlantic Street on Saturday, August 4, 2018 for the Water for a Warrior Rods-N-Ribs Cook-Off event. The closure times are scheduled from 5 a.m. – 5 p.m. All costs for City services associated with this event will be reimbursed by the Water for a Warrior non-profit group.  
CC #: 9279

File #: 0109-02

CONTACT: Jeff Nereson 916-774-5974 jnereson@roseville.ca.us

7.25. On-Call Landscape Architectural Services - Professional Design Services Agreements Amendments

Memo from Park Planning & Development Superintendent Tara L. Gee and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-228 APPROVING A FIRST AMENDMENT TO PROFESSIONAL DESIGN SERVICES AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND QUADRIGA LANDSCAPE ARCHITECTURE & PLANNING, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 18-229 APPROVING A FIRST AMENDMENT TO PROFESSIONAL DESIGN SERVICES AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND VERDE DESIGN, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 18-230 APPROVING A FIRST AMENDMENT TO PROFESSIONAL DESIGN SERVICES AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND SCHMIDT DESIGN GROUP, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The agreements include a one year base term with the option of two additional one year extensions for each firm. Funding for professional services is provided through Capital Improvement Projects as approved during the fiscal year budgets, an approved professional services budget, or developer reimbursements. Project specific quotes are obtained prior to the start of any work. There will be no net impact to the General Fund. The original three year contract total was a not-to-exceed amount of \$150,000.00 per firm. During the first base year of work, all three firms were assigned several projects totaling close to the original contract amount.

CC #: 9300

File #: 0704

CONTACT: Tara Gee 916-774-5253 tgee@roseville.ca.us

7.26. Downtown Bridges and Trail Project - Second Amendment of Professional Design Services Agreement

Memo from Alternative Transportation Manager Michael Dour and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-234 APPROVING A SECOND AMENDMENT TO PROFESSIONAL DESIGN SERVICES AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND MARK THOMAS & COMPANY, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON

BEHALF OF THE CITY OF ROSEVILLE. The professional design services agreement with Mark Thomas and Company (MTCO) is for construction support and lighting assessment for the Downtown Bridges and Trail Project. As a result of scope changes to the project, staff expects there will be additional costs associated with construction engineering support services. MTCO has prepared a scope of work for the anticipated additional construction support services with a not to exceed amount of \$118,255.00. Funding is provided through various grants, Public Facilities Fund, and Local Transportation Fund. There is no impact to the General Fund.

CC #: 9306

File #: 0721-05

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

7.27. Environmental Compliance Support Services - On-Call Professional Services Agreements

Memo from Associate Engineer Hossein Naghibzadeh and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-232 APPROVING AN ON-CALL PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND ECorp Consulting, Inc., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 18-233 APPROVING AN ON-CALL PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND ICF Jones & Stokes, Inc., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. These professional service agreements are for on-call environmental design and construction support services. For City owned projects to be successful, cost efficient, and to comply with State and Federal environmental regulations, City staff requires the assistance of professionals in the environmental field. The not to exceed cost for the requested services provided by the combination of the two agreements over the next three years is \$900,000.00. There is no guaranteed minimum amount of work provided in the contracts, and payment will only be made for work completed. The agreements will be funded by various Council approved Capital Improvement Projects budgets at no cost to General Fund.

CC #: 9305

File #: 0800-04

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

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

7.28.316 Vernon Retail Lease Broker Commission - Budget Adjustment

Memo from Acting Development Services Director Mike Isom recommending Council adopt ORDINANCE NO. 5979 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. This

item concerns a budget adjustment from the strategic improvement fund in the amount of \$16,000.00 for payment to the commercial broker commission associated with the 316 Vernon retail lease agreement executed on May 23, 2018. There is no impact to the General Fund.

CC #: 9279

File #: 0201-01 & 1006-01

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

7.29. Environmental and Planning Services - On-Call Professional Services Agreement, Citywide Qualified Climate Action Plan General Plan Update and Associated Environmental Impact Report - Professional Services Agreement Amendment, and Budget Adjustments

Memo from Senior Planner Tricia Stewart and Acting Development Services Director Mike Isom recommending Council adopt ORDINANCE NO. 5982 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE; and adopt ORDINANCE NO. 5983 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE; and adopt RESOLUTION NO. 18-235 APPROVING AN ON-CALL PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND ANALYTICAL ENVIRONMENTAL SERVICES, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 18-236 APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND AECOM TECHNICAL SERVICES, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This item requests approval of budget adjustments totaling \$118,000.00, approval of an On-Call Professional Services Agreement with Analytical Environmental Services, and approval of a Professional Services Agreement Amendment with AECOM. These contracts will allow the long range planning projects to continue moving forward without delay. Funds utilized will be a combination of revenue from the General Plan Maintenance Fee, General Fund Contingency, and developer reimbursement.

CC #: 9307

File #: 0800-06 & 0201-01

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

7.30. Parks Maintenance - Budget Adjustment

Memo from Parks Superintendent Eric Dexter and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt ORDINANCE NO. 5978 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY

EFFECTIVE AS AN APPROPRIATION MEASURE. Staff requests Council approval of a budget adjustment in the amount of \$14,700.00 for increased expenses in the Park Maintenance Budget within the Parks, Recreation & Libraries Department. This request is fully funded with offsetting revenue, so there is no impact to the General Fund FY2017-18 budget.

CC #: 9278

File #: 0201-01 & 0704

CONTACT: Eric Dexter 916-746-1769 edexter@roseville.ca.us

#### 7.31. Fuel Costs - Budget Adjustment

Memo from Fleet Manager Brian Craighead and Public Works Director Rhon Herndon recommending Council adopt ORDINANCE NO. 5980 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff requests approval of a budget adjustment of \$142,894.00 to the FY2017-18 Fleet Services fuel budget to cover increased fuel costs for City vehicles and equipment. The action requested will have an approximate impact of \$38,581.00 to the General Fund. The remainder will come from various enterprise funds throughout the City.

CC #: 9283

File #: 0201-01 & 0203-02

CONTACT: Brian Craighead 916-774-5731 bcraighead@roseville.ca.us

### **Ordinances (for second reading and adoption)**

#### 7.32. Second Reading - Accessory Dwelling Units Ordinance Amendments and Accessory Dwelling Units Fee Policy

ORDINANCE NO. 5974 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS 14.08.026 AND 14.08.105 OF CHAPTER 14.08, AMENDING SECTION 14.12.020 OF CHAPTER 14.12, AMENDING SECTION 14.16.010 OF CHAPTER 14.16 OF TITLE 14, AMENDING SECTIONS 19.08.030 AND 19.08.080 OF CHAPTER 19.08, AMENDING SECTIONS 19.10.020 AND 19.10.030 OF CHAPTER 19.10, AMENDING SECTION 19.12.020 OF CHAPTER 19.12, AMENDING SECTIONS 19.26.030 AND 19.26.040 OF CHAPTER 19.26, AMENDING SECTION 19.46.010 OF CHAPTER 19.46, REPEALING AND REPLACING CHAPTER 19.60, AMENDING SECTION 19.72.020 OF CHAPTER 19.72, AND AMENDING SECTION 19.95.030 OF CHAPTER 19.95 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNITS for second reading and adoption; and re-adopt RESOLUTION NO. 18-185 APPROVING AN ACCESSORY DWELLING UNITS FEE POLICY due to noticing error.

CC #: 9260

File #: 0800-06

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

7.33. Second Reading - Downtown Code Amendment - Regulations Related to Allowed Uses in the Dry Creek Mixed Use (D-7) District

ORDINANCE NO. 5973 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTION 2.3.2 OF CHAPTER 2 OF THE ROSEVILLE DOWNTOWN CODE REGARDING ALLOWED LAND USES WITHIN THE DRY CREEK MIXED-USE (DT-7) DISTRICT for second reading adoption.

CC #: 9259

File #: 0800-06

CONTACT: Greg Bitter 916-774-5294 gbitter@roseville.ca.us

7.34. Second Reading - Wireless Telecommunications in the Public Right-Of-Way - Ordinance Amendment

ORDINANCE NO. 5975 OF THE COUNCIL OF THE CITY OF ROSEVILLE ADDING CHAPTER 13.30 TO TITLE 13 OF THE ROSEVILLE MUNICIPAL CODE REGARDING WIRELESS TELECOMMUNICATIONS FACILITIES IN THE PUBLIC RIGHT-OF-WAY AND AMENDING SECTION 19.34.010 OF CHAPTER 19.34 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING ANTENNAS AND COMMUNICATIONS FACILITIES for second reading adoption.

CC #: 9261

File #: 0800-06

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

**Reports / Requests**

7.35. Appointment of Councilmember to Local Agency Formation Commission

Memo from City Clerk Sonia Orozco recommending Council appoint Councilmember Scott Alvord to serve as an alternate member on the Placer County Local Agency Formation Commission, effective May 2018 through May 2020.

CC #: 9304

File #: 0102-12

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

7.36. North Central Roseville Specific Plan Parcel 44 (Broadstone) Parcel Map

Memo from Assistant Engineer Kerry Andrews and Development Services Director Kevin Payne recommending Council approve the North Central Roseville Specific Plan Parcel 44 (Broadstone) parcel map. Engineering staff has completed its review of the parcel map and found it to be in compliance with the approved tentative map. This map will be creating two parcels. The actions requested have no fiscal impact to the City's General Fund.

CC #: 9303

File #: 0400-07

CONTACT: Kerry Andrews 916-774-5346 kandrews@roseville.ca.us

#### 7.37. Out of State Travel Request - Police Department

Memo from Department Public Information Officer Rob Baquera and Police Chief James Maccoun requesting Council approval for two police sergeants to travel to Chicago, Illinois and Birmingham, Alabama for Procedural Justice and Implicit Bias training. The Chicago training is scheduled for June 2-6 and the Birmingham training is scheduled for June 18-21. Funding for the travel costs are being provided by a state grant designated for mental health, trust-building, and de-escalation training, and is included in the community services/social services unit budget. The cost of travel, lodging, and per diem for the two sergeants will amount to approximately \$5,444.00. Funding for these site visits is coming from the community services/social service unit FY2017-18 travel and training budget, and provided by a state grant.

CC #: 9309

File #: 0600-02

CONTACT: Marc Glynn 916-774-5095 mglynn@roseville.ca.us

### **Ceremonial Documents**

#### 7.38. Resolution of Commendation and Appreciation to Scott Byrnes

Scott Byrnes be commended for his 21 years of outstanding service and dedication to the City of Roseville, congratulated for his many accomplishments, and wished a long, healthy, and enjoyable retirement.

CC #: 9302

File #: 0102-10

CONTACT: Lupe Nelson 916-774-5281 LNelson@roseville.ca.us

#### 7.39. Resolution of Commendation and Appreciation to Felix Sanchez

Felix Sanchez be commended for his 14 years of outstanding service and dedication to the City of Roseville, congratulated for his many accomplishments, and wished a long, healthy and enjoyable retirement.

CC #: 9301

File #: 0102-10

CONTACT: Shelly Tilley 916-774-5785 stilley@roseville.ca.us

|                                |
|--------------------------------|
| <b>END OF CONSENT CALENDAR</b> |
|--------------------------------|

## **8. ORDINANCES**

### 8.1. General Municipal Election - November 6, 2018

Memo from City Clerk Sonia Orozco and City Attorney Robert Schmitt recommending Council adopt RESOLUTION NO. 18-192 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE DECLARING A GENERAL MUNICIPAL ELECTION BE HELD ON TUESDAY, NOVEMBER 6, 2018 AND REQUESTING THE PLACER COUNTY BOARD OF SUPERVISORS CONSOLIDATE THE ELECTION WITH ANY OTHER ELECTION CONDUCTED ON SAID DATE, AND REQUESTING THE

PLACER COUNTY BOARD OF SUPERVISORS DIRECT THE PLACER COUNTY CLERK TO PROVIDE ELECTION SERVICES TO FILL TWO CITY COUNCIL VACANCIES AND TO SUBMIT A TRANSACTIONS AND USE TAX MEASURE TO THE VOTERS; and adopt RESOLUTION NO. 18-193 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE SUBMITTING BALLOT TEXT FOR THE CITY OF ROSEVILLE 1/2 CENT TRANSACTIONS AND USE TAX MEASURE TO THE VOTERS AT THE NOVEMBER 6, 2018 GENERAL MUNICIPAL ELECTION; and adopt RESOLUTION NO. 18-194 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS AND DIRECTING THE CITY CLERK TO ESTABLISH REQUIREMENTS FOR FILING PRIMARY ARGUMENTS AND REBUTTALS ARGUMENTS REGARDING THE CITY OF ROSEVILLE 1/2 CENT TRANSACTIONS AND USE TAX MEASURE; and adopt "PROTECTING ROSEVILLE'S PUBLIC SAFETY, ROADS, AND ESSENTIAL SERVICES MEASURE" ORDINANCE NO. 5977 AN ORDINANCE OF THE PEOPLE OF THE CITY OF ROSEVILLE IMPOSING A TRANSACTIONS AND USE TAX BY ADDING CHAPTER 4.22, "PROTECTING ROSEVILLE'S PUBLIC SAFETY, ROADS, AND ESSENTIAL SERVICES MEASURE" TO TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE TO BE ADMINISTERED BY THE CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION. At the November 6, 2018 General Municipal Election, voters will be voting on filling two City Council vacancies, and the approval or disapproval of a 1/2¢ Transactions and Use Tax. California Revenue & Taxation Code §7285.9 authorizes the City Council to levy a Transactions and Use Tax, if the ordinance proposing the tax is approved by a two-thirds vote of all members of the Roseville City Council, and the tax is approved by a simple majority (50%+1) vote of the qualified voters of the city voting in an election on the issue on November 6, 2018. Anticipated costs for the election are \$189,500.00 and funds are included in the 2018/2019 City Clerk Department Election budget.

CC #: 9271

File #: 0502-01

CONTACT: Sonia Orozco 916-774-5269 [sorozco@roseville.ca.us](mailto:sorozco@roseville.ca.us)  
Robert Schmitt 916-774-5325 [rschmitt@roseville.ca.us](mailto:rschmitt@roseville.ca.us)

## 8.2. Transportation Capital Improvement Program / Traffic Mitigation Fee Update

Memo from Engineering Manager Chris Kraft and Acting Development Services Director Mike Isom recommending Council introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS 4.44.020 AND 4.44.050 OF CHAPTER 4.44 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE REGARDING TRAFFIC MITIGATION FEES; and adopt RESOLUTION NO. 18-224 APPROVING THE TRANSPORTATION SYSTEM CAPITAL IMPROVEMENT PROGRAM AND TRAFFIC MITIGATION FEE UPDATE TO BE EFFECTIVE SEPTEMBER 1, 2018. The proposed update to the City's Transportation System Capital Improvement Program and associated Traffic Mitigation Fees includes updated development levels throughout the city, updated projects and project costs, and a consolidation of certain fee districts

no longer subject to Development Agreements into the infill fee district. Overall, the average proposed City Traffic Mitigation Fee as compared to the existing average fee increases by 29%, which is 5% lower than the historic city average, with several fee districts experiencing fee decreases. There will be no fiscal impact to the City's general fund by the proposed action. Adoption of this update will provide the City with the fiscal means to fund needed roadway improvements.

CC #: 9295

File #: 0800-06 & 0215-06

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

Mark Johnson 916-774-5481 mjohnson@roseville.ca.us

### 8.3. Sierra Vista Specific Plan Mitigation Fee Program Update

Memo from Engineering Manager Chris Kraft and Acting Development Services Director Mike Isom recommending Council introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS 4.47.040, 4.47.070, 4.47.080, 4.47.090, 4.47.100, 4.47.110, 4.47.120, 4.47.130, 4.47.140 AND 4.47.150 OF CHAPTER 4.47 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE REGARDING SIERRA VISTA SPECIFIC PLAN MITIGATION FEE; and adopt RESOLUTION NO. 18-222 APPROVING A FORM OF INFRASTRUCTURE FEE CREDIT/FEE REIMBURSEMENT AGREEMENT, AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE AND AUTHORIZING THE CITY ATTORNEY TO MODIFY THE FORM AS NECESSARY. This item updates the original nexus study that developed the initial fee schedule, adjusts the fee, and amends the municipal code to set forth the fee program. The updated Sierra Vista Specific Plan Mitigation Fees will become effective on September 1, 2018. This is a private developer fee program, all associated costs for the administration of this program are fully paid for by the fee program, and there will be no fiscal impact to the City's general fund by the proposed action.

CC #: 9292

File #: 0400-04-12 & 0800-06

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

## 9. 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.

### 9.1. Roseville Junction Crossing Project - Appeal of Planning Commission Decision

Memo from Associate Planner Gina McColl and Acting Development Services Director Mike Isom recommending Council adopt RESOLUTION NO. 18-226 DENYING THE APPEAL FROM THE APRIL 26, 2018 APPROVAL BY THE PLANNING COMMISSION; ADOPTING THE TWO FINDINGS OF FACT FOR THE MINOR DESIGN REVIEW PERMIT; APPROVING THE MINOR DESIGN REVIEW PERMIT; ADOPTING THE THREE FINDINGS OF FACT FOR THE TENTATIVE SUBDIVISION MAP AND APPROVING THE TENTATIVE SUBDIVISION MAP. This will uphold the Planning Commission's approval of a Minor Design Review Permit to allow a four-story, approximately 80,460 square foot, 80-unit affordable multi-family residential building, with associated parking and a Tentative Subdivision Map to allow the merging and resubdivision of 11 parcels, totaling approximately 1.38 acres, into two parcels (Parcel 1 = 0.07 acres, Parcel 2 = 1.31 acres), with right-of-way abandonment's and dedications, consistent with Government Code Section 66499.20.2, for the Roseville Junction Crossing project. The project is required to pay all applicable impact fees, therefore there will be no significant fiscal impact to the City.

CC #: 9297

File #: 0400-08 & 401-02-02

CONTACT: Gina McColl 916-774-5452 gmccoll@roseville.ca.us

### 9.2. Fiscal Year 2018-19 Landscape and Lighting Districts Assessments

Memo from Administrative Analyst Jeannine Thrash and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-203 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 2018/2019; and adopt RESOLUTION NO. 18-204 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 2018/2019; and adopt RESOLUTION NO. 18-205 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 2018/2019; and adopt RESOLUTION NO. 18-206 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 2018/2019; and adopt RESOLUTION NO. 18-207 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 2018/2019; and adopt RESOLUTION NO. 18-208 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 2018/2019; and adopt RESOLUTION NO. 18-209 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 2018/2019; and adopt RESOLUTION NO. 18-210 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 2018/2019; and adopt RESOLUTION NO. 18-211 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 2018/2019; and adopt RESOLUTION NO. 18-212 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 2018/2019; and adopt RESOLUTION NO. 18-213 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 2018/2019; and adopt RESOLUTION NO. 18-214 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 2018/2019; and adopt RESOLUTION NO. 18-215 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 2018/2019; and adopt RESOLUTION NO. 18-216 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 2018/2019; and adopt RESOLUTION NO. 18-217 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 2018/2019; and adopt RESOLUTION NO. 18-218 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 2018/2019. 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 #: 9288

File #: 0206-08-01

CONTACT: Jeannine Thrash 916-774-5473 [jthrash@roseville.ca.us](mailto:jthrash@roseville.ca.us)

Dennis Kauffman 916-774-5313 [dkauffman@roseville.ca.us](mailto:dkauffman@roseville.ca.us)

**10. COUNCIL / STAFF / REPORTS/ COMMENTS**

**11. ADJOURNMENT**



## COUNCIL COMMUNICATION

CC #: 9277  
File #: 0102-11

**Title:** Kathryn McClary Award  
**Contact:** Eileen Bruggeman 916-774-5449 ebruggeman@roseville.ca.us

**Meeting Date:** 6/6/2018  
**Item #:** 5.1.

### RECOMMENDATION TO COUNCIL

Presentation of the Kathryn McClary Operator of the Year Award to Francis Hernandez, MV Transportation bus operator.

### BACKGROUND

MV Transportation annually selects a bus operator of the year award for each of its work sites. MV has selected Francis Hernandez as their operator of the year.

### FISCAL IMPACT

Not applicable.

### ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

### ENVIRONMENTAL REVIEW

Not applicable.

Respectfully Submitted,

Eileen Bruggeman, Alternative Transportation Analyst

Rhon Herndon, Public Works Director

A handwritten signature in blue ink, consisting of several overlapping loops and a final horizontal stroke.

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Dominick Casey, Acting City Manager



## COUNCIL COMMUNICATION

**CC #: 9264**  
**File #: 0102-03**

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

**Meeting Date: 6/6/2018**  
**Item #: 7.1.**

### RECOMMENDATION TO COUNCIL

Approve the minutes of the following meetings:

- April 10, 2018 City Council Budget Workshop
- April 11, 2018 City Council/Housing Successor Meeting
- May 2, 2018 City Council Closed Session/City Council/Housing Authority Meeting

### BACKGROUND

There is no background associated with this item. The request is to approve the Minutes of previous meetings.

### FISCAL IMPACT

Not applicable.

### 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)). The approval of minutes does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Sonia Orozco, City Clerk



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Dominick Casey, Acting City Manager

**ATTACHMENTS:**

**Description**

April 10, 2018 City Council Budget Workshop

April 11, 2018 City Council/Housing Successor Meeting

May 2, 2018 City Council Closed Session/City Council/Housing Authority Meeting



**MINUTES**  
April 10, 2018

**CITY COUNCIL SPECIAL  
BUDGET WORKSHOP**  
5:00 p.m.  
Council Chambers  
311 Vernon Street  
Roseville, California

**1. CALL TO ORDER**

Mayor Susan Rohan called the April 10, 2018 City Council Special Budget Workshop to order at 5:00 p.m.

**2. ROLL CALL**

**Vice Mayor:** Bonnie Gore  
**Councilmember:** Scott Alvord  
**Councilmember:** Tim Herman  
**Councilmember:** John Allard  
**Mayor:** Susan Rohan

Present: Allard, Gore, Rohan, Alvord  
Absent: Herman

**3. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Chief Information Officer Jay Panzica.

**4. MEETING PROCEDURES**

City Manager Rob Jensen and Mayor Susan Rohan announced the procedures for addressing Council.

**5. PRESENTATIONS**



## 5.1. FY2018-19 Budget Workshop

Staff recommends the City Council take the following action:

1. Receive a report from staff that provides an update on the budget process and shares recommendations.
2. Provide feedback and direction to staff on potential service level reductions and funding strategies for the FY2018-19 Budget.

Development of the FY2018-19 budget includes increased revenues from user fees consistent with the recommendations from EngageRoseville, but does not include increased tax revenues as those would require voter approval. Even with the increased user fee revenue, combined with expected increases in our property tax and sales tax revenue, a shortfall exists in matching our expenses with our revenues. As such, strategies need to be adopted, including service level reductions, to provide Council with a budget that conforms to the City Charter and Council policies. At the workshop, staff will present more detailed budgetary information along with proposed service level reductions for Council consideration. Staff will also request policy direction from the Council to utilize one-time monies for one-time costs related to previous underfunding, in an effort to lessen the depth of potential reductions. The proposed service level reductions would affect all of the General Fund operational departments including Public Safety, Parks, Recreation and Libraries, Public Works and Development Services.

CONTACT: Rob Jensen 916-774-5362 [rjensen@roseville.ca.us](mailto:rjensen@roseville.ca.us)

City Manager Rob Jensen introduced the budget overview presentation to Council.

Fiscal Year 2018/19 Budget:

Purpose for budget:

- City Policy Document
- Operationalizes Council Goals

Goals for budget:

- Balanced budget
- Revenues = Expenses (Not able to do during recession)
- No use of reserve funds
- Implement policies to fund long term liabilities (OPEB, CIPs)
- Preserve core service levels
- Consider EngageRoseville recommendations (increasing user fees, reducing service levels, reducing management oversight)

Budget Realities & Trends:

- Revenues up, but revenue growth slowing
- Costs increasing faster than revenue
  - Minimum wage
  - PERS costs (within PERS rules-employee share)
  - State/Federal Mandates

- Material and Supplies (Fuel)
- Jail Fees (Bookings)
- Golf Courses (Debt Service)
- Internal funds significantly underfunded
  - Building Internal Service Funds
  - Information Technologies Internal Service Funds
- Need to evaluate service levels

#### Past Service Level Reductions:

- As a service organization, people, not products drive our costs. To meet targets since 2010 the City has:
  - Reduced per capita staffing by 32%
  - Eliminated programs and reduced facility hours
  - Implemented memorandums of understanding with labor groups to reduce long term liabilities
  - Moved to contract services where appropriate
  - Complete efficiency audits in all departments

#### Service Level Reductions 2017/18:

- Eliminated goat grazing in General Fund
- Closed libraries and museum on Fridays
- Eliminated special events, such as 4th of July Fireworks
- Eliminated (6) vacant positions:
  - Community Services Officer
  - Recreation Leader
  - Parks Maintenance Worker
  - Associate Engineers (2)
  - Several part-time positions

#### Deferred Costs in FY2017/18 Budget:

- Building ISF (\$1.0 M)
- Technology ISF (\$1.7 M)
- Equipment Replacement (\$0.3 M)
- Parks, Recreation, Libraries CIP (\$1.2 M)
- Road Maintenance (\$5.0 M)
- Total Deferments = \$9.5 M

#### Delayed hiring of needed positions:

- Police, Public Works, Parks, IT, and Building Maintenance

Chief Information Officer Jay Panzica made the Fiscal Update presentation to Council.

#### Balancing the Budget:

- What is the shortfall?
- Balancing act between needs/wants/revenue
  - Must fund vs. Should fund vs. Would like to fund
- Revenue and Expense forecast independently
- Targets provided to departments for budgeting purposes
- Service level reductions were required to meet the targets
  - Example: reductions in park fertilizations

- Certain necessary costs were added to the budget
- Resulted in further reductions to balance the General Fund budget
- Understand and reaching consensus

#### FY 2018/19 Budget Development:

- Increases in revenue
  - \$2.2 M - Sales Tax
    - Continued growth, but continued slower growth
  - \$1.6 M - Property Tax
    - Continued strong growth
  - \$0.2 M - User Fees
    - EngageRoseville recommendation
  - \$2.0 M - Use of One Time Money
    - \$0.5 M forecasted plus \$1.5 M accumulated balance
    - General Fund contribution by developers
    - One time contribution to cover potential West Roseville Specific Plan shortfall in initial years
    - Unrestricted - can be used for any General Fund needs
  - \$0.7 M - Other revenue
  - \$6.7 M Total Revenue
- Increases in Expenses:
  - \$1.3 M - PERS
  - \$1.1 M - Salaries
    - Partial Year impact - Step increases
  - Council Policies
    - \$0.6 M - OPEB
    - \$0.5 M - CIPs
  - \$4.5 M - Cost Increases
  - (\$0.19 M) - Other
  - \$7.81 M Total

#### Cost Increases to Budget:

- \$100 K - Fire Staffing Audit recommended by Community Priorities Advisory Committee
- \$125 K - Labor negotiations consultant/compensation study
- \$100 K - Executive recruitments for retiring staff
- \$171 K - New parking garage operating costs
- \$ 22 K - Increased utility and facility costs at leased properties
- \$ 50 K - Additional police dispatcher (partial funds from re-class)
- \$326 K - Fire Department turnouts
- \$947 K - Eliminate Fire Operations vacancy factor
- \$500 K - Increase Fire Operations overtime
- \$2.20 M - Subsidize Golf Operations fund \$1.5 M estimated through June 2018 and and \$700 K for FY 2018/19 (\$2.0 M from West Roseville Specific Plan Development Agreement fund)
- \$4.5 M - Total

#### General Fund Contingency:

- \$1.2 M - Base Level
- \$0.675 M - Salaries

- Potential costs as a result of any adjustments due to goal of being at median
- Actual amount will be identified in the fall
- \$1.9 M = Total Contingency

FY 2017/28 Budget Development:

- Increased Revenue = \$6.07 M
- Increased Expenses = \$7.81 M
- Contingency Increase=\$0.68 M
  - Total= (\$1.79 M)

Additional Service Level Reductions Required = \$1.79 M

Wendy Gerig - spoke on CPAC recommendations and on questions on fire department overtime containment.

John Mason - spoke on consideration of conducting research on least cost method on delivery EMS service.

John Speight - spoke on revenue shortfalls and on service level reduction forecasting.

Bruce Houdesheldt - spoke to dynamic nature of budget and on nine recommendations made by CPAC and in support of a smaller version of CPAC members be kept to go forward.

Assistant City Manager Dominick Casey made the Level of Service Impacts presentation to Council.

Additional Proposed Service Level Reductions:

\$750 K - Fire Operational Changes

\$220 K - Elimination of Central Services Director

\$110 K - Eliminate vacant Executive Assistant in City Manager's Office

\$130 K - Youth School Office (Either new revenue or eliminate and move Police Officer to patrol)

\$130 K - Maidu Museum Reductions

\$450 K - Parks, Recreation, Libraries restructure/defunding (reductions = playground maintenance, pruning schedule, turf maintenance, Library Data Base, removal of portable restrooms, increased user fees, staff and service level reductions)

\$1.79 M Reductions

Other General Fund Departments:

- Reduced service levels in all departments
- Reduced safety consultant contract
- Adjusted employee recognition program and reduced from 2 to 1 employee appreciations lunches

Unfunded Needs 2018/19:

- No net increase in General Fund positions
  - Result: Continued reduction in service levels

- Deferred Maintenance in FY2019 = \$9.2 M
  - Carry Over funded \$4.0 M
  - Net FY 2017 Deferred Maintenance = \$5.2 M
- Deferred Maintenance in FY2018 = \$5.7 M
  - Reduced \$3.0 M from FY2017 due to Senate Bill 1 funding
  - Reduced \$0.5 M from FY2017 due to Council policy to increase CIP rehab fund
- Total deferred in FY2017 and FY2018 = \$10.9 M

Budget Development Schedule:

- Week of May 21, 2018 - City Council Receives budget
- June 4 & 5, 2018 - Budget hearings
- June 20, 2018 - Budget adoption

City Manager Rob Jensen concluded the presentation to Council.

Council direction requested:

- Approve the used on one time monies to fund golf course debt service
- Approve service level reductions as proposed by staff to balance FY2018/19 budget

Erica Crumley - thanked Council for their part in making Roseville a great place to live and spoke to development of botanical garden as revenue source.

Mike Garabidi - spoke to public safety culture and inquired in City has adopted a "public safety culture."

Bruce Houdesheldt - spoke to service levels and inquired on what's at stake if City doesn't meeting budget goals.

Mayor Susan Rohan stated the special budget workshop is being held to give staff direction and clarity on the development of the budget.

City Manager Rob Jensen stated very visible service level reductions will appear in the upcoming budget. Staff will continue to look for opportunities for reductions and revenues over the next five years.

Councilmembers made inquiries and comments on the following:

- Thanks to Community Priorities Advisory Committee
- Probable that new revenue options are needed
- Cuts to service levels are forthcoming
- Costs for annual new parking garage costs including security (utilities, graffiti abatement, painting)
- Golf course remedies due to declining revenues and debt service
- Restoration of revenue reserves (helpful if list is provided on reserve account balances)
- Examine selling parcels of the golf course that would not interfere with the operation of the golf course (much of property around the golf course is designated as preserve areas)
- Concern on further cutting Parks, Recreations and Libraries budgets
- Look to costs of public safety systems

- Look to sell other city owned properties rather than selling parcels around golf course

City Council consensus to move forward with level of service reductions as presented.

## **6. PUBLIC COMMENTS**

No additional public comments received.

## **7. COUNCIL / STAFF / REPORTS/ COMMENTS**

No Council/Staff/Reports made.

## **8. ADJOURNMENT**

Motion by Bonnie Gore, seconded by Tim Herman, to adjourn the meeting at 6:24 p.m. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

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Susan Rohan, Mayor

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Sonia Orozco, City Clerk



## **MINUTES**

April 11, 2018

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

#### **1. CALL TO ORDER**

Mayor Susan Rohan called the April 11, 2018 City Council/Housing Successor meeting to order at 7:00 p.m.

#### **2. ROLL CALL**

**Vice Mayor: Bonnie Gore**  
**Councilmember: Scott Alvord**  
**Councilmember: Tim Herman**  
**Councilmember: John Allard**  
**Mayor: Susan Rohan**

Present: Allard, Alvord, Gore, Herman, Rohan

#### **3. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Councilmember John Allard.

#### **4. MEETING PROCEDURES**

City Clerk Sonia Orozco announced the procedures for addressing Council.

#### **5. PRESENTATIONS**

##### **5.1. Proclamation - Big Day of Giving - May 3, 2018**

Proclaim May 3, 2018 as Big Day of Giving and encourage all citizens to support the work of local nonprofit organizations who help our community thrive.

CONTACT: Rosalinda Parra 916-774-5287 rparra@roseville.ca.us

Mayor Susan Rohan made the presentation to Sacramento Regional Community Foundation Director and Donor Engagement Coordinator Chelsea Fahr, who responded. Others responding in support:

- Donna Eckwortzel, Hearts Landing Ranch
- Libby Morain, Placer SPCA
- Denise Fiddymont, Roseville Historical Society and Placer SPCA Board member
- Barbara Besana, Kids First
- Eden Rock, Placer Land Trust

Other non-profits in the audience in support of Big Day of Giving included: St. Vincent De Paul, Gathering Inn and Stand Up Placer

## **6. PUBLIC COMMENTS**

The following individuals spoke in support of diversity, immigrants and being a safe, welcoming community:

- Olga Trevizo
- Beth Gonzales
- Barbara Brass
- Amanda Sheldon
- Susana Tupper
- Catherine Hants
- Emily Ward
- Rosario Ramirez
- Trudy Gonzales
- Sarah Rigney
- Kristi Kinzel

Erica Crumley - spoke on revenue generation idea of creating a destination tourism spot incorporating a botanical garden on 160 acres on Phillip Road and provided Council a 50 point plan for consideration inquiring if there is proposals for development of 6382 Phillip Road.

## **7. CONSENT CALENDAR**

|                                      |
|--------------------------------------|
| <b>BEGINNING OF CONSENT CALENDAR</b> |
|--------------------------------------|

Motion by Tim Herman, seconded by John Allard, to drop item 7.14 from the agenda to be re-listed on a future agenda, and approve the remaining items as recommended. The Motion Passed.



Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

## **Minutes**

### **7.1. Minutes of Prior Meetings**

Memo from City Clerk Sonia Orozco recommending Council approve the Minutes of March 14, 2018 Closed Session meeting and March 21, 2019 Closed Session/City Council meeting.

CC #: 9165

File #: 0102-03

CONTACT: Sonia Orozco 916-441-5263 sorozco@roseville.ca.us

## **Bids / Purchases / Services**

### **7.2. Sierra Crossing (W-50A) Park Project - Approval of Plans and Specifications and Authorize Staff to Call for Bids**

Memo from Park Development Analyst Joel De Jong and Parks, Recreation & Libraries Director Dion Louthan recommending Council approve the plans and specifications for the Sierra Crossing (W-50A) Park Project and authorize staff to call for bids. The project will include installation of multi-use turf, children's play area, swings, extension of the adjacent school parking lot, picnic area, landscaping and irrigation. The estimate for construction is \$1,246,915.00. Funds collected through the West Roseville Neighborhood Park Fund have been allocated for this park in FY2017-18. Maintenance costs will be approximately \$10,000/year/acre. The funding source for maintenance is provided through the West Roseville Community Facilities District for Service. There will be no General Fund impact.

CC #: 9154

File #: 0704-01

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

### **7.3. Vehicle Purchases**

Memo from Fleet Manager Brian Craighead and Central Services Director Paul Diefenbach recommending Council approve a purchase order to Riverview International Trucks, Inc. for one International tub box dump truck utilizing RFQ 01-3165, and approve a purchase order to Riverview International Trucks, Inc. for one International square box dump truck utilizing RFQ 01-3166. The total cost of one International tub box dump truck is \$136,851.62. The total cost of one International square box dump truck is \$137,092.94. Funding is included in the FY2017-18 Auto Replacement budget.

CC #: 9157

File #: 0203-01

CONTACT: Brian Craighead 916-774-5731 bcraighead@roseville.ca.us

## **Resolutions**

7.4. Regional Water Authority Drought Measures Project - Grant Agreement

Memo from Water Conservation Administrator Bobby Alvarez and Environmental Utilities Director Richard Plecker recommending Council adopt RESOLUTION NO. 18-108 APPROVING THE REGIONAL WATER AUTHORITY PROJECT AGREEMENT FOR REGIONAL WATER AUTHORITY DROUGHT MEASURES PROJECT. Staff recommends Council adopt a resolution ratifying the Regional Water Authority Project Agreement for the Regional Water Efficiency Drought Measures Project. The parties originally intended to execute the agreement in 2015, but due to personnel changes, the agreement was never taken to City Council for formal execution by the City. The Environmental Utilities – Water Efficiency Division has been actively receiving grant funding under this agreement since 2015 and the parties now seek to formally ratify the agreement.

CC #: 9168

File #: 0800-02 & 0214

CONTACT: Bobby Alvarez 916-746-1710 balvarez@roseville.ca.us

7.5. Supervisory Control and Data Acquisition Systems Replacement Project – Professional Services Agreement Amendment

Memo from EIM Systems Coordinator Charles Aycock and Environmental Utilities Director Richard Plecker recommending Council adopt RESOLUTION NO. 18-101 APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND CH2M HILL ENGINEERS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This item requests that Council approve the First Amendment to the Professional Services Agreement with CH2M Hill Engineers Inc., for the Supervisory Control and Data Acquisition Systems Replacement Project, as required to complete final acceptance testing, integration services, and development of cyber policies and procedures for the Environmental Utilities Department. Total cost of the Agreement Amendment is \$280,150.00, with funds available in the Capital Improvement Project.

CC #: 9155

File #: 0800-02

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

7.6. Community Priorities Advisory Committee - Formal Dissolution

Memo from Development Services Manager Mike Isom and Assistant City Manager Dominick Casey recommending Council adopt RESOLUTION NO. 18-109 APPROVING THE DISSOLUTION OF THE COMMUNITY PRIORITIES ADVISORY COMMITTEE. The 20-member Community Priorities Advisory Committee (CPAC) was empaneled by the City Council on June 12, 2017. The CPAC meetings commenced in July 2017, and concluded on March 14, 2018. The Council accepted the CPAC Recommendations Report at its April 4, 2018 meeting. Now that the CPAC has successfully fulfilled the charge outlined in its guiding principles, it is recommended that the committee be formally dissolved.

CC #: 9167

File #: 0103-21-02

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

7.7. Transportation Development Act Claim for FY2017-18

Memo from Financial Analyst Elizabeth Haydu and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-102 APPROVING AND AUTHORIZING EXECUTION OF THE 2017/18 TRANSPORTATION DEVELOPMENT ACT CLAIMS TO THE PLACER COUNTY TRANSPORTATION PLANNING AGENCY. This is a request of Council to authorize the City Manager or his designee to sign and submit the annual Transportation Development Act claim for FY2017-18 to the Placer County Transportation Planning Agency in an amount not to exceed \$8,709,204.00.

CC #: 9156

File #: 0721

CONTACT: Elizabeth Haydu 916-746-1302 ehaydu@roseville.ca.us

7.8. 2019 Residential Resurfacing Project - Road Maintenance and Rehabilitation Account Project Identification

Memo from Assistant Engineer Noah Siviglia and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-103 ADOPTING THE 2019 RESIDENTIAL RESURFACING PROJECT FUNDED BY SENATE BILL 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017. Local agencies are required to list all proposed projects scheduled to receive Senate Bill 1 funding by resolution prior to receiving an apportionment of Road Maintenance and Rehabilitation funds in a fiscal year. This item identifies the City's 2019 Residential Resurfacing Project for use of the 2019 funding allotment from the fund. The project will apply a maintenance surface treatment to various residential streets within the Woodcreek Oaks, Foothills Junction, Los Cerritos, Roseville Heights, South Cirby, and Maidu neighborhoods. The project is fully funded by \$2.25 million from the RMRA Fund with the remaining costs covered by Highway Users Tax and Roadway Funds. No General Funds will be used on this project.

CC #: 9161

File #: 0900-04-01

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

7.9. Grant Authorization for Transit Fleet Replacement

Memo from Financial Analyst Elizabeth Haydu and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-100 AUTHORIZING CITY MANAGER OR HIS DESIGNEE TO SUBMIT LOW CARBON TRANSIT OPERATIONS PROGRAM GRANT APPLICATIONS AND TO EXECUTE THE RELATED GRANT APPLICATIONS, FORMS AND AGREEMENTS. Staff recommends Council approve a resolution authorizing the City to apply for FY2017-18 Low Carbon Transit Operations Program grant funds in the amount of \$142,494.00 to fund the purchase of up to four zero-emission

electric transit buses, and to execute the related forms and agreements. Matching funds for the project will be provided through the Local Transit Fund. General Fund monies will not be used for this project.

CC #: 9150

File #: 0214

CONTACT: Elizabeth Haydu 916-746-1302 ehaydu@roseville.ca.us

7.10.Dry Creek Greenway Multi-use Trail - Professional Design Services Agreement Amendment

Memo from Alternative Transportation Manager Michael Dour and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-99 APPROVING A FIRST AMENDMENT TO PROFESSIONAL DESIGN SERVICES AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND PSOMAS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff is requesting Council approve the First Amendment to the Professional Design Services Agreement with PSOMAS for the Dry Creek Greenway Multi-use Trail Project. The amendment would fund additional environmental services and project management services totaling \$76,095.00. This cost is funded with Transportation Development Act funds already budgeted for the project. No General Funds are involved.

CC #: 9149

File #: 0721-05

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

7.11.North Central Roseville Specific Plan Parcel 44 Broadstone Senior Apartments Transit Bus Shelter - Construction Fee Agreement

Memo from Administrative Technician Anita Giordano and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-106 APPROVING A TRANSIT BUS SHELTER CONSTRUCTION FEE AGREEMENT BETWEEN CITY OF ROSEVILLE AND CORDOVA 83 PROPERTIES, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The construction fee agreement is for the construction of bus shelter #241 on Gibson Drive. A condition of approval of the tentative map for the Broadstone Senior Apartments located at 1035 Roseville Parkway requires the developer to install or fund the installation of one bus shelter on Gibson Drive. The construction fee of \$10,000.00 provides security for bus shelter #241 to be installed with no fiscal impact to the City's General fund or the Alternative Transportation Division's Transportation Development Act funds.

CC #: 9164

File #: 0721

CONTACT: Anita Giordano 916-774-5293 agiordano@roseville.ca.us

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

#### 7.12.Fire Department Strike Team - Budget Adjustment

Memo from Administrative Analyst Katrina Rostam and Fire Chief Rick Bartee recommending Council adopt ORDINANCE NO. 5949 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. The Fire Department sends resources to assist in the management and control of large emergency incidents that occur throughout the region every year. The requested budget adjustment in the amount of \$631,724.00 is reimbursement for staff, vehicles, and overhead associated with expenses incurred for this fiscal year to date. Since the expenses are reimbursed, there is no net effect on the General Fund.

CC #: 9148

File #: 0324 & 0201-01

CONTACT: Katrina Rostam 916-774-5848 [krostam@roseville.ca.us](mailto:krostam@roseville.ca.us)

#### 7.13.Roadway Capital Improvement Program Update - Budget Adjustment

Memo from Senior Engineer Scott Gandler and Development Services Director Kevin Payne recommending Council adopt ORDINANCE NO. 5950 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. It is recommended that Council approve a budget adjustment of \$100,000.00 to cover additional staff time and fee analysis for the City's Roadway Capital Improvement Program Update and sensitivity analysis.

CC #: 9153

File #: 0900-04-01

CONTACT: Scott Gandler 916-774-5439 [sgandler@roseville.ca.us](mailto:sgandler@roseville.ca.us)

### **Reports / Requests**

#### 7.14.North Central Roseville Specific Plan Parcel 44 (Broadstone) Parcel Map

Memo from Assistant Engineer Kerry Andrews and Development Services Director Kevin Payne recommending Council approve the North Central Roseville Specific Plan Parcel 44 (Broadstone) parcel map. Engineering staff has completed its review of the parcel map and found it to be in compliance with the approved tentative map. This map will be creating two parcels. The actions requested have no fiscal impact to the City's General Fund.

CC #: 9160

File #: 0400-07

CONTACT: Kerry Andrews 916-774-5346 [kandrews@roseville.ca.us](mailto:kandrews@roseville.ca.us)

Dropped from agenda to be re-listed on a future agenda.

#### 7.15.RG Phillips (F-52) Park Master Plan Approval

Memo from the Park Planning & Development Superintendent Tara Gee and Parks, Recreation & Libraries Director Dion Louthan recommending Council approve the RG Phillips (F-52) Park Master Plan. This 6-acre park site is located in the West Roseville area off of Fiddymont Road and Old Coach. The master plan proposes a design that includes a children's play and swing area, shaded picnic, two half courts for basketball a horseshoe court and a bocce ball court. A multi-use turf area is in the middle of the park and a perimeter walkway that connects to the existing bike trail is also integrated. The budget for the construction of the park is approximately \$1.1 M. The Estimate of Probable Costs for the proposed design meets the budget. Maintenance costs would be approximately \$10,000.00 an acre per year. The funding source for maintenance is provided through the West Roseville Community Facilities District for Service. There is no General Fund impact.

CC #: 9152

File #: 0704-01

CONTACT: Tara Gee 916-774-5253 tgee@roseville.ca.us

## **Ceremonial Documents**

### **7.16. Proclamation - Building Safety Month - May 2018**

Proclaim May 2018 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 #: 9151

File #: 0102-06

CONTACT: Lupe Nelson 916-774-5281 lnelson@roseville.ca.us

|                                |
|--------------------------------|
| <b>END OF CONSENT CALENDAR</b> |
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## **8. RESOLUTIONS**

### **8.1. Housing Successor and City Council - Homeless Prevention and Rapid Rehousing Funding Allocations**

Memo from Housing Manager Danielle Foster and Acting Economic Development Director Laura Matteoli recommending Council adopt RESOLUTION NO. 18-105 APPROVING FUNDING RECOMMENDATIONS AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE GRANT AGREEMENTS ON BEHALF OF THE CITY OF ROSEVILLE. This item will allocate \$250,000.00 of City low/moderate housing funds and any funding awarded by Sutter Health to be used for Homeless Prevention and Rapid Rehousing services. The budget for these grants is comprised of service-specific funding and already budgeted for this purpose.

CC #: 9163

File #: 0709-05 & 0214

CONTACT: Danielle Foster 916-774-5446 dfoster@roseville.ca.us

Housing Manager Danielle Foster made the presentation to Council.

Keith Diederich, CEO of the Gathering Inn - spoke in support of collaboration and on ranking grants based on out-comes.

Barbara Besana, Executive Director of Kids First - spoke in support of funding and thanked the City Council.

Jenny Davidson, Executive Director of Stand-Up Placer, thanked Council for award and spoke in support of funding the organizations in the community serving a large percentage of citizens.

Following Council discussion, consensus was reached to have staff report back with a procedure to measure grant outcomes with simple metrics to evaluate effectiveness of award.

Motion by Tim Herman, seconded by John Allard, to adopt RESOLUTION NO. 18-105 APPROVING FUNDING RECOMMENDATIONS AND AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE GRANT AGREEMENTS ON BEHALF OF THE CITY OF ROSEVILLE. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

## **9. ORDINANCES**

### **9.1. Chief Financial Officer Compensation**

Memo from Human Resources Director Gayle Satchwell recommending Council adopt RESOLUTION NO. 18-107 APPROVING THE REVISED MEMORANDUM OF TERMS, CONDITIONS AND UNDERSTANDINGS REGARDING MANAGEMENT AND CONFIDENTIAL EMPLOYEES; and adopt ORDINANCE NO. 5951 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 5942, THE SALARY ORDINANCE FOR MANAGEMENT EMPLOYEES, AS AMENDED BY APPENDIX "S" TO BE EFFECTIVE APRIL 14, 2018, AS AN URGENCY MEASURE. Staff recommends the approval of the Management salary schedules to reflect an increase in the salary range for the Chief Financial Officer (CFO) to be comparable to the Acting City Manager salary range in order to support continuity during the transition of a new City Manager. This increase is an interim action and the salary will return to its current level upon the retirement of the incumbent. Staff also recommends the approval of an amended Management and Confidential Terms, Conditions and Understanding to include a one-time allocation of 65 hours of management leave for the CFO. The temporary increase of the CFO compensation will result in an annual cost of \$13,066.97 and \$3,015.46 for FY2017-18. The cost will be funded through the General Fund Contingency Fund.

CC #: 9166

File #: 0600-01

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

Human Resources Director Gayle Satchwell made the presentation to Council.

Susana Tupper - spoke in opposition to increase citing budget concerns.

Motion by Tim Herman, seconded by John Allard, to adopt RESOLUTION NO. 18-107 APPROVING THE REVISED MEMORANDUM OF TERMS, CONDITIONS AND UNDERSTANDINGS REGARDING MANAGEMENT AND CONFIDENTIAL EMPLOYEES; and adopt ORDINANCE NO. 5951 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 5942, THE SALARY ORDINANCE FOR MANAGEMENT EMPLOYEES, AS AMENDED BY APPENDIX "S" TO BE EFFECTIVE APRIL 14, 2018, AS AN URGENCY MEASURE. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

## **10. SPECIAL REQUESTS/REPORTS/PRESENTATION**

### **10.1. Regional Partnership Focusing On Economic Prosperity**

Sacramento Area Council of Government Chief Executive Officer James Corless will provide an overview of the economic-prosperity partnership effort and the importance of the role of cities and counties in the region to its success.

CC #: 9172

File #: 0106-06

CONTACT: Megan MacPherson 916-774-5455 mmacpherson@roseville.ca.us

Public Affairs Director Meghan MacPherson made the presentation to Council.

James Corless, Sacramento Area Council of Government Chief Executive Officer, continued the presentation to Council.

No public comment received.

For information only. No action required.

### **10.2. Capital Improvement Projects Preview for Fiscal Year 2019**

Memo from Principal Engineer Jason Shykowski and Public Works Director Rhon Herndon providing a preview of the Capital Improvement Projects that will be presented at the June budget hearing. This preview will include major Capital Improvement Projects for all City departments. There is no fiscal impact from this presentation.



CC #: 9169

File #: 0800-04

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

Public Works Director Rhon Herndon made the presentation to Council.

Principal Engineer Jason Shykowski continued the presentation to Council.

No public comment received.

For information only. No action required.

## **11. PUBLIC HEARING**

### **11.1. Highland Creek Affordable Housing - Tax Equity and Fiscal Responsibility Act Hearing**

Memo from Housing Manager Danielle Foster and Acting Economic Development Director Laura Matteoli recommending Council adopt RESOLUTION NO. 18-104 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE APPROVING THE ISSUANCE BY THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY OF MULTIFAMILY HOUSING REVENUE BONDS FOR THE HIGHLAND CREEK APARTMENTS. This item pertains to the issuance of tax-exempt bonds for Highland Creek Affordable Apartments, located at 800 Gibson Drive, for the purpose of enabling the California Statewide Communities Development Authority to issue up to \$30,000,000.00 in tax-exempt multifamily housing revenue bonds for the purpose of lending to Vintage Housing in the acquisition, rehabilitation, and improvement of the existing 184-unit project.

CC #: 9162

File #: 0709

CONTACT: Danielle Foster 916-774-5446 dfoster@roseville.ca.us

Mayor Susan Rohan opened the public hearing.

Housing Manager Danielle Foster made the presentation to Council.

No public comment received.

Mayor Susan Rohan closed the public hearing.

Motion by Tim Herman, seconded by Susan Rohan, to adopt RESOLUTION NO. 18-104 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE APPROVING THE ISSUANCE BY THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY OF MULTIFAMILY HOUSING REVENUE BONDS FOR THE HIGHLAND CREEK APARTMENTS. The

Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

## **12. COUNCIL / STAFF / REPORTS/ COMMENTS**

Stand Up and Dance 2018/Stand Up Placer - Councilmember Scott Alvord spoke on learning to dance for a competition program and fundraising event for survivors of domestic violence, sexual assault and human trafficking in Placer County.

Senate Bill 54 - Vice Mayor Bonnie Gore requested Council consider and take a position on an item requesting Roseville comply with Federal immigration laws declaring the City does not constitute itself as a sanctuary state/jurisdiction. No consensus was reached for a future agenda item. City Manager was directed to check with local law enforcement agencies on challenges they face related to Senate Bill 54 and to hear from the City Attorney on any legal sanctuary issues in neighboring jurisdictions.

Community Priorities Advisory Committee - Councilmember John Allard expressed appreciation.

City Manager Rob Jensen Last City Council Meeting - City Manager Rob Jensen was applauded for his contributions and an announcement was made that it would be his last City Council meeting as Acting City Manager Dominick Casey would be taking all future meetings.

## **13. ADJOURNMENT**

Motion by Tim Herman, seconded by John Allard, to adjourn the meeting at 8:55 p.m. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

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Susan Rohan, Mayor

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Sonia Orozco, City Clerk



## **MINUTES**

May 2, 2018

### **CITY COUNCIL CLOSED SESSION**

6:30 p.m.

### **CITY COUNCIL MEETING**

### **HOUSING AUTHORITY MEETING**

7:00 p.m.

City Council Chambers

311 Vernon Street

Roseville, California

### **CLOSED SESSION**

6:30 p.m.

Conference with Legal Counsel – Existing Litigation

Pursuant to Government Code Section 54956.9(d)(1)

Graham v. Barbour, Cole, and City of Roseville

Placer County Superior Court, Case No. SCV0039164 CONTACT:

Robert Schmitt 916-774-5325 [rschmitt@roseville.ca.us](mailto:rschmitt@roseville.ca.us)

The Closed Session was canceled.

### **1. CALL TO ORDER**

Mayor Susan Rohan called the May 2, 2018 City Council/Housing Authority meeting to order at 7:00 p.m.

### **2. ROLL CALL**

|                       |                     |
|-----------------------|---------------------|
| <b>Vice Mayor:</b>    | <b>Bonnie Gore</b>  |
| <b>Councilmember:</b> | <b>Scott Alvord</b> |
| <b>Councilmember:</b> | <b>Tim Herman</b>   |
| <b>Councilmember:</b> | <b>John Allard</b>  |
| <b>Mayor:</b>         | <b>Susan Rohan</b>  |

Present: Allard, Alvord, Gore, Herman, Rohan

### **3. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Acting City Manager Dominick Casey.

### **4. MEETING PROCEDURES**

City Clerk Sonia Orozco announced the procedures for addressing Council.

### **5. PUBLIC COMMENTS**

Clayton Porscha, CEO of Accelerateu.io - spoke on his experience as a special advisor to startup companies and indicated he'd like to engage the city to use the old courthouse on Taylor Street as a business start-up center and in opposition to listing the building under a request for proposal process.

### **6. CONSENT CALENDAR**

|                                      |
|--------------------------------------|
| <b>BEGINNING OF CONSENT CALENDAR</b> |
|--------------------------------------|

Motion by Tim Herman, seconded by Susan Rohan, to remove item 6.4 from the Consent Calendar to be discussed separately and approve the remaining items as recommended. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

### **Minutes**

#### **6.1. Minutes of Prior Meetings**

Memo from City Clerk Sonia Orozco recommending Council approve the Minutes of April 4, 2018 City Council Meeting.

CC #: 9181

File #: 0102-03

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

### **Bids / Purchases / Services**

#### **6.2. Utility Rebate Processing, Payment, and Reporting System - Service Agreement**

Memo from Electric Business Analyst Renee Laffey and Electric Utility Director Michelle Bertolino recommending Council adopt RESOLUTION NO. 18-115 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND CRMORBIT, INC. DBA ENERGY ORBIT, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON

BEHALF OF THE CITY OF ROSEVILLE (S1904014). EnergyOrbit is a cloud hosted process flow software designed to support the utility rebate tracking, payment and reporting system for utility energy efficiency and water conservation rebates. The cost of the hosted database, development work and customer support will not exceed \$260,700.00 over a three-year period. Annual funding for this agreement will be included in the Roseville Electric and Environmental Utilities FY2018-19, FY2019-20 and FY2020-21 budget requests and is expressly contingent upon the adoption of these budgets by the City Council.

CC #: 9191

File #: 0800-03

CONTACT: Renee Laffey 916-774-5671 rlaffey@roseville.ca.us

#### 6.3. Extrication Equipment - Purchase Order

Memo from Assistant Fire Chief Brian Diemer and Fire Chief Rick Bartee recommending Council approve the purchase of two pieces of extrication equipment, more commonly known as the Jaws of Life for \$169,006.78. The purchase from Holmatro Rescue Tools will be through the use of the Master Price Agreement as a qualified government member (M-5690891) of National Purchasing Partners under Oregon Chapter 190 (Contract #PS107007). This is a publicly solicited contract established through an RFP (RFP #1605) process conducted by a Lead Public Agency. The funds for purchase were allocated and approved on December 20, 2017, by Council as part of the FY2017 ending fund balance budget adjustment at \$200,000.00.

CC #: 9182

File #: 0203-12

CONTACT: Brian Diemer 916-746-1392 bdiemer@roseville.ca.us

#### 6.4. Thermal Imaging Camera - Purchase Order

Memo from Assistant Fire Chief Brian Diemer and Fire Chief Rick Bartee recommending Council approve the purchase of fourteen thermal imaging cameras for \$60,690.63. The purchase from thermal imaging cameras will be through the use of the Houston-Galveston Area Council contract EE08-17. The funds for purchase were allocated and approved on December 20, 2017 by Council as part of the FY2017 ending fund balance budget adjustment.

CC #: 9183

File #: 0203-12

CONTACT: Brian Diemer 916-746-1392 bdiemer@roseville.ca.us

Removed by Councilmember Tim Herman for clarification.

Fire Chief Rick Bartee made the presentation to Council.

No public comment received.

Motion by Tim Herman, seconded by Bonnie Gore, to approve the purchase of fourteen thermal imaging cameras for \$60,690.63. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

6.5. Maidu Covered Soccer Arena Artificial Turf Replacement - Service Agreement

Memo from Park Development Analyst Rjahja Canlas and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-124 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND FIELDTURF USA, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1809351). This is a request of Council to approve a service agreement with FieldTurf USA in the amount of \$131,607.59 and authorize the Parks, Recreation & Libraries Director to approve change order requests in an amount not to exceed 10% of the contract amount. The scope of work includes removal and replacement of the artificial turf at the covered soccer arena at Maidu Park. The project was approved in FY2017-18 using funds from the Parks, Recreation & Libraries Capital (Rehab) Fund. Ongoing maintenance costs are anticipated to stay the same, and are already included in the FY2017-18 Parks, Recreation & Libraries budget.

CC #: 9208

File #: 0203-10

CONTACT: Rjahja Canlas 916-774-5342 rcanlas@roseville.ca.us

6.6. Toro Maintenance and Repair - Service Agreement

Memo from Fleet Manager Brain Craighead and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-123 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND TURF STAR, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1808156). Staff recommends Council adopt a resolution authorizing a service agreement with Turf Star, Inc. utilizing National Joint Powers Alliance contract #062117-TTC for Toro maintenance and repair services. Fleet Services has an ongoing requirement to maintain City owned Toro turf maintenance equipment. The total estimated cost from date of contract award through June 30, 2019 is \$46,000.00. Funding is included in the Fleet Services FY2017-18 budget and staff requests authorization to continue using this contract without further Council approval pending approval of the respective budgets.

CC #: 9201

File #: 0203-02

CONTACT: Brian Craighead 916-774-5731 bcraighead@roseville.ca.us

6.7. Vehicle Purchase

Memo from Fleet Manager Brain Craighead and Public Works Director Rhon Herndon recommending Council approve a purchase order to ELXSI Corporation dba Cues for one Ford E-450 closed-circuit television (CCTV) inspection vehicle

utilizing Houston Galveston Area Council contract #SC01-18. The total cost of one Ford E-450 Cues CCTV inspection vehicle is \$211,254.62. Funding is included in the FY2017-18 Auto Replacement Budget.

CC #: 9179

File #: 0203-01

CONTACT: Brian Craighead 916-774-5731 bcraighead@roseville.ca.us

## **Resolutions**

### **6.8. Survey of Registered Voters - First Amendment to Professional Services Agreement**

Memo from Acting City Manager Dominick Casey recommending Council adopt RESOLUTION NO. 18-157 APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND GODBE CORPORATION, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. On April 19, 2017, the City Council directed staff to proceed with a broad community engagement effort known as "Engage Roseville" to involve residents, businesses, and others who have a stake in Roseville's quality of life, in prioritizing city services and developing options to align service levels with revenues. Engage Roseville was designed as a multi-faceted engagement and education program. As a result of the report out on March 14, 2018 City Council's meeting staff was provided direction to conduct further research and implementation of revenue strategies, including scientific public opinion polling. This project will be funded out of the Strategic Improvement Fund and will require an additional \$21,450.00 for a total of \$37,050.00.

CC #: 9213

File #: 0108

CONTACT: Dominick Casey 916-774-5362 dcasey@roseville.ca.us

### **6.9. On-Call Material Testing Services - Second Amendment to Professional Services Agreement**

Memo from Senior Engineer Jose Lopez and Development Services Director Kevin Payne recommending Council adopt RESOLUTION NO. 18-118 APPROVING A SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND BLACKBURN CONSULTING, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This item requests approval of a second amendment to extend the professional services agreement with Blackburn Consulting for an additional year of on-call materials testing services. The not-to-exceed amount of \$800,000.00 approved by Council On October 4, 2017, remains unchanged. There is no impact to the General Fund as work to be performed is reimbursable through private parties or capital improvement budgets.

CC #: 9198

File #: 0800-06

CONTACT: Jose Lopez 916-774-5444 jlopez@roseville.ca.us

6.10. Pleasant Grove Blvd Widening West of Westbrook Blvd Improvement Plan - Certificate of Completion

Memo from Construction Inspector Keith Litts and Development Services Director Kevin Payne recommending Council adopt RESOLUTION NO. 18-112 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS PLEASANT GROVE BLVD WIDENING WEST OF WESTBROOK BLVD – IMPROVEMENT PLAN 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 A PORTION OF THOSE RESPECTIVE DEDICATIONS OFFERED ON THE RECORDED MAP OF THE "WESTBROOK – PHASES 2 & 3, LARGE LOT SUBDIVISION." The Engineering Division has made final inspection of the project and has found the civil improvement 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 #: 9186

File #: 0400-04-12-1

CONTACT: Keith Litts 916-517-7598 klitts@roseville.ca.us

6.11. Custom Product Contract for Variable Resource Service

Memo from Electric Resource Analyst Petra Wallace and Electric Utility Director Michelle Bertolino recommending Council adopt RESOLUTION NO. 18-131 APPROVING A CONTRACT BETWEEN THE CITY OF ROSEVILLE AND THE UNITED STATES DEPARTMENT OF ENERGY, WESTERN AREA POWER ADMINISTRATION, SIERRA NEVADA REGION AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The Custom Product Contract for Variable Resource Service with Western Area Power Administration will allow the City to purchase incremental electricity to serve Roseville customers. There is no fiscal impact associated with the execution of the Custom Product Contract for Variable Resource Service as it is only an enabling contract.

CC #: 9211

File #: 0800-03

CONTACT: Petra Wallace 916-774-5510 pwallace@roseville.ca.us

6.12. Western System Power Pool Agreement and Credit Support Annex

Memo from Electric Resource Analyst Petra Wallace and Electric Utility Director Michelle Bertolino recommending Council adopt RESOLUTION NO. 18-126 APPROVING AN MASTER CONFIRMATION TO THE WESTERN SYSTEMS POWER POOL MASTER AGREEMENT AND CREDIT SUPPORT ANNEX, BY AND BETWEEN THE CITY OF ROSEVILLE AND CITIGROUP ENERGY INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE.



The Western System Power Pool (WSPP) agreement and credit support annex with Citigroup Energy Inc. will allow the City to purchase physical power to serve Roseville customers. There is no fiscal impact associated with the execution of the WSPP with Credit Annex as it is only an enabling an agreement.

CC #: 9205

File #: 0800-03

CONTACT: Petra Wallace 916-774-5510 pwallace@roseville.ca.us

6.13. Street Closure Agreement - A Night of Worship and Prayer - May 20, 2018

Memo from Recreation Superintendent Jeff Nereson and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-113 APPROVING AN AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND THE ROCK OF ROSEVILLE, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff recommends Council adopt a resolution approving an agreement with The Rock of Roseville for a special event and temporary street closure on Sunday, May 20, 2018 for the Night of Worship and Prayer event sponsored by the Rock of Roseville Church. The street closure is for South Grant Street between Oak Street and Vernon Street scheduled from 3:30pm-9:30pm. All costs for City services associated with this event will be reimbursed by the Rock of Roseville Church.

CC #: 9188

File #: 0109-02

CONTACT: Jeff Nereson 916-774-5974 jnereson@roseville.ca.us

6.14. Street Closure Agreement - Roseville Jazz Day - May 26, 2018

Memo from Recreation Superintendent Jeff Nereson and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-114 APPROVING AN AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND JIM MARTINEZ DBA INVISIBLE TOUCH MUSIC, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The agreement is for a Special Event and Temporary Street Closure of Vernon Street between Lincoln Street and South Grant Street on Saturday, May 26, 2018 for the Roseville Jazz Day event sponsored by Invisible Touch Music. The closure times are scheduled from 7:30am - 11:00pm. All costs for City services associated with this event will be reimbursed by the sponsoring organization.

CC #: 9189

File #: 0109-02

CONTACT: Jeff Nereson 916-774-5974 jnereson@roseville.ca.us

6.15. Laurel T. Stizzo (F-50) Park Project - Notice of Completion

Memo from Park Development Analyst Rjahja Canlas and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt RESOLUTION NO. 18-111 ACCEPTING THE PUBLIC WORK KNOWN AS THE LAUREL T.

STIZZO (F-50) PARK PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING THE PARKS, RECREATION & LIBRARIES DIRECTOR TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE. The Parks, Recreation & Libraries Department has made a final inspection of the Laurel T. Stizzo (F-50) Park Project and has found that all contract work has been completed in accordance with the improvement plans and specifications. The project is now ready for acceptance. The project scope of work included installation of multi-use turf, children's play area, swings, adult fitness equipment, parking lot, picnic area, landscaping and irrigation. In accordance with City specifications, the contractor shall guarantee the installation of these improvements for a period of twelve (12) months from the date of this Notice of Completion. The project was funded with monies from the West Roseville Specific Plan Park Development Fund. Funding for maintenance will be through the Westpark Community Facilities District for Services. There is no impact to the General Fund.

CC #: 9186

File #: 0704-01

CONTACT: Rjahja Canlas 916-774-5342 rcanlas@roseville.ca.us

6.16. Royer Park to Harding Blvd. Bike Trail Segment 3 Project - Contract Award and Execution of Agreement

Memo from Assistant Engineer Cathy Gosalvez and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-127 APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND BIONDI PAVING, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests award of the Royer Park to Harding Blvd. Bike Trail Segment 3 Project to the lowest responsive bidder, Biondi Paving, Inc. in the amount of \$582,655.00, and a 15% change order authority. The project will construct a section of bike trail connecting the Miner's Ravine Bike Trail at Folsom Road to the existing bike trail adjacent to the public parking lot south of the relocated Fire Station No. 1 on Lincoln Street. The project will be paid for with local transportation funds. No General Funds will be used for this project.

CC #: 9206

File #: 0721-05

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

6.17. Westbrook Village 4 - Transit Bus Shelter Construction Fee Agreement for Bus Shelter #266

Memo from Administrative Technician Anita Giordano and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-125 APPROVING A TRANSIT BUS SHELTER CONSTRUCTION FEE AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND WOODSIDE 05N, LP, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The construction fee agreement is for the construction of bus shelter #266 on Westbrook Boulevard, south of Solaire Drive, within the Sierra Vista Specific Plan.

There will be no fiscal impact on the City's General fund or the Alternative Transportation Division's Transportation Development Act funds.

CC #: 9204

File #: 0721

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

6.18.2018/2019 Landscape and Lighting Districts Assessments - Intent to Levy

Memo from Administrative Analyst Jeannine Thrash and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-133 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 2018/2019, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE; and adopt RESOLUTION NO. 18-134 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 2018/2019; and adopt RESOLUTION NO. 18-135 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 2018/2019; and adopt RESOLUTION NO. 18-136 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, FOR FISCAL YEAR 2018/2019, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE; and adopt RESOLUTION NO. 18-137 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 2018/2019; and adopt RESOLUTION NO. 18-138 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 2018/2019; and adopt RESOLUTION NO. 18-139 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 2018/2019, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE; and adopt RESOLUTION NO. 18-140 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 2018/2019; and adopt RESOLUTION NO. 18-141 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 2018/2019; and adopt

RESOLUTION NO. 18-142 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ENGINEER'S LEVY OF ASSESSMENTS FOR THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPING AND LIGHTING DISTRICT, FISCAL YEAR 2018/2019, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE; and adopt RESOLUTION NO. 18-143 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 2018/2019; and adopt RESOLUTION NO. 18-144 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 2018/2019; and adopt RESOLUTION NO. 18-145 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 2018/2019, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE; and adopt RESOLUTION NO. 18-146 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 2018/2019; and adopt RESOLUTION NO. 18-147 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 2018/2019; and adopt RESOLUTION NO. 18-148 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 2018/2019, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE; and adopt RESOLUTION NO. 18-149 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 2018/2019; and adopt RESOLUTION NO. 18-150 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 2018/2019; and adopt RESOLUTION NO. 18-151 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 2018/2019, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE; and adopt RESOLUTION NO. 18-152 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 2018/2019; and adopt RESOLUTION NO. 18-153 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 2018/2019; and adopt RESOLUTION NO. 18-154 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 2018/2019, PURSUANT TO THE PROVISIONS OF PART 2 OF DIVISION 15 OF THE CALIFORNIA STREETS AND HIGHWAYS CODE; and adopt RESOLUTION NO. 18-155 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 2018/2019; and adopt RESOLUTION NO. 18-156 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 2018/2019. The City of Roseville currently has eight active Landscape and Lighting Districts (LLDs). 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.

CC #: 9202

File #: 0206-08-01

CONTACT: Jeannine Thrash 916-774-5473 [jthrash@roseville.ca.us](mailto:jthrash@roseville.ca.us)  
Dennis Kauffman 916-774-5313 [dkauffman@roseville.ca.us](mailto:dkauffman@roseville.ca.us)

6.19. Housing Successor - FY2016-17 Annual Report - Low and Moderate Income Housing Asset Fund

Memo from Administrative Analyst Melissa Hagan and Acting Economic Development Director Laura Matteoli recommending Council adopt HOUSING SUCCESSOR AGENCY RESOLUTION NO. 18-128 APPROVING THE ANNUAL REPORT FOR THE LOW AND MODERATE INCOME HOUSING ASSET FUND FOR FISCAL YEAR 2016-17. This item will complete the FY2016-17 annual report of the City, acting as the Housing Successor, for the Low and Moderate Income Asset Fund, as required by State Law under the dissolution of Redevelopment Agencies. This report includes information related to the deposits and expenditures of the fund, the total assets, including receivables and land, and the number of deed-restricted rental housing units, including the percentage that are restricted for seniors. Preparation and submittal of the Housing Successor annual report has no impact on the City's General Fund.

CC #: 9207

File #: 0709-01

CONTACT: Melissa Hagan 916-774-5476 [mhagan@roseville.ca.us](mailto:mhagan@roseville.ca.us)

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

### **6.20. On-Call Material Testing Services - First Amendment to Professional Services Agreement and Budget Adjustment**

Memo from Senior Engineer Jose Lopez and Development Services Director Kevin Payne recommending Council adopt RESOLUTION NO. 18-117 APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND ENGEO, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 5959 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. This item requests approval of a first amendment to the professional services agreement with EnGeo and recommends Council adopt an ordinance to approve a budget adjustment for \$500,000.00 to continue receiving on-call materials testing services for an additional year. Funding is provided by Full Cost Consolidated Billing.

CC #: 9197

File #: 0800-06 & 0201-01

CONTACT: Jose Lopez 916-774-5444 [jlopez@roseville.ca.us](mailto:jlopez@roseville.ca.us)

### **6.21. Hazardous Materials Classes and Supplies - Budget Adjustment**

Memo from Battalion Chief Matt Lauchner and Fire Chief Rick Bartee recommending Council adopt ORDINANCE. NO. 5953 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. The budget adjustment is for a combined revenue of \$139,800.00 with an equivalent amount of \$139,800.00 in expenses directly related to teaching specialized hazardous materials classes, creating/maintaining related props, and replenishing disposable supplies. There is no impact on the General Fund.

CC #: 9180

File #: 0201-01

CONTACT: Matt Lauchner 916-298-6821 [mlauchner@roseville.ca.us](mailto:mlauchner@roseville.ca.us)

### **6.22. Adult and Senior Recreation Programs - Budget Adjustment**

Memo from Recreation Supervisor Roni Garrison and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt ORDINANCE NO. 5954 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. The budget adjustment of \$15,000.00 is for increased expenses in the Parks, Recreation & Libraries - Adult and Senior Activities Budget. This request is fully funded with offsetting revenue, so there is no net impact to the General Fund.

CC #: 9185

File #: 0201-01 & 0704

CONTACT: Roni Garrison 916-774-5940 rgarrison@roseville.ca.us

6.23. Library Grant Funds - Budget Adjustment

Memo from Library Supervisor Rendi Hodge and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt ORDINANCE NO. 5958 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. This is a request of Council to approve a budget adjustment of \$17,300.00 for grant funds received from California Library Literacy Services and funds from the Harrigan Trust Adult Literacy Fund for the ongoing Adult Literacy Program offered at the Library. This request is fully funded with offsetting grant revenue, so there is a net zero impact to the General Fund.

CC #: 9196

File #: 0201-01 & 0214 & 0716

CONTACT: Rendi Hodge 916-774-5240 rhodge@roseville.ca.us

6.24. Westpark Community Facilities District and North Central Landscape and Lighting District Budget Adjustment

Memo from Parks Superintendent Eric Dexter and Parks, Recreation & Libraries Director Dion Louthan recommending Council adopt ORDINANCE NO. 5956 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. This will authorize a budget adjustment to increase budget spending capacity for unplanned maintenance in the Westpark Community Facilities District (\$10,000.00) and the North Central Landscape and Lighting District (\$15,000.00). There are sufficient fund balances in both of the identified districts to accommodate these requests. There is no impact to the City's General Fund.

CC #: 9193

File #: 0201-01 & 0704

CONTACT: Eric Dexter 916-746-1769 edexter@roseville.ca.us

6.25. Miner's Ravine Bike Trail Creek Bank Erosion Repair Project: Budget Adjustment, Contract Award and Execution of Agreement

Memo from Assistant Engineer Cathy Gosalvez and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-129 APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND DLB, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 5962 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY

EFFECTIVE AS AN APPROPRIATION MEASURE. Staff requests Council award the Miner's Ravine Bike Trail Creek Bank Erosion Repair Project to the lowest responsive bidder, DLB, Inc. in the amount of \$170,950.00, adopt a resolution to authorize the Acting City Manager to execute and authorize the Public Works Director a 15% change order authority, and adopt an ordinance to approve a \$200,000.00 budget adjustment from the Transportation Fund to the project account. The project will restore the creek bank with rock filled gabions and rock slope protection to prevent structural damage to the bike trail. The cost of the project is \$170,950.00 and will be paid for with local transportation funds.

CC #: 9209

File #: 0721-05 & 0201-01

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

#### 6.26. Transportation Funds - Budget Adjustment

Memo from Alternative Transportation Analyst Eileen Bruggeman and Public Works Director Rhon Herndon recommending Council adopt ORDINANCE NO. 5955 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. The budget adjustment in the amount of \$52,633.00 is to allocate funding of Information Technology Operations proportionally between Funds 440 (Transit), 441 (Transportation), and 443 (Consolidated Transportation Service Agency). There is no impact to the General Fund.

CC #: 9192

File #: 0201-01 & 0721

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

#### 6.27. Roseville Employees Annual Charitable Hearts Campaign - Budget Adjustment

Memo from Office Assistant Suzanne Engelke and Public Works Director Rhon Herndon recommending Council adopt ORDINANCE NO. 5957 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. This is a request for the City Council to adopt an Ordinance to authorize a budget adjustment to transfer a combined total of \$13,875.00 in donations made by City staff members during the FY2015-16 and FY2016-17 Roseville Employees Annual Charitable Hearts (REACH) campaigns to the City programs to which they were pledged. There is no impact to the City's General Fund.

CC #: 9194

File #: 0201-01 & 0216-02

CONTACT: Suzanne Engelke 916-746-1320 sengelke@roseville.ca.us

#### 6.28. 2017 Pedestrian Facilities Improvement Project - Budget Adjustment



Memo from Accounting Supervisor Nick Rosas and Finance Director Dennis Kauffman recommending Council adopt ORDINANCE NO. 5952 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. The Budget adjustment corrects the source of funding for the 2017 Pedestrian Facilities Improvement Project from the Transit Fund to the Transportation Fund. There is no impact to the General Fund.

CC #: 9177

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

CONTACT: Nick Rosas 916-774-5314 nrosas@roseville.ca.us

#### 6.29. Westpark Community Facilities District No. 1 - Budget Adjustment

Memo from Administrative Analyst Jeannine Thrash and Finance Director Dennis Kauffman recommending Council adopt ORDINANCE NO. 5961 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. The Westpark Community Facilities District (CFD) No. 1 collected \$1,530,413.68 of the FY2017-18 tax levy for Pay as You Go that needs to be moved from the Westpark CFD No. 1 Special Tax Fund #753 into the Westpark CFD No. 1 Improvement Fund #350 in order to reimburse the developer for approved CFD-funded infrastructure. There is a sufficient balance in the Westpark CFD No. 1 Improvement Fund to accommodate the request. There is no impact to the City's General Fund.

CC #: 9203

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

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

### **Ceremonial Documents**

#### 6.30. Resolution of Commendation and Appreciation to Paul Diefenbach

Paul Diefenbach be commended for 12 years of outstanding service and dedication to the City of Roseville, congratulated for his many accomplishments, and wished a long, healthy, and enjoyable retirement.

CC #: 9175

File #: 0102-10

CONTACT: Lori Hogan 916-774-5707 LHogan@roseville.ca.us

#### 6.31. Resolution of Commendation and Appreciation to Scott Barnhart

Scott Barnhart be commended for 23 years of outstanding service and dedication to the City of Roseville, congratulated for his many accomplishments, and wished a long, healthy, and enjoyable retirement.

CC #: 9176

|                                |
|--------------------------------|
| <b>END OF CONSENT CALENDAR</b> |
|--------------------------------|

## **7. ORDINANCES**

### **7.1. Downtown Bridges and Trail Project - Award of Contract and Budget Adjustment**

Memo from Alternative Transportation Manager Mike Dour and Public Works Director Rhon Herndon recommending Council adopt RESOLUTION NO. 18-132 APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND MCM CONSTRUCTION, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 5963 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff request award of contract to MCM Construction Inc., the lowest responsible bidder, and adoption of the attached \$11,721,380.00 budget adjustment for the construction of the Downtown Bridges and Trail project. The project includes rotation and refurbishment of the Rube Nelson "Icehouse" bridge, construction of the new "Downtown Pedestrian Bridge" which is a landmark bridge providing a direct connection between Royer Park and the Vernon Street Town Square, construction of the Taylor Street (Library bridge replacement, continuation of the Miners Ravine Class I Trail into Royer Park, and modifications to the Oak Street, Royer Park, and Library parking lots. Funding for the project is from various grant and local sources. No General Funds will be used for this project.

CC #: 9212

File #: 0721-05 & 0201-01

CONTACT: Mike Dour 916-774-5293 mdour@roseville.ca.us

Public Works Director Rhon Herndon made the presentation to Council.

Alternative Transportation Manager Mike Dour continued the presentation to Council.

No public comment received.

Motion by Bonnie Gore, seconded by John Allard, to adopt RESOLUTION NO. 18-132 APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND MCM CONSTRUCTION, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 5963 OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18 BUDGET AND DECLARING THIS ORDINANCE TO BE

IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE, with Council direction to not paint the bridge. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

## **8. SPECIAL REQUESTS/REPORTS/PRESENTATION**

### **8.1. Western Placer Waste Management Authority Master Planning Project Presentation**

Informational presentation by Eric Oddo, Western Placer Waste Management Authority (WPWMA Program Manager and CH2M, regarding the WPWMA's Master Planning Project. There is no fiscal impact as a result of this informational presentation.

CC #: 9174

File #: 0800-06 & 0102-11

CONTACT: Tricia Stewart 916-774-5258 [tstewart@roseville.ca.us](mailto:tstewart@roseville.ca.us)

Senior Planner Tricia Stewart introduced the item to Council.

Eric Oddo, Western Placer Waste Management Authority Program Manager made the presentation to Council.

No public comment received.

Item for information only. No action taken.

### **8.2. FY2018-19 Grants Advisory Commission Funding Recommendations**

Memo from Housing Manager Danielle Foster and Acting Economic Development Director Laura Matteoli recommending Council approve the Roseville Grants Advisory Commission's recommendation to fund 38 grants in the amount of \$415,500.00 (\$410,000.00 from the Citizens Benefit Fund and \$5,500.00 from the Roseville Employees Annual Charitable Hearts (REACH and include the \$415,500.00 in the FY2018-19 City of Roseville Budget. Staff is also recommending adjustments to the future funding cycle in an effort to increase grant outcomes, organizational collaboration, and overall community impact with these funds. The administration of the grants program has a nominal cost associated with staff resources. Estimated annual cost of administration is approximately \$30,000.00 annually.

CC #: 9199

File #: 0103-34-02

CONTACT: Danielle Foster 916-774-5446 [dfoster@roseville.ca.us](mailto:dfoster@roseville.ca.us)

Housing Manager Danielle Foster made the presentation to Council.

Barbara Besana, Child Abuse Prevention Council CEO - thanked city for

award and spoke to a great partnership continuing in the future.

Keith Diederich, Gathering Inn CEO - spoke in support of granting funds on an outcome basis.

Christine Dohner, member of Grants Advisory Commission and CPAC - spoke to grants being heavily waited in support of human services and in support of future approvals continuing to serve a large diversity of applicants.

Councilmember Bonnie Gore left the dais due to potential conflict of interest with the Health Education Council and Roseville City School District and did not participate in the vote for the two entities.

Motion by Tim Herman, seconded by John Allard, to approve the Roseville Grants Advisory Commission's recommendation to award funding in the amount of \$5,000.00 to Health Education Council and \$13,400.00 to Roseville City School District Foundation. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Herman, Rohan

Absent: Gore

Vice Mayor Gore returned to the dais.

Councilmember Scott Alvord left the dais due to potential conflict of interest with Roseville Coalition of Neighborhood Associations and Roseville Police Activities League and did not participate in the vote for the two entities.

Motion by Tim Herman, seconded by John Allard, to approve the Roseville Grants Advisory Commission's recommendation to award funding in the amount of \$4,025.00 to Roseville Coalition of Neighborhood Associations and \$14,166.67 to Roseville Police Activities League. The Motion Passed.

Roll call vote: Ayes: Allard, Gore, Herman, Rohan

Absent: Alvord

Councilmember Scott Alvord returned to the dais.

Motion by Tim Herman, seconded by Susan Rohan, to approve the Roseville Grants Advisory Commission's recommendation for funding of the remaining agencies as presented and include \$415,500.00 in the FY2018-2019 City of Roseville Budget along with the list of grant recipients; and remove Roseville Home Start from the approved list of recipients holding off funding until staff can report back with additional information on capacity issues; and to approve recommendation of proposed adjustments for future funding cycles with Council consensus for staff to report back with information on possible fee allocation to be

implemented to recoup staff time/work on the grants process. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

## **9. PUBLIC HEARING**

### **9.1. 2018 Weed Abatement - Public Hearing**

Memo from Fire Inspection Supervisor Rob Arnett and Fire Chief Rick Bartee recommending Council adopt RESOLUTION NO. 18-110 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 21, 2018, 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 2018 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 #: 9178

File #: 0320-01

CONTACT: Rob Arnett 916-774-5827 rarnett@roseville.ca.us

Mayor Susan Rohan opened the public hearing.

Fire Division Chief Jason Rizzi made the presentation to Council.

No public comment received.

Mayor Susan Rohan closed the public hearing.

Motion by Tim Herman, seconded by Susan Rohan, to adopt RESOLUTION NO. 18-110 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. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

### **9.2. Adoption of Master Schedule of User and Regulatory Fees**

Memo from Administrative Analyst Jeannine Thrash and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-116 ADOPTING A MASTER SCHEDULE OF USER AND REGULATORY FEES, EFFECTIVE

JULY 1, 2018 THROUGH JUNE 30, 2019. The proposed fee schedule, effective July 1, 2018, through June 30, 2019, is based on the results of a user and regulatory fee study completed in April 2018. The report is included as an attachment to this City Council communication. There are proposed increases of more than five percent for Minor Special Event Application Fee, Major Special Event Application Fee, Banner Hanging Fee, and Non-Residential Development Impact Fee. The new fees proposed are Development Agreement Review/Compliance Fee, Fee for Environment Utilities Review of Tenant Improvements, Fire Prevention Fees to Distinguish Between Fees for Services Provided Directly by City Staff v. Fees for Services Provided by City Staff in Conjunction with a City-Approved Contractor, and Fire Prevention Fee for Underground Storage Tank System Cold Start. The fiscal impact of the proposed fee schedule is approximately \$175,000.00 in additional revenue. It is important to note that while adjusting fees will provide a fiscal impact in the form of additional revenue, the revenue is not intended to be used to fund new services, rather the revenue is intended to offset the costs of providing existing services that are recoverable from fees. Consequently, while fees may rise annually, typically labor costs (the primary driver of fee-related costs) also rise annually. Recalibration of these fees simply provides an offset of existing expenditures/needs rather than a source of funding for expanded service levels.

CC #: 9195

File #: 0215

CONTACT: Jeannine Thrash 916-774-5473 [jthrash@roseville.ca.us](mailto:jthrash@roseville.ca.us)

Dennis Kauffman 916-774-5313 [dkauffman@roseville.ca.us](mailto:dkauffman@roseville.ca.us)

Mayor Susan Rohan opened the public hearing.

Finance Director Dennis Kaufman made the presentation to Council,.

Terry Madsen, Clear Source Financial Consulting President, continued the presentation to Council.

No public comment received.

Mayor Susan Rohan closed the public hearing.

Motion by Tim Herman, seconded by John Allard, to adopt RESOLUTION NO. 18-116 ADOPTING A MASTER SCHEDULE OF USER AND REGULATORY FEES, EFFECTIVE JULY 1, 2018. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

9.3. Resolution of Formation - Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities)

Memo from Administrative Analyst Jeannine Thrash and Finance Director Dennis Kauffman recommending Council adopt RESOLUTION NO. 18-119 OF FORMATION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE TO

FORM VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES) AND FUTURE ANNEXATION AREA; and adopt RESOLUTION NO. 18-120 DETERMINING NECESSITY TO INCUR BONDED INDEBTEDNESS OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE FOR VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES); and adopt RESOLUTION NO. 18-121 CALLING SPECIAL ELECTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE REGARDING VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES); and adopt RESOLUTION NO. 18-122 DECLARING RESULTS OF SPECIAL ELECTION AND DIRECTING RECORDING OF NOTICE OF SPECIAL TAX LIEN REGARDING VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES); and adopt ORDINANCE NO. 5960 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE LEVYING SPECIAL TAXES WITHIN CITY OF ROSEVILLE VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES). On March 21, 2018, the City Council adopted Resolution of Intention 18-86, to Form a Community Facilities District (CFD) and Levy a Special Tax in Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities), and set Wednesday, May 2, 2018 at 7:00p.m as the time and place to conduct the public hearing. The CFD will generate special taxes that will be paid by the property owners sufficient to pay the costs for debt service, CFD administration, and any authorized pay-as-you-go facilities. The purpose of the Public Hearing for Villages at Sierra Vista CFD No. 1 (Public Facilities) and these proceedings are to: 1) hear all interested persons on matters pertaining to the formation of the CFD; 2) set the maximum amount of bonds that can be sold over the life of the CFD; 3) call a special election of the eligible voters in the CFD (landowners); and 4) declare the election results and direct the City Clerk to record a Notice of Special Tax Lien at the County of Placer. The formation and administration of the CFD will not impact the City's General Fund.

CC #: 9200

File #: 0206-03-01

CONTACT: Jeannine Thrash 916-774-5473 [jthrash@roseville.ca.us](mailto:jthrash@roseville.ca.us)  
Dennis Kauffman 916-774-5313 [dkauffman@roseville.ca.us](mailto:dkauffman@roseville.ca.us)

Mayor Susan Rohan opened the public hearing.

Finance Director Dennis Kaufman made the presentation to Council.

City Clerk Sonia Orozco announced the ballot results as follows:

Number of Votes Yes: 73

Number of Votes No: 0

Number of Votes Eligible: 73

Percent of Votes in Favor: 100%

and declared the ballot measure passed by a majority of vote.

No public comment received.

Mayor Susan Rohan closed the public hearing.

Motion by Bonnie Gore, seconded by Tim Herman, to adopt RESOLUTION NO. 18-119 OF FORMATION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE TO FORM VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES) AND FUTURE ANNEXATION AREA; and adopt RESOLUTION NO. 18-120 DETERMINING NECESSITY TO INCUR BOND INDEBTEDNESS OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE FOR VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES); and adopt RESOLUTION NO. 18-121 CALLING SPECIAL ELECTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE REGARDING VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES); and adopt RESOLUTION NO. 18-122 DECLARING RESULTS OF SPECIAL ELECTION AND DIRECTING RECORDING OF NOTICE OF SPECIAL TAX LIEN REGARDING VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES); and adopt ORDINANCE NO. 5960 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE LEVYING SPECIAL TAXES WITHIN CITY OF ROSEVILLE VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES). The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

9.4. 2018 Program Year Annual Action Plan and Funding Recommendations for Community Development Block Grant Program

Memo from Housing Manager Danielle Foster and Acting Economic Development Director Laura Matteoli recommending Council adopt RESOLUTION NO. 18-130 ADOPTING THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM 2018 ANNUAL ACTION PLAN AND THE 2018 FUNDING RECOMMENDATIONS; AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE THE 2018 APPLICATION FOR FEDERAL ASSISTANCE AND CERTIFICATIONS AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE OPERATING AGREEMENTS ON BEHALF OF THE CITY OF ROSEVILLE. The annual action plan is for the upcoming 2018 Program Year (July 1, 2018 to June 30, 2019. This item has no impact on the General Fund.

CC #: 9210

File #: 0113-02

CONTACT: Danielle Foster 916-774-5446 [dfoster@roseville.ca.us](mailto:dfoster@roseville.ca.us)

Mayor Susan Rohan opened the public hearing.

Housing Manager Danielle Foster made the presentation to Council.

No public comment.

Mayor Susan Rohan closed the public hearing.



Motion by Bonnie Gore, seconded by Tim Herman, to adopt RESOLUTION NO. 18-130 ADOPTING THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM 2018 ANNUAL ACTION PLAN AND THE 2018 FUNDING RECOMMENDATIONS, removing Home Start until additional information is reported back on capacity issues; and AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE THE 2018 APPLICATION FOR FEDERAL ASSISTANCE AND CERTIFICATIONS AND OPERATING AGREEMENTS ON BEHALF OF THE CITY OF ROSEVILLE. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

## **10. COUNCIL / STAFF / REPORTS/ COMMENTS**

Political Campaign Signs - Councilmember John Allard requested enforcement and spoke the candidates must inform volunteers of the requirement that signs not be placed in the public right-of-way or on private property without the owners permission.

Earth Day Celebration - Councilmember Scott Alvord spoke on attendance.

Non-Profit Fundraising - Councilmember Scott Alvord encouraged contributions to local non-profit organizations.

Sacramento Area Council of Governments Meeting - Councilmember Scott Alvord spoke on attendance.

## **11. ADJOURNMENT**

Motion by Tim Herman, seconded by John Allard, to adjourn the meeting at 9:03 p.m. The Motion Passed.

Roll call vote: Ayes: Allard, Alvord, Gore, Herman, Rohan

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Susan Rohan, Mayor

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Sonia Orozco, City Clerk



## COUNCIL COMMUNICATION

**CC #: 9291**  
**File #: 0203-04**

**Title:** Copy and Printing Services - Service Agreement Amendment  
**Contact:** Michael Sinor 916-774-5183 msinor@roseville.ca.us

**Meeting Date: 6/6/2018**  
**Item #: 7.2.**

### RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt a resolution approving a second amendment to the service agreement with Ray Morgan, Inc. for copy and printing services, and authorizing the Acting City Manager to execute it. Ray Morgan Company currently provides copy and printing services to all City departments. The contract amendment will allow the City to extend the contract on a month to month basis, with an expiration date not to exceed December 31, 2018. The total amount of the amended contract over 31 months is \$675,000.

### BACKGROUND

The City requires the use of copiers and printers to carryout daily business functions. However, it is cost prohibitive for the City to own and maintain this equipment. The City began a competitive Request for Proposals (RFP) process in 2018 to select a new vendor for these services. The City intends to enter into contract negotiations with the top ranked vendor in June 2018. However, City staff will require additional time to complete the RFP and contract negotiation process. Staff recommends addressing the City's immediate needs by amending the current agreement to include month to month payment terms and an expiration date not to exceed December 31, 2018. This will allow the City to subsequently complete a competitive procurement process and select a vendor to provide copying and printing services that align with the City's current business needs.

### FISCAL IMPACT

Total estimated cost for this service is \$675,000. Funding is provided by the operating budgets for all City departments.

### ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

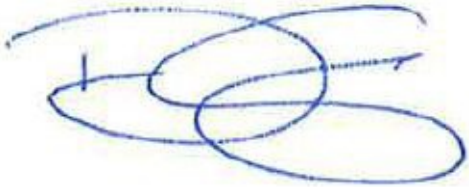
## ENVIRONMENTAL REVIEW

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)). This amendment does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Michael Sinor, Assistant Information Technology Director

Hong Sae, Chief Information Officer

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, likely belonging to Dominick Casey.

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Dominick Casey, Acting City Manager

## **ATTACHMENTS:**

Description

Resolution No. 18-221

RESOLUTION NO. 18-221

APPROVING AMENDMENT NO. 2 TO SERVICE AGREEMENT  
BETWEEN CITY OF ROSEVILLE AND RAY MORGAN COMPANY, AND  
AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE  
CITY OF ROSEVILLE

WHEREAS, Amendment No. 2 to Service Agreement (S1003168), for copy and printing services, between the City of Roseville and Ray Morgan Company, has been prepared and reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said amendment to service agreement is approved and that the Acting 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



## COUNCIL COMMUNICATION

**CC #: 9310**  
**File #: 0203-06**

**Title:** Utility Billing Integrated Voice Response System - Service Agreement Renewal  
**Contact:** Duke Arakaki 916-774-5212 darakaki@roseville.ca.us

**Meeting Date: 6/6/2018**  
**Item #: 7.3.**

### RECOMMENDATION TO COUNCIL

Staff recommends City Council authorize a sole source service agreement renewal with Selectron Technologies, Inc. for technical support of Utility Billing's Integrated Voice Response (IVR) system in the amount of \$26,725.00. The IVR software provided by Selectron Technologies, Inc. will continue to be the IVR used for Utility Billing into the foreseeable future. Therefore, staff requests authorization for three additional one-year renewals without further Council approval, subject to approval of the budget for this item for each fiscal year, or until staff determines it is no longer in the best interest of the City to continue with this vendor.

### BACKGROUND

Selectron's VoiceUtility is the Integrated Voice Response (IVR) solution for the City. The VoiceUtility is used by utility billing customers to check account balances and pay via the phone. Selectron will provide software and technical support to keep the IVR current.

### FISCAL IMPACT

Total estimated cost for this service is \$26,725.00. Sufficient funds for this purchase are included in IT Department's FY2017/18 fiscal year ISF-Internal Service Fund budget. Estimated yearly expenditures are \$27,525.00 for FY 2018/19, \$28,350.00 for FY2019/20 and \$29,200.00 for FY2019/20, and are all contingent upon budget approvals.

### ECONOMIC DEVELOPMENT / JOBS CREATED

There is no economic development or job creation from this service agreement.

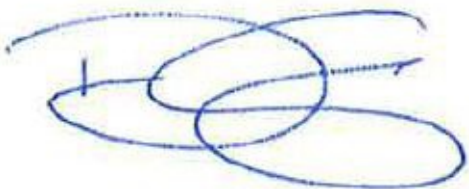
### ENVIRONMENTAL REVIEW

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)). Approval of a service agreement for an integrated voice response system does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Duke Arakaki, IT Program Manager Enterprise Solutions

Hong Sae, Chief Information Officer



---

Dominick Casey, Acting City Manager

**ATTACHMENTS:**

**Description**

Resolution No. 18-195

S1804024 Selectron

RESOLUTION NO. 18-195

APPROVING A SOLE SOURCE SERVICE AGREEMENT RENEWAL BETWEEN CITY OF  
ROSEVILLE AND SELECTRON TECHNOLOGIES, INC., AND AUTHORIZING THE  
ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE  
CITY OF ROSEVILLE

WHEREAS, a sole source service agreement renewal (S1804024) for the utility billing integrated voice response system, between City of Roseville and Selectron Technologies, Inc., has been prepared and reviewed by the Council; and

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

BE IT FURTHER RESOLVED that the City Manager or his or her designee is authorized to execute three additional one-year renewals without further City Council approval, provided that the applicable budget is approved by the City Council each year, or until staff determines it is no longer in the best interest of the City to continue with this vendor.

PASSED AND ADOPTED by the Council of the City of Roseville this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by the following vote on roll call:

AYES COUNCILMEMBERS:

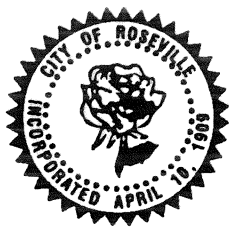
NOES COUNCILMEMBERS:

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: **S1804024**

SERVICE LOCATION: AS DIRECTED

REQ. NO.: RENEWAL DATE: 05/02/18

**SUBMIT ALL INVOICES TO:**

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

Contractor No.: V30713  
Telephone No.: (866)878-0048 Fax: (503)443-2052  
Email address: sara.engel@stigov.com  
Contractor: SELECTRON TECHNOLOGIES, INC.  
ATTN: SARA ENGEL  
12323 SW 66<sup>TH</sup> AVENUE  
PORTLAND, OR 97223

Department: INFORMATION TECHNOLOGY

Acct. Code: 03126-5330

Buyer: BECKY PHILIPP  
Phone: (916)774-5724

| Start Date         | Terms  | Completion Date | Insurance Limits      | Contact      |
|--------------------|--------|-----------------|-----------------------|--------------|
| EXECUTED AGREEMENT | NET 30 | 6/30/19         | Approved by Risk Mgt. | DUKE ARAKAKI |

**The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:**  
THE VENDOR SHALL PROVIDE ANNUAL PREMIERPRO SERVICE SUPPORT AND MAINTENANCE FOR THE INFORMATION TECHNOLOGY DEPARTMENT'S INTERACTIVE VOICE RESPONSE (IVR) SYSTEM IN ACCORDANCE WITH THE ATTACHED SELECTRON TECHNOLOGIES, INC. SERVICE RENEWAL 3491 DATED 4/16/18 AND THE ATTACHED SELECTRON TECHNOLOGIES, INC. PREMIERPRO SUPPORT AND MAINTENANCE AGREEMENT SIGNED 6/22/16. THE ATTACHED NEGOTIATED INFORMATION TECHNOLOGY SERVICE AGREEMENT TERMS AND CONDITIONS DATED 6/13/17 SHALL ALSO BE INCORPORATED BY REFERENCE ONTO THIS AGREEMENT.

PLEASE CONTACT DUKE ARAKAKI IN OUR INFORMATION TECHNOLOGY DEPARTMENT AT (916)774-5212 FOR QUESTIONS REGARDING THIS AGREEMENT.

Total Cost of Service: \$ **26,725.00**

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

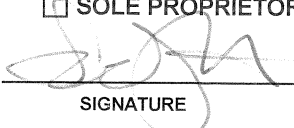
The Contractor named hereon by the acceptance of this order agrees to the provisions of this document titled "Service Agreement" and Attachment "A".

Business License No.: \_\_\_\_\_ Contractor License No.: \_\_\_\_\_ DIR Registration No.: \_\_\_\_\_

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR:  Todd Johnston President  
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, Consultant agrees to indemnify, including the cost to defend City, and its officers, agents, employees and volunteers from any and all claims, demands, costs or liability that arise out of, or pertain to, or relate to the negligence, recklessness, or willful misconduct of Consultant and its agents in the performance of services under this contract, but this indemnity does not apply to liability for damages for death or bodily injury to persons, injury to property, or other loss, arising from the sole negligence, willful misconduct or defects in design by City or the agents, servants, or independent contractors who are directly responsible to City, or arising from the active negligence of City. Consultant'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. Consultant 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 Consultant 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 Consultant 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 Consultant 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 prevailing wages and fair employment practices must be adhered to. 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 Consultant 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. Consultant 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. Consultant 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 and Professional Liability. Such insurance shall specifically cover the contractual liability of Consultant. The additional insured coverage under the Consultant'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. Consultant 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. Subconsultants. Consultant agrees to include in its contracts with all subconsultants the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subconsultant's work. Furthermore, Consultant shall require its subconsultants to agree to be bound to Consultant and City in the same manner and to the same extent as Consultant is bound to City under this Agreement. Additionally, Consultant shall obligate its subconsultants to comply with these same provisions with respect to any tertiary subconsultant, regardless of tier. A copy of City's indemnity and insurance provisions will be furnished to the subconsultant or tertiary subconsultant 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. Consultant hereby agrees to waive subrogation which any insurer of Consultant may acquire from Consultant 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 Consultant, its employees, agents and sub consultants.
- 10i. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve Consultant 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. Consultant shall comply with all federal, state, local laws, ordinances and policies 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.
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. For purposes of this Agreement, the terms "Contractor" and "Consultant" are used interchangeably.
18. Consultant agrees that any and all information furnished by City shall be deemed proprietary and confidential. All such information, to the extent previously, presently or subsequently disclosed to Consultant and/or processed and derived by Consultant services is the property of City and such property shall be deemed and treated as "Confidential Information" of City. Consultant acknowledges that such Confidential Information may contain information provided and/or generated by third-parties. Consultant agrees that such Confidential Information shall not be disclosed to any third party without written permission from City, except as required by law. Consultant shall not use the Confidential Information except to perform Consultant's services as directed by City.
19. All facilities, devices, networks and services used to store, deliver, process, backup or purge Confidential Information will employ administrative, physical, technical, and procedural safeguards and best practices at a level sufficient to secure Confidential Information from unauthorized access, destruction, use, modification, or disclosure. Such measures will be no less protective than those used to secure Consultant's own information of a similar type, and in no event less than reasonable in view of the type and nature of the information involved. It is the City's expectation that Consultant, at its own expense, shall perform annual audits for any data centers that house Confidential Information, using an independent third-party audit that meets industry standards applicable to the services under this Agreement, and provide the audit report or certification upon request to City.
20. Consultant will retain Confidential Information until deleted by City or City-authorized third party, or for a time period mutually agreed upon by the parties to this Agreement.
21. Upon termination or expiration of this Agreement, Consultant will ensure that all Confidential Information is securely transferred to City within thirty (30) calendar days. Consultant will ensure that any transfer of Confidential Information is accomplished by methods that are compatible with the relevant City systems, and that City will have access to all Confidential Information during any such transfer. Consultant shall securely dispose of all Confidential Information when requested by City and Consultant will provide written notification to City once all Confidential Information has been securely disposed of.
22. Consultant shall report to City any data compromise or unauthorized access to Confidential Information within twenty four (24) hours after Consultant discovers such data compromise or unauthorized access. Consultant will take commercially reasonable measures to address any such data compromise or unauthorized access in a timely manner. Except as otherwise required by law, Consultant will not provide notice to end users or other entities of any such data compromise or unauthorized access without written permission from City. Consultant will promptly reimburse City in full for all fees and costs incurred by City in any investigation, remediation or litigation resulting from any such data compromise or unauthorized access, including identity protection and restoration services for each person, who in the City's sole discretion, could be impacted by identity theft.
23. Consultant may not advertise that City is a client, list City as a reference or otherwise use City's name, logos, trademarks, or service marks without prior written permission from City.

24. Consultant acknowledges that services rendered under this agreement (including but not limited to service levels and operational levels) shall be performed in accordance with industry standards.
25. 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.
26. If the project referenced on this service agreement is a Public Works project, then the following shall apply: Contractor must submit all claims as defined in and in accordance with the claim resolution process set forth in Section 9204 of the Public Contract Code. Each such claim must be sent to the City by registered mail or certified mail with return receipt requested and must contain reasonable documentation to support the claim. All claims must be received prior to acceptance of the work.

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



## Service Renewal

12323 SW 66th Avenue  
Portland, OR 97223

| Date      | Renewal # |
|-----------|-----------|
| 4/16/2018 | 3491      |

Bill To:

City of Roseville  
Accounts Payable  
311 Vernon Street  
Roseville, CA 95678

Renew Before

6/15/2018

| Description                                                                                         | Rate      | Amount                          |
|-----------------------------------------------------------------------------------------------------|-----------|---------------------------------|
| Renewal for VoiceUtility<br><br>07/01/2018 - 06/30/2019 PremierPro Support Services for IVR System  | 26,725.00 | 26,725.00                       |
| Accounts Receivable (503) 597-3304      Fax (503) 443-2052<br>sara.engel@STIgov.com                 |           | <b>Subtotal</b> \$26,725.00     |
| <b>Remit Payment To:</b> Selectron Technologies, Inc.<br>12323 SW 66th Avenue<br>Portland, OR 97223 |           | <b>Sales Tax (7.25%)</b> \$0.00 |
|                                                                                                     |           | <b>Total</b> \$26,725.00        |



## PremierPro Support and Maintenance Agreement

This Support and Maintenance Agreement (this "Agreement") is entered into upon commencement of the Service Date between Selectron Technologies, Inc. ("Company") and the City of Roseville ("Customer").

For the fees specified below, Company will provide to Customer support and maintenance for the Products, as outlined below and as set forth in Exhibit A, for the term of the Agreement.

### 1. Term:

a) The Term of this Agreement shall be twelve months. A list of the Products is attached as Exhibit A.

### 2. Renewal:

a) The Term of this Agreement will automatically renew for successive terms of one year each unless either party gives written notice of non-renewal prior to thirty (30) days before the end of the then-current term.

b) The Customer shall maintain continuous coverage of its support contracts in order to be eligible for telephone support, and other services provided hereunder. If this Agreement is not renewed and the Customer later decides to reinstate support services, the Customer must pay all fees that would otherwise have been paid had this Agreement been renewed without interruption.

c) The Customer may request concurrent expiration dates for support agreements purchased at different times of the year. The Customer must work directly with Company to adjust (prorate) their support coverage so the terms of all such agreements expire concurrently.

### 3. Termination:

This Agreement may be terminated by either party upon ninety (90) days written notice to the other party. Upon termination by Company without cause or by Customer for material breach, Company will refund any fees paid for months subsequent to termination.

### 4. Fees:

The Customer shall prepay Company an annual fee for the support services as set forth in Exhibit A.

### 5. Support Services:

Company shall provide customer support for technical problems that occur when using the Products. This Agreement does not include support of the following items:

- a) Altered or modified Software not performed by Company.
- b) Errors caused by the Customer's negligence, or other causes beyond Company's reasonable control.

- c) Version Upgrades of Host or backend database software.
- d) Direct support for the required Application Program Interface either purchased or procured as part of the integrated solution.
- e) Enhancements, replacements, or modifications to current versions performed at the Customer's request and not intended to resolve a product failure.
- f) Services, support, and configuration of passive fail-over server (unless expressly purchased and listed in Exhibit A).

These professional services may be provided based on current published rates for Time and Material or fixed bid quote. Customers with Support Agreements in which all fees are current receive preferred rates for both standard and after hours professional services.

Company will directly handle the Customer Issues outlined in the following levels of support.

### 6. Support and Maintenance:

The fee for PremierPro Support Includes:

- a. Telephone Support for general use questions during normal business hours (6:00 a.m. to 5:00 p.m. Pacific Time, Monday through Friday).
- b. Use of Company's Toll Free Number
- c. On-Line technical diagnostic support
- d. Software correction upgrades
- e. 1 business day relief goal
- f. 24 Hours, 7 days per week, 365 days per year support for emergency (system down or inoperable) calls
- g. Development work necessary to support standard updates to your Host database (i.e. land management software, utility billing software, etc...) and back-end database. This requires two (2) weeks notice prior to planned system upgrade in order to accommodate scheduling of resources. Please contact support@STIgov.com to schedule.
- h. Quarterly Proactive System Review. Selectron will perform the following system diagnostics and create a history file and notify the primary

Customer contact with the results of these actions:

1. Assess the current machine resources including memory, processor, and disk-space utilization
  2. Examine log files including error logs to identify any anomalous entries
  3. Apply current validated software updates to the operating system, device drivers, and database server software.
- i. 'Out-of-cycle' critical updates. Updates that meet these criteria are failures that might be likely to cause hardware damage, system unavailability, data corruption, or severe data vulnerability.

Non-emergency calls made after normal business hours will be billed at an hourly rate of 1.5 times the current day labor rate, with a two hour minimum charge.

#### **7. Hardware Maintenance:**

Company, at its sole discretion, may use new or refurbished parts for the repair of any Company provided Hardware.

#### **8. Customer Warranty:**

Customer shall perform all necessary preventative maintenance as outlined in Company's Administrative Guide. If Customer's failure to perform the required preventative maintenance is determined, in Company's reasonable discretion, to be the cause of any support call, Customer will be billed at the current hourly rate.

#### **9. Response Times:**

Non-emergency support calls will be responded to within one business day, however most calls are handled within two hours of receipt. For Premier Support during non-business hours, an answering service takes all support calls. Calls that are placed as an emergency (system down or inoperable) will be dispatched to the on-call support staff for response within four hours. Non-emergency calls will be directed to support personnel, and will be responded to the next business day.

#### **10. Customer Contacts:**

Three customer support contacts are allowed. Additional contacts may be added at any time for an additional \$500.00 per contact. Only Customer's customer support contacts may contact Company for support services.

Customer's customer support contacts are as set forth on Exhibit A. Customer may change its customer support contacts upon 30 days written notice to Company.

#### **11. Warranty Disclaimer:**

TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, THE PRODUCTS AND SERVICES PROVIDED HEREUNDER ARE PROVIDED TO CUSTOMER "AS IS" AND COMPANY AND ITS SUPPLIERS DISCLAIM ALL OTHER

WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. No employee, agent, dealer or distributor of Company is authorized to modify this limited warranty, or make any additional warranties.

#### **12. Limitation of Liability:**

TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, IN NO EVENT WILL COMPANY BE LIABLE FOR ANY CONSEQUENTIAL, INDIRECT, EXEMPLARY, SPECIAL OR INCIDENTAL DAMAGES, INCLUDING ANY LOST DATA AND LOST PROFITS, ARISING FROM OR RELATING TO THIS AGREEMENT. COMPANY'S TOTAL CUMULATIVE LIABILITY IN CONNECTION WITH THIS AGREEMENT AND THE SERVICES PROVIDED HEREUNDER, WHETHER IN CONTRACT OR TORT OR OTHERWISE, WILL NOT EXCEED THE AMOUNT OF FEES PAID TO COMPANY HEREUNDER. CUSTOMER ACKNOWLEDGES THAT THE FEES REFLECT THE ALLOCATION OF RISK SET FORTH IN THIS AGREEMENT AND THAT COMPANY WOULD NOT ENTER INTO THIS AGREEMENT WITHOUT THESE LIMITATIONS ON ITS LIABILITY.

#### **13. Customer Remedies:**

If Company materially fails to perform its obligations under this Agreement, and such failure results in downtime of the relevant hardware and software that exceeds 48 hours, Customer's remedy, and Company's liability, shall be a pro rata refund for the services ("Downtime Credit"). In no event shall any Downtime Credit or the total cumulative damages for a breach of this Agreement by Company be more than the amounts previously paid by Customer under this Agreement in the 12 month period immediately preceding the Downtime Credit or breach.

#### **14. Severability:**

If any provision of this Agreement is unenforceable, such provision will be changed and interpreted to accomplish the objectives of such provision to the greatest extent possible under applicable law and the remaining provisions will continue in full force and effect. Without limiting the generality of the foregoing, Customer agrees that Sections 12 and 13 will remain in effect notwithstanding the unenforceability of any provision in Section 11.

#### **15. Force Majeure:**

Any delay in the performance of any duties or obligations of either party (except the payment of money owed) will not be considered a breach of this Agreement if such delay is caused by a labor dispute, shortage of materials, fire, earthquake, flood, or any other event beyond the control of such party, provided that such party uses reasonable efforts, under the circumstances, to notify the other party of the circumstances causing the delay and to resume performance as soon as possible.

#### **16. Independent Contractors:**

The relationship between Customer and Company is that of an independent contractor, and neither party is an agent or partner of the other. Customer or Company will not have, and will not represent to any third party that it has, any authority to act on behalf of either party.

**17. Governing Law and Venue:**

This Agreement will be governed by the laws of the State of California. The United Nations Convention on Contracts for the International Sale of Goods does not apply to this Agreement. Any action or proceeding arising from or relating to this Agreement must be brought in the federal or state court located in Placer County, California.

**18. Attorney's Fees:**

In the event of litigation between Customer and Company concerning this Agreement, the prevailing party in the

litigation shall be entitled to recover attorneys' fees and expenses from the losing party.

**19. Survival.**

Sections 11, 12, 13, 14, 16, 17, 18, 19 and 20 will survive expiration or termination of this Agreement

**20. Entire Agreement:**

This Agreement and the attached Exhibit A, which are incorporated herein by reference, constitute the entire agreement between the parties regarding the subject hereof and supersedes all prior maintenance agreements, understandings, and communication, whether written or oral. This Agreement may be amended only by a written document signed by both parties. The terms on any purchase order or similar document submitted by Customer to Company will have no effect.



In Witness Whereof, the parties have caused this Professional Services Agreement to be executed by their duly authorized representative.

**Selectron Technologies, Inc.**

By: Todd A. Johnston

Signed: [Signature]

Title: President

Date: 6/22/16

Address: 12323 SW 66<sup>th</sup> Avenue

Portland, OR 97223

**Customer:**

By: Shannon Wiest

Signed: [Signature]

Title: Purchasing & Warehouse Mgr.

Date: 6/22/16

Address: \_\_\_\_\_

\_\_\_\_\_

## EXHIBIT A

### Pricing

#### Extended Maintenance Estimate:

| Item         | Dates covered                 | Amount      | Payment Due Date |
|--------------|-------------------------------|-------------|------------------|
| VoiceUtility | July 1, 2015 to June 30, 2016 | \$22,035.00 | Paid             |
| VoiceUtility | July 1, 2016 to June 30, 2017 | \$23,670.00 | June 30, 2016    |
| VoiceUtility | July 1, 2017 to June 30, 2018 | \$25,950.00 | June 30, 2017    |
| VoiceUtility | July 1, 2018 to June 30, 2019 | \$26,725.00 | June 30, 2018    |
| VoiceUtility | July 1, 2019 to June 30, 2020 | \$27,525.00 | June 30, 2019    |
| VoiceUtility | July 1, 2020 to June 30, 2021 | \$28,350.00 | June 30, 2020    |
| VoiceUtility | July 1, 2021 to June 30, 2022 | \$29,200.00 | June 30, 2021    |

#### Notes:

- Maintenance amounts for future periods are estimates, and do not include increases to reflect additional functionality purchased.
- Maintenance estimates for future periods are not a guarantee that annual support agreements will be offered. You will receive a minimum of 12 months notice of discontinuance of annual support agreements.

### Products and Licenses

#### **VoiceUtility™ Interactive Voice Response Base Solution - 18 Voice Ports**

##### Server (Minimum Specifications Summary)

###### ProLiant ML 350 G5 – Upgrade

- Microsoft Windows 2003 Server
- 3 GB RAM
- Redundant Hot Plug Supply Power
- CD ROM, 56K Modem
- Intel Xeon Dual-Core 2.0 GHz Processor
- Three (3) 72GB SAS Hard Drives
- RAID 5 (Striped + Parity) SCSI Controller
- Hardware for 10 Voice Ports

##### Solution Design and Development to Include the Following Functionality:

- Current Balance Owed
- Last Billing Date and Amount
- Next Billing Date
- Transaction Logging
- Last Payment Date and Amount
- VoiceUtility Reporting Module

##### Included Fax and Email Functionality:

- Payment History
- Billing History
- Account Status Detail
- Last Payment Date and Amount
- SmartDelivery (2-port)

## **VoiceUtility Additional Functionality**

### **Professional Voice Recording**

Base System Call Flow & Prompts

*Spanish Language Available. Please Refer to Spanish Language Options*

### **Spanish Language Options**

Initial Setup

Professional Voice Recording

Translation & Professional Voice Recording of Base System Call Flow & Prompts

### **Outbound Delivery Services - 8 Outbound Ports**

Initial Setup

Outbound Notifications:

Delinquency Notification

### **Payment Processing**

Initial Setup *(Per Database Integration)*

Credit Card Processing Module *(Per Application)*

## **Customer Support Contacts**

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Contact: \_\_\_\_\_ Email: \_\_\_\_\_ Telephone: \_\_\_\_\_

Contact: \_\_\_\_\_ Email: \_\_\_\_\_ Telephone: \_\_\_\_\_

Contact: \_\_\_\_\_ Email: \_\_\_\_\_ Telephone: \_\_\_\_\_

Group Email for all three contacts: \_\_\_\_\_



**ATTACHMENT A**  
**HUMAN RESOURCES/RISK MANAGEMENT DIVISION**  
**INSURANCE REQUIREMENTS**  
**SERVICE AGREEMENTS OVER \$22,265 OR INVOLVING HIGH RISK ACTIVITIES**

**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 100085-R1, Duluth, GA 30096

**Additional Liability Requirements if required by Agreement (and marked below):**

| Construction                                                          | Design Professional                                                                                                       | Chemical/Environmental                                                                                                                        |
|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| General Liability:<br>\$2 Million/occurrence<br>\$4 Million aggregate | General Liability:<br>\$2 Million/occurrence<br>\$4 Million aggregate<br>Professional Liability<br>\$2 Million/occurrence | General Liability:<br>\$3 Million/occurrence<br>\$6 Million aggregate,<br>Pollution – \$2 Million/Occurrence<br>Auto - \$2 Million/Occurrence |
| IT Services                                                           | Professional Consultant                                                                                                   | Hazardous Materials                                                                                                                           |
| Professional Liability:<br>\$1 Million/occurrence<br>No auto required | Professional Liability:<br>\$1 Million/occurrence                                                                         | Pollution Liability:<br>\$1 Million/occurrence                                                                                                |
| Special Events/Caterers-Vendors                                       | Professional Counseling/Psychological                                                                                     | Pyrotechnics                                                                                                                                  |
| No auto required<br>No workers' comp required                         | Professional Liability:<br>\$1 Million/occurrence<br>No auto required                                                     | General Liability:<br>\$5 Million/occurrence<br>\$10 Million aggregate<br>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](mailto: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**



## COUNCIL COMMUNICATION

**CC #: 9282**  
**File #: 0203-04**

**Title:** Citywide Special Events Services - Service Agreement  
**Contact:** Kristi LaRoche 916-774-5962 klaroche@roseville.ca.us

**Meeting Date: 6/6/2018**  
**Item #: 7.4.**

### RECOMMENDATION TO COUNCIL

Recommend City Council adopt a resolution to approve a service agreement for \$30,000.00 with Extreme Productions Pro DJ Entertainment, LLC for citywide special event services, and authorize the Acting City Manager to execute it on behalf of the City. Additionally, staff requests authority for four optional one-year renewals without further City Council approval, provided that the applicable budget is approved by the City Council, or until City staff determines that continuing with the same vendor is not in the City's best interest.

### BACKGROUND

In February 2018, the City of Roseville issued a Request for Proposal (RFP) for event production, design, lighting and DJ/emcee services for city-wide special events. Only one proposal was submitted for review. Based on the scope of services, experience and ability to meet the requirements, staff is recommending Extreme Productions.

The RFP contained service requirements for seven special events, ranging from large scale event production, to smaller events needing only sound services. Extreme Productions Pro DJ Entertainment, LLC has been a long time service provider at many of the city-wide events.

### FISCAL IMPACT

Funding for this project has been included in the proposed FY2018/19 Parks, Recreation & Libraries budget. The cost for this project is not to exceed \$30,000.00 per fiscal year, with an option to renew annually for up to four additional years provided that the applicable budget is approved by the City Council, or until City staff determines that continuing with the same vendor is not in the City's best interest.

### ECONOMIC DEVELOPMENT / JOBS CREATED

There is no economic development impact with this project.

### 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)). Approval of a service agreement for special event services does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Kristi LaRoche, Recreation Supervisor

Dion Louthan, Park, Recreation & Libraries Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, positioned above a horizontal line.

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Dominick Casey, Acting City Manager

### **ATTACHMENTS:**

#### **Description**

Resolution No. 18-198

service agreement

RESOLUTION NO. 18-198

APPROVING A SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND  
EXTREME PRODUCTIONS PRO DJ ENTERTAINMENT, LLC, AND AUTHORIZING THE  
ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE  
CITY OF ROSEVILLE

WHEREAS, a service agreement (S180966) for citywide special events services, between City of Roseville and Extreme Productions Pro DJ Entertainment, LLC, has been reviewed by the City Council; and

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

BE IT FURTHER RESOLVED, that the City Manager or his or her designee is authorized to execute four additional one-year renewals without further City Council approval, provided that the applicable budget is approved by the City Council, or until City staff determines that continuing with the same vendor is not in the City's best interest.

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: **S1809066**

SERVICE LOCATION: AS DIRECTED

REQ. NO.: R1817137 DATE: 4/5/18

**SUBMIT ALL INVOICES TO:**

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

Contractor No.: V22610  
Telephone No.: 916-773-4329 Fax: 916-313-8590  
Email address: mattbrys@extremeprodjs.com  
Contractor: EXTREME PRODUCTIONS PRO DJ  
ENTERTAINMENT, LLC  
ATTN: MATT BRY S  
1001 ENTERPRISE WAY, SUITE 200  
ROSEVILLE, CA 95678

Department: PARKS, RECREATION & LIBRARIES

Acct. Code: 08519-5101

Buyer: LONI COUNTRYMAN  
Phone: 916-774-5734

| Start Date | Terms  | Completion Date | Insurance Limits      | Contact        |
|------------|--------|-----------------|-----------------------|----------------|
| 6/1/18     | NET 30 | 6/30/19         | Approved by Risk Mgt. | KRISTI LAROCHE |

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

THE VENDOR SHALL PROVIDE EVENT PRODUCTION, DESIGN, LIGHTING AND DISC JOCKEY/EMCEE SERVICES IN ACCORDANCE WITH THE ATTACHED EXTREME PRODUCTIONS PRO DJ ENTERTAINMENT, LLC PROPOSAL DATED 1/30/18 AND IN ACCORDANCE WITH THE TERMS, CONDITIONS, SPECIFICATIONS, AND ATTACHMENTS OF THE CITY'S REQUEST FOR PROPOSALS (RFP) #13-059 TITLED "EVENT PRODUCTION, DESIGN, LIGHTING AND DJ/EMCEE SERVICES." ADDITIONAL DOLLARS ARE INCLUDED ON THE AGREEMENT FOR UNANTICIPATED CHANGES OR ADDITIONS TO EACH EVENT. ALL WORK MUST BE QUOTED AND APPROVED IN ADVANCE BY KRISTI LAROCHE IN THE PARKS & RECREATION DEPARTMENT.

PLEASE CONTACT KRISTI LAROCHE AT 916-774-5962 FOR QUESTIONS REGARDING THIS SERVICE AGREEMENT.

\*\*The total amount listed is an approximation only. The City does not guarantee whatsoever the actual value of this contract.

Total Cost of Service: \$ 30,000.00

**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".

Roseville Business License No.: 00801844 Contractor License No.: \_\_\_\_\_ DIR Registration No.: \_\_\_\_\_

☐ SOLE PROPRIETOR

☒ PARTNERSHIP

☐ CORPORATION

CONTRACTOR: \_\_\_\_\_  
SIGNATURE PRINT NAME TITLE

CONTRACTOR: \_\_\_\_\_  
SIGNATURE PRINT NAME TITLE

By: \_\_\_\_\_  
Dominick Casey, Acting 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](http://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.
18. If the project referenced on this service agreement is a Public Works project, then the following shall apply: Contractor must submit all claims as defined in and in accordance with the claim resolution process set forth in Section 9204 of the Public Contract Code. Each such claim must be sent to the City by registered mail or certified mail with return receipt requested and must contain reasonable documentation to support the claim. All claims must be received prior to acceptance of the work.

*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 #: 9286**

**File #: 0704**

**Title:** Sports Officiating Services - Service Agreement Renewal

**Contact:** Chris Pelzman 916-774-5977 cpelzman@roseville.ca.us

**Meeting Date: 6/6/2018**

**Item #: 7.5.**

### RECOMMENDATION TO COUNCIL

Recommend Council adopt a resolution approving a Service Agreement for Sunrise Officials Association (SOA) in the amount of \$55,000.00 for Adult Sports Officiating Services, and authorizing the Acting City Manager to execute it.

### BACKGROUND

In August 2014, the City Council approved a two year service agreement with Sunrise Officials Association to provide softball officiating services for the Parks, Recreation & Libraries Department. The agreement included the option to extend the contract for three (3) additional one year terms before being required to issue a new Request For Proposal. Staff is requesting a third and final extension for FY2018/19.

Sunrise Officials Association 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. SOA understands the City of Roseville's expectation of providing exceptional service to our customers and has demonstrated this to date with the current agreements.

### FISCAL IMPACT

The funds for these Service Agreements have been allocated through the Parks, Recreation & Libraries FY2018/19 operating budget. Fees are collected from participating teams/players to offset 100% of the costs associated with this agreement.

### ECONOMIC DEVELOPMENT / JOBS CREATED

The adult softball program provides opportunities for independent contractors to officiate 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)). Sports Officiating Services does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Christopher Pelzman, Recreation Coordinator

Dion Louthan, Parks, Recreation & Libraries Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, likely belonging to Dominick Casey.

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Dominick Casey, Acting City Manager

## **ATTACHMENTS:**

### **Description**

Resolution No. 18-200

SOA Service Agreement FY2018/19

RESOLUTION NO. 18-200

APPROVING A SERVICE AGREEMENT RENEWAL BETWEEN THE CITY OF ROSEVILLE AND SUNRISE OFFICIALS ASSOCIATION, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a service agreement renewal (S1904079) for officiating services, between the City of Roseville and Sunrise Officials Association, has been 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 Acting 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 \_\_\_\_\_, 2018, 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: **S1904079**

SERVICE LOCATION: AS DIRECTED

REQ. NO.: RENEWAL DATE: 3/14/18

**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: BECKY PHILIPP  
Phone: 916-774-5724

| Start Date | Terms  | Completion Date | Insurance Limits      | Contact       |
|------------|--------|-----------------|-----------------------|---------------|
| 7/1/18     | NET 30 | 6/30/19         | 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 Softball Umpire Rate Schedule dated 1/12/17.

NOTE: This contract acknowledges the official 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 listed below is an approximate only. The City does not guarantee whatsoever the actual value of this agreement.

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".

Roseville Business License No.: \_\_\_\_\_ Contractor License No.: \_\_\_\_\_ DIR Registration No.: \_\_\_\_\_

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ **NON PROFIT**  
CORPORATION

CONTRACTOR: \_\_\_\_\_

SIGNATURE

WARREN X. CHOW

PRINT NAME

PRESIDENT

TITLE

CONTRACTOR: \_\_\_\_\_

SIGNATURE

DAVE E MAUDSLEY

PRINT NAME

CFO / LIC

TITLE

By: \_\_\_\_\_

Dominick Casey, Acting 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](http://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.
18. If the project referenced on this service agreement is a Public Works project, then the following shall apply: Contractor must submit all claims as defined in and in accordance with the claim resolution process set forth in Section 9204 of the Public Contract Code. Each such claim must be sent to the City by registered mail or certified mail with return receipt requested and must contain reasonable documentation to support the claim. All claims must be received prior to acceptance of the work.

*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 #: 9287**

**File #: 0704**

**Title:** Sports Officiating Services - Service Agreement Renewal

**Contact:** Chris Pelzman 916-774-5977 cpelzman@roseville.ca.us

**Meeting Date: 6/6/2018**

**Item #: 7.6.**

### RECOMMENDATION TO COUNCIL

Recommend Council adopt two resolutions approving Service Agreements with Hawkins Officiating Services (HOS) in the amount of \$45,000.00 (volleyball & flag football) and \$40,000.00 (basketball) for Adult Sports Officiating Services, and authorizing the Acting City Manager to execute them.

### BACKGROUND

In August 2014, the City Council approved a two year service agreement with Hawkins Officiating Service to provide basketball, volleyball and flag football officiating services for the Parks, Recreation & Libraries Department beginning FY2014/15 and running through the end of FY2015/16. The agreement included the option to extend the contract for three (3) additional one-year terms. Staff is requesting the third and final extension for FY2018/19.

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 demonstrated this to date with the current agreements.

### FISCAL IMPACT

The funds for these service agreements have been included in the proposed Parks, Recreation & Libraries FY2018/19 operating budget. Fees are collected from participating teams/players to offset 100% of the costs associated with this agreement.

### ECONOMIC DEVELOPMENT / JOBS CREATED

The adult basketball, volleyball and flag football programs provide opportunities for contract officials to work 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)). Sports Officiating Services do not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Christopher Pelzman, Recreation Coordinator

Dion Louthan, Parks, Recreation & Libraries Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, likely belonging to Dominick Casey.

---

Dominick Casey, Acting City Manager

## **ATTACHMENTS:**

### **Description**

Resolution No. 18-201

HOS Service Agreement FY2018/19 BB

Resolution No. 18-202

HOS Service Agreement FY2018/19 FB VB

RESOLUTION NO. 18-201

APPROVING A SERVICE AGREEMENT RENEWAL BETWEEN THE CITY OF  
ROSEVILLE AND HAWKINS OFFICIATING SERVICE, AND AUTHORIZING THE  
ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a service agreement renewal (S1904084) for adult basketball officiating services, between the City of Roseville and Hawkins Officiating Service, has been 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 Acting 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 \_\_\_\_\_, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

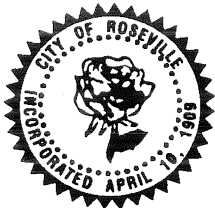
NOES COUNCILMEMBERS:

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: **S1904084**

SERVICE LOCATION: AS DIRECTED

REQ. NO.: RENEWAL DATE: 3/14/18

**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: steveref2000@comcast.net  
Contractor: HAWKINS OFFICIATING SERVICE  
ATTN: STEVE HARANK  
237 SPENCER STREET  
FOLSOM, CA 95630

Department: PARKS, RECREATION & LIBRARIES

Acct. Code: 08511-5100/685035-30

Buyer: BECKY PHILIPP  
Phone: 916-774-5724

| Start Date | Terms  | Completion Date | Insurance Limits      | Contact       |
|------------|--------|-----------------|-----------------------|---------------|
| 7/1/18     | NET 30 | 6/30/19         | 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, RECREATION AND LIBRARIES 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 listed below is an approximate value only. The City does not guarantee whatsoever the actual value of this agreement.

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".

Roseville Business License No.: \_\_\_\_\_ 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: \_\_\_\_\_

Dominick Casey, Acting 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](http://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.
18. If the project referenced on this service agreement is a Public Works project, then the following shall apply: Contractor must submit all claims as defined in and in accordance with the claim resolution process set forth in Section 9204 of the Public Contract Code. Each such claim must be sent to the City by registered mail or certified mail with return receipt requested and must contain reasonable documentation to support the claim. All claims must be received prior to acceptance of the work.

|                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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 AGREEMENTS OVER \$22,265 OR INVOLVING HIGH RISK ACTIVITIES**

**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 100085-R1, Duluth, GA 30096

**Additional Liability Requirements if required by Agreement (and marked below):**

| <b>Construction</b>                                                   | <b>Design Professional</b>                                                                                                | <b>Chemical/Environmental</b>                                                                                                                 |
|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| General Liability:<br>\$2 Million/occurrence<br>\$4 Million aggregate | General Liability:<br>\$2 Million/occurrence<br>\$4 Million aggregate<br>Professional Liability<br>\$2 Million/occurrence | General Liability:<br>\$3 Million/occurrence<br>\$6 Million aggregate,<br>Pollution – \$2 Million/Occurrence<br>Auto - \$2 Million/Occurrence |
| <b>IT Services</b>                                                    | <b>Professional Consultant</b>                                                                                            | <b>Hazardous Materials</b>                                                                                                                    |
| Professional Liability:<br>\$1 Million/occurrence<br>No auto required | Professional Liability:<br>\$1 Million/occurrence                                                                         | Pollution Liability:<br>\$1 Million/occurrence                                                                                                |
| <b>Special Events/Caterers-Vendors</b>                                | <b>Professional Counseling/Psychological</b>                                                                              | <b>Pyrotechnics</b>                                                                                                                           |
| No auto required<br>No workers' comp required                         | Professional Liability:<br>\$1 Million/occurrence<br>No auto required                                                     | General Liability:<br>\$5 Million/occurrence<br>\$10 Million aggregate<br>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](mailto: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**

RESOLUTION NO. 18-202

APPROVING A SERVICE AGREEMENT RENEWAL BETWEEN THE CITY OF  
ROSEVILLE AND HAWKINS OFFICIATING SERVICE, AND AUTHORIZING THE  
ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a service agreement renewal (S1904085) for adult volleyball and adult flag football officiating services, between the City of Roseville and Hawkins Officiating Service, has been 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 Acting 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 \_\_\_\_\_, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

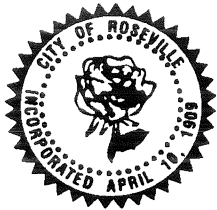
ABSENT COUNCILMEMBERS:

\_\_\_\_\_  
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: **S1904085**

SERVICE LOCATION: AS DIRECTED

REQ. NO.: RENEWAL DATE: 3/14/18

**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: steveref2000@comcast.net  
Contractor: HAWKINS OFFICIATING SERVICE  
ATTN: STEVE HARANK  
237 SPENCER STREET  
FOLSOM, CA 95630

Department: PARKS, RECREATION & LIBRARIES

Acct. Code: 08511-5100/685038-20  
08511-5100/685037-20

Buyer: BECKY PHILIPP  
Phone: 916-774-5724

| Start Date | Terms  | Completion Date | Insurance Limits      | Contact       |
|------------|--------|-----------------|-----------------------|---------------|
| 7/1/18     | NET 30 | 6/30/19         | 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 AND 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 listed below is an approximate value only. The City does not guarantee whatsoever the actual value of this agreement.

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".

Roseville Business License No.: \_\_\_\_\_ Contractor License No.: \_\_\_\_\_ DIR Registration No.: \_\_\_\_\_

☐ SOLE PROPRIETOR

☒ PARTNERSHIP

☐ CORPORATION

CONTRACTOR: \_\_\_\_\_

SIGNATURE

PRINT NAME

TITLE

CONTRACTOR: \_\_\_\_\_

SIGNATURE

PRINT NAME

TITLE

By: \_\_\_\_\_

Dominick Casey, Acting 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](http://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.
18. If the project referenced on this service agreement is a Public Works project, then the following shall apply: Contractor must submit all claims as defined in and in accordance with the claim resolution process set forth in Section 9204 of the Public Contract Code. Each such claim must be sent to the City by registered mail or certified mail with return receipt requested and must contain reasonable documentation to support the claim. All claims must be received prior to acceptance of the work.

|                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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 AGREEMENTS OVER \$22,265 OR INVOLVING HIGH RISK ACTIVITIES**

**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 100085-R1, Duluth, GA 30096

**Additional Liability Requirements if required by Agreement (and marked below):**

| <b>Construction</b>                                                   | <b>Design Professional</b>                                                                                                | <b>Chemical/Environmental</b>                                                                                                                 |
|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| General Liability:<br>\$2 Million/occurrence<br>\$4 Million aggregate | General Liability:<br>\$2 Million/occurrence<br>\$4 Million aggregate<br>Professional Liability<br>\$2 Million/occurrence | General Liability:<br>\$3 Million/occurrence<br>\$6 Million aggregate,<br>Pollution – \$2 Million/Occurrence<br>Auto - \$2 Million/Occurrence |
| <b>IT Services</b>                                                    | <b>Professional Consultant</b>                                                                                            | <b>Hazardous Materials</b>                                                                                                                    |
| Professional Liability:<br>\$1 Million/occurrence<br>No auto required | Professional Liability:<br>\$1 Million/occurrence                                                                         | Pollution Liability:<br>\$1 Million/occurrence                                                                                                |
| <b>Special Events/Caterers-Vendors</b>                                | <b>Professional Counseling/Psychological</b>                                                                              | <b>Pyrotechnics</b>                                                                                                                           |
| No auto required<br>No workers' comp required                         | Professional Liability:<br>\$1 Million/occurrence<br>No auto required                                                     | General Liability:<br>\$5 Million/occurrence<br>\$10 Million aggregate<br>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](mailto: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**



## COUNCIL COMMUNICATION

**CC #: 9270**

**File #: 0203-10 & 0704-01**

**Title:** Ferretti Park Play Structure Replacement - Service Agreement

**Contact:** Tara L. Gee 916-774-5253 tgee@roseville.ca.us

**Meeting Date: 6/6/2018**

**Item #: 7.7.**

### RECOMMENDATION TO COUNCIL

Adopt a resolution to approve a service agreement (S1804328) with Landscape Structures, Inc. for \$77,379.55 to remove and replace the play structure at Ferretti Park, authorize the Acting City Manager to execute the agreement, and authorize the Parks, Recreation & Libraries or his designee to approve change order requests in the amount not to exceed 10% of the contract amount.

### BACKGROUND

The play structure at Ferretti Park is more than twenty years old and has reached the end of its useful life. Staff recommends approval of service agreement number S1804328 with Landscape Structures, Inc. for \$77,379.55 to remove and replace the play structure. The service agreement piggybacks the Houston Galveston Area Council (HGACBuy) contract PR 11-16.

#### Contingency

During the course of a construction project, it is common to encounter unanticipated or changed conditions in the field which necessitate additions or other changes to the project and the contract. For this project, staff requests authorization to approve change order requests in an amount not to exceed 10% of the contract price in accordance with the terms and conditions of the contract.

### FISCAL IMPACT

This project was approved in FY2017/18 using funds from the Parks, Recreation & Libraries Capital Fund (Fund 315). Ongoing maintenance costs are anticipated to stay the same and are included in the proposed FY2018/19 Parks, Recreation & Libraries budget.

### ECONOMIC DEVELOPMENT / JOBS CREATED

Based on Federal guidelines, there is one job created for every \$92,000 in direct government

spending. Based on that guideline, this project is forecast to create one new job.

### ENVIRONMENTAL REVIEW

The proposed project involves the replacement of existing structures and facilities. This activity is categorically exempt from CEQA as a Class 2 Exemption (State CEQA Guidelines Section 15302). The Exemption has been prepared and no further CEQA action is required.

Respectfully Submitted,

Tara L. Gee, Park Planning & Development Superintendent

Dion Louthan, Parks, Recreation & Libraries Director



---

Dominick Casey, Acting City Manager

### **ATTACHMENTS:**

#### **Description**

Resolution No. 18-191

Service Agreement (1804328)

RESOLUTION NO. 18-191

APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND  
LANDSCAPE STRUCTURES, INC., AND AUTHORIZING THE ACTING CITY MANAGER  
TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a service agreement (S1804328) for the Ferretti Park play structure replacement, between the City of Roseville and Landscape Structures, Inc., has been 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 Acting City Manager is authorized to execute it on behalf of the City of Roseville.

BE IT FURTHER RESOLVED that the Parks, Recreation & Libraries Director or his designee is 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 \_\_\_\_\_, 2018, 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: **S1804328**

SERVICE LOCATION: SHIRLEY FERRETTI PARK  
601 CIRCUIT DRIVE  
ROSEVILLE, CA 95678

REQ. NO.: R1817085 DATE: 4/6/18

**SUBMIT ALL INVOICES TO:**

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

Contractor No.: V34742  
Telephone No.: 707-538-3800 Fax:  
Email address: tarab@rossrec.com  
Contractor: LANDSCAPE STRUCTURES, INC.  
ATTN: TARA BARTOSCH  
601 7<sup>TH</sup> STREET SOUTH  
DELANO, MN 55328

Department: PARK DEVELOPMENT

Acct. Code: 51007-6130/189502-45

Buyer: BECKY PHILIPP  
Phone: 916-774-5724

| Start Date         | Terms  | Completion Date | Insurance Limits      | Contact       |
|--------------------|--------|-----------------|-----------------------|---------------|
| EXECUTED AGREEMENT | NET 30 | 6/30/19         | Approved by Risk Mgt. | RJAHJA CANLAS |

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:  
VENDOR SHALL PROVIDE DEMOLITION AND REMOVAL OF THE EXISTING STRUCTURE AND WOOD FIBER, PROVIDE AND INSTALL LANDSCAPE STRUCTURES PLAYBOOSTER DESIGN 1125157-01-04 AND WOOD FIBER IN ACCORDANCE WITH THE ATTACHED LANDSCAPE STRUCTURES, INC. QUOTE NUMBER 00024740 UTILIZING HOUSTON-GALVESTON AREA COUNCIL (H-GAC) CONTRACT PR 11-16.

PLEASE CONTACT RJAHJA CANLAS AT 916-774-5342 FOR QUESTIONS REGARDING THIS CONTRACT.

Total Cost of Service: \$ **77,379.55**

**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".

Roseville Business License No.: \_\_\_\_\_ Contractor License No.: 840892 DIR Registration No.: 1000007542

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR:



SIGNATURE

Patrick Faust

PRINT NAME

President

TITLE

CONTRACTOR:

SIGNATURE

PRINT NAME

TITLE

By: \_\_\_\_\_

Dominick Casey, Acting 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 the 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 or active 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 prevailing wages and fair employment practices must be adhered to. 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 Workers' Compensation) and for ongoing and completed operations. 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](http://www.roseville.ca.us/stormwater) for links to more information on the City's storm water regulations.

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**INSURANCE REQUIREMENTS**  
**SERVICE AGREEMENTS OVER \$22,265 OR INVOLVING HIGH RISK ACTIVITIES**

**General - Required Coverage/Documentation**

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\$2 Million aggregate
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- A 30 day notice of cancellation must be provided
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PO Box 100085-R1, Duluth, GA 30096

**Additional Liability Requirements if required by Agreement (and marked below):**

|                                                                                                                                      |                                                                                                                                                                                      |                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> <b>Construction</b><br><br>General Liability:<br>\$2 Million/occurrence<br>\$4 Million aggregate | <input type="checkbox"/> <b>Design Professional</b><br><br>General Liability:<br>\$2 Million/occurrence<br>\$4 Million aggregate<br>Professional Liability<br>\$2 Million/occurrence | <input type="checkbox"/> <b>Chemical/Environmental</b><br><br>General Liability:<br>\$3 Million/occurrence<br>\$6 Million aggregate,<br>Pollution – \$2 Million/Occurrence<br>Auto - \$2 Million/Occurrence |
| <input type="checkbox"/> <b>IT Services</b><br><br>Professional Liability:<br>\$1 Million/occurrence<br>No auto required             | <input type="checkbox"/> <b>Professional Consultant</b><br><br>Professional Liability:<br>\$1 Million/occurrence                                                                     | <input type="checkbox"/> <b>Hazardous Materials</b><br><br>Pollution Liability:<br>\$1 Million/occurrence                                                                                                   |
| <input type="checkbox"/> <b>Special Events/Caterers-Vendors</b><br><br>No auto required<br>No workers' comp required                 | <input type="checkbox"/> <b>Professional Counseling/Psychological</b><br><br>Professional Liability:<br>\$1 Million/occurrence<br>No auto required                                   | <input type="checkbox"/> <b>Pyrotechnics</b><br><br>General Liability:<br>\$5 Million/occurrence<br>\$10 Million aggregate<br>Auto - \$2 Million/Occurrence                                                 |

**Insurance Submission Process**

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- 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**

Landscape Structures Representative

Tara Bartosch

(707) 538-3800

Ross Recreation Equipment, Inc.

tarab@rossrec.com

Prepared For:

Contact Name Tara Gee  
Bill To Name City of Roseville  
Bill To 311 Vernon Street  
Roseville, California 95678  
United States

Phone (916) 774-5253  
Ship To Name Shirley Ferretti Park  
Ship To 601 Circuit Dr  
Roseville, California 95678  
United States



ALL PURCHASE ORDERS, CONTRACTS, AND  
CHECKS TO BE MADE OUT TO:

LANDSCAPE STRUCTURES, INC.  
601 7TH STREET SOUTH  
DELANO, MN 55328 U.S.A.

763-972-3391 800-328-0035  
Fax: 763-972-3185

Quote Name Shirley Ferretti Park  
Opportunity Name Shirley Ferretti Park  
Quote Number 00024740

Quote Date 3/8/2018  
Quote Exp Date 6/8/2018  
Est Lead Time 2-4 weeks

| Quantity | Product           | Product Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Sales Price | Total Price |
|----------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|
| 1.00     | Demolition        | Demolition and removal of existing structure and wood fiber.<br><br>Project DIR # needed for State Prevailing Wage _____<br><br>**Installation price quoted for favorable working conditions. If rock, poor soil conditions, a high water table and/or other unforeseen site conditions exist requiring additional materials and labor, additional charges may be incurred.<br><br>Installation of ADA Ramp.                                                                                                                                                                                                           | \$9,354.44  | \$9,354.44  |
| 1.00     | Site Work         | Project DIR # needed for State Prevailing Wage _____<br><br>**Installation price quoted for favorable working conditions. If rock, poor soil conditions, a high water table and/or other unforeseen site conditions exist requiring additional materials and labor, additional charges may be incurred.                                                                                                                                                                                                                                                                                                                | \$4,444.44  | \$4,444.44  |
| 1.00     | PlayBooster, 5-12 | Landscape Structures Music Themed PlayBooster, ages 5-12. Design #1125157-01-04 includes:<br><br>Rhapsody Animato Metallophone, Rhapsody Goblet Drum, Rhapsody Kettle Drum, Rhapsody Kundu Drum, Deck Link w/Barriers, Lollipop Climber, Loop Arch, Loop Pole, Bongo Reach Panel, Chimes Reach Panel, DigiFuse Barrier Panel Music-Guitar/Sounds, Ring-A-Bell Reach Panel, Xylofun Panel, CoolToppers Single Post, Double Swirl Slide, WhooshWinder Slide, Welcome Sign.<br><br>Installation of Landscape Structures PlayBooster Design 1125157-01-04 only, by a manufacturer certified installer at prevailing rates. | \$39,050.00 | \$39,050.00 |
| 1.00     | Installation      | *Project DIR # needed for State Prevailing Wage projects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | \$12,887.00 | \$12,887.00 |

|      |                      |                                                                                                                                                                                                                                             |              |              |
|------|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------|
|      |                      | **Installation price quoted for favorable working conditions. If rock, poor soil conditions, a high water table and/or other unforeseen site conditions exist requiring additional materials and labor, additional charges may be incurred. |              |              |
| 1.00 | Wood Fiber-Fibar     | Wood Fiber Surfacing-provided by Fibar. 60 cubic yards.                                                                                                                                                                                     | \$1,357.77   | \$1,357.77   |
| 1.00 | Install Wood Fiber   | Blown in installation of 60 cubic yards of Wood Fibar                                                                                                                                                                                       | \$1,488.88   | \$1,488.88   |
| 1.00 | Rentals              | Rental of 180 lineal feet of temporary fencing. Not to exceed 6 months.                                                                                                                                                                     | \$850.00     | \$850.00     |
| 1.00 | Inspection           | Inspection by CPSI for the following area/s and service:<br>1 area at Shirley Feretti Park.                                                                                                                                                 | \$495.55     | \$495.55     |
| 1.00 | HGAC - LSI Discount  | HGAC - LSI Discount<br>PR 11-16                                                                                                                                                                                                             | (\$781.00)   | (\$781.00)   |
| 1.00 | HGAC - Ross Discount | HGAC - Ross Discount<br>PR 11-16                                                                                                                                                                                                            | (\$1,562.00) | (\$1,562.00) |
| 1.00 | Bond                 | Bond - Standard 3% on total project amount including tax and freight.                                                                                                                                                                       | \$2,253.77   | \$2,253.77   |

|                  |             |
|------------------|-------------|
| Materials Amount | \$38,064.77 |
| Tax Amount       | \$2,759.70  |
| Labor Total      | \$31,774.08 |
| Freight Amount   | \$4,781.00  |
| Total            | \$77,379.55 |

#### Notes to Customer

SIGNATURE BELOW ACCEPTING THIS PROPOSAL WILL CONSTITUTE A PURCHASE ORDER ONLY UPON APPROVAL BY LANDSCAPE STRUCTURES, INC. CUSTOMER RECEIPT OF AN ORDER ACKNOWLEDGEMENT CONSTITUTES SUCH APPROVAL.

Signature \_\_\_\_\_

Name \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_

Thank you for the opportunity to quote your upcoming project. PLEASE NOTE: quote does not include engineering calculations, security, storage or permits unless otherwise noted.

\*\*\*Does not include refurbishment or replacement of existing drains. Per Tara Gee drains meet city requirements.

If ordering or shipping materials in 2019, please add 3-6% to materials for anticipated price increase. If this is for a BID, it is the responsibility of the General Contractor bidding to adjust their bid to accommodate anticipated pricing. Please also note that sales tax will be based on the current rate at the time of shipping, not order date. Customer will be expected to cover these taxes.

# HGACBuy



## COUNCIL COMMUNICATION

**CC #: 9299**

**File #: 0704**

**Title:** On-Call Inspection Services - Service Agreement Renewal

**Contact:** Rjahja Canlas 916-774-5342 rcanlas@roseville.ca.us

**Meeting Date: 6/6/2018**

**Item #: 7.8.**

### RECOMMENDATION TO COUNCIL

Adopt a resolution approving a service agreement renewal for on-call inspection services with 4Leaf, Inc., authorizing the Acting City Manager to execute the agreement renewal, and authorizing the City Manager to execute the remaining service agreement renewal without further Council approval.

### BACKGROUND

The Parks, Recreation & Libraries Department is projecting a number of Capital Improvement Projects, including new park design and construction and major rehabilitation projects over the next few years. In February 2017, a Request for Qualifications/Proposals was issued seeking experienced inspection firms to submit to the Parks, Recreation & Libraries Department for on-call inspection services. In anticipation of a busy construction season, the intent of this service agreement is to utilize these services when demand exceeds in-house capacity. This will allow for more responsiveness to contractor and developer needs along with greater quality control during this time.

This is the first renewal of two optional one-year renewals.

### FISCAL IMPACT

The cost of the one-year agreement will not exceed \$100,000.00. The on-call services does not guarantee an annual amount of work and is in place on an "as needed" basis. Work performed under this service agreement will utilize developer fees and/or capital improvement project accounts. There will be no General Fund impact.

### ECONOMIC DEVELOPMENT / JOBS CREATED

No new jobs will be created through this service 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)). Renewal of a Service Agreement for on-call inspection services 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

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, likely belonging to Dominick Casey.

---

Dominick Casey, Acting City Manager

### **ATTACHMENTS:**

#### **Description**

Resolution No. 18-227

Service Agreement Renewal

RESOLUTION NO. 18-227

APPROVING A SERVICE AGREEMENT RENEWAL BETWEEN THE CITY OF  
ROSEVILLE AND 4LEAF, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO  
EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a service agreement renewal (S1909079) for on-call inspection services,  
between the City of Roseville and 4Leaf, Inc., has been reviewed by the Council; and

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

BE IT FURTHER RESOLVED, that the City Manager or his or her designee is  
authorized to execute one additional one-year renewal without further City Council approval,  
provided that the applicable budget is approved by the City Council.

PASSED AND ADOPTED by the Council of the City of Roseville this \_\_\_\_ day of  
\_\_\_\_\_, 2018, 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: **S1909079**

SERVICE LOCATION: AS DIRECTED

REQ. NO.: RENEWAL DATE: 4/16/18

**SUBMIT ALL INVOICES TO:**

CITY OF ROSEVILLE

Finance Department

311 Vernon Street

Roseville, CA 95678

Contractor No.: V39537  
Telephone No.: 916-965-0010 Fax: 916-965-0013  
Email address: bgross@4leafinc.com  
Contractor: 4LEAF, INC.  
ATTN: BERT GROSS  
8896 NORTH WINDING WAY  
FAIR OAKS, CA 95628

Department: PARKS, RECREATION & LIBRARIES

Acct. Code: 90160-5101

Buyer: LONI COUNTRYMAN  
Phone: 916-774-5734

| Start Date | Terms  | Completion Date | Insurance Limits      | Contact       |
|------------|--------|-----------------|-----------------------|---------------|
| 7/1/18     | NET 30 | 6/30/19         | Approved by Risk Mgt. | RJAHJA CANLAS |

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:  
THE SERVICES CALLED FOR UNDER CITY OF ROSEVILLE REQUEST FOR PROPOSAL 13-045 AND CONTRACTOR'S PROPOSAL THERETO TITLED "ON-CALL PARKS CONSTRUCTION INSPECTION SERVICES" DATED 3/9/17 (HEREINAFTER "PROPOSAL"). THE TERMS AND SCOPE OF WORK OF THE CITY OF ROSEVILLE REQUEST FOR PROPOSAL 13-045 AND CONTRACTOR'S PROPOSAL ARE HEREIN MADE PART OF THIS SERVICE AGREEMENT AND FULLY INCORPORATED BY REFERENCE.

PLEASE CONTACT RJAHJA CANLAS AT 916-774-5342 FOR QUESTIONS REGARDING THIS AGREEMENT.

\*\*The total amount listed is an approximation only. The City does not guarantee whatsoever the actual value of this contract.

Total Cost of Service: \$ 100,000.00

**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".

Roseville Business License No.: 00824356 Contractor License No.: \_\_\_\_\_ DIR Registration No.: 1000004552

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR:

  
SIGNATURE

Kevin Duggan

PRINT NAME

President - 4LEAF, Inc.

TITLE

CONTRACTOR:

SIGNATURE

PRINT NAME

TITLE

By: \_\_\_\_\_

Dominick Casey, Acting 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 the 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 or active 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 prevailing wages and fair employment practices must be adhered to. 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 Workers' Compensation) and for ongoing and completed operations. 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](http://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. 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.
18. Contractor must submit all claims as defined in and in accordance with the claim resolution process set forth in Section 9204 of the Public Contract Code. Each such claim must be sent to the City by registered mail or certified mail with return receipt requested and must contain reasonable documentation to support the claim. All claims must be received prior to acceptance of the work.

*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 AGREEMENTS OVER \$22,265 OR INVOLVING HIGH RISK ACTIVITIES**

**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 100085-R1, Duluth, GA 30096

**Additional Liability Requirements if required by Agreement (and marked below):**

|                                                                                                                                      |                                                                                                                                                                                      |                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> <b>Construction</b><br><br>General Liability:<br>\$2 Million/occurrence<br>\$4 Million aggregate | <input type="checkbox"/> <b>Design Professional</b><br><br>General Liability:<br>\$2 Million/occurrence<br>\$4 Million aggregate<br>Professional Liability<br>\$2 Million/occurrence | <input type="checkbox"/> <b>Chemical/Environmental</b><br><br>General Liability:<br>\$3 Million/occurrence<br>\$6 Million aggregate,<br>Pollution – \$2 Million/Occurrence<br>Auto - \$2 Million/Occurrence |
| <input type="checkbox"/> <b>IT Services</b><br><br>Professional Liability:<br>\$1 Million/occurrence<br>No auto required             | <input type="checkbox"/> <b>Professional Consultant</b><br><br>Professional Liability:<br>\$1 Million/occurrence<br>No auto required                                                 | <input type="checkbox"/> <b>Hazardous Materials</b><br><br>Pollution Liability:<br>\$1 Million/occurrence                                                                                                   |
| <input type="checkbox"/> <b>Special Events/Caterers-Vendors</b><br><br>No auto required<br>No workers' comp required                 | <input type="checkbox"/> <b>Professional Counseling/Psychological</b><br><br>Professional Liability:<br>\$1 Million/occurrence<br>No auto required                                   | <input type="checkbox"/> <b>Pyrotechnics</b><br><br>General Liability:<br>\$5 Million/occurrence<br>\$10 Million aggregate<br>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](mailto: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**



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 and City Council approval, 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](mailto:roseville@ebix.com) for any insurance related questions.

**Service Agreement Return Address:  
Purchasing, Loni Countryman  
2005 Hilltop Circle  
Roseville, CA 95747-9704**





## COUNCIL COMMUNICATION

**CC #: 9293**

**File #: 0704-01 & 0201-01**

**Title:** Sierra Crossing (W-50A) Park Project - Contract Award and Budget Adjustment

**Contact:** Joel De Jong 916-774-5924 [jdejong@roseville.ca.us](mailto:jdejong@roseville.ca.us)

**Meeting Date: 6/6/2018**

**Item #: 7.9.**

### RECOMMENDATION TO COUNCIL

Adopt an ordinance to approve a budget adjustment of \$130,000.00, award the Sierra Crossing (W-50A) Park Project to apparent low bidder, Sierra Valley Construction, Inc., adopt a resolution authorizing the Acting City Manager to execute the agreement with Sierra Valley Construction, Inc. in the amount of \$1,309,868.00, and authorize staff to approve change order requests in an amount not to exceed 10% of the contract amount.

### BACKGROUND

Sierra Crossing Park is a 6.5 acre neighborhood park site adjacent to the Orchard Ranch Elementary School in the West Roseville Specific Plan Area, off of Westbrook Boulevard and Brookstone Drive. The project will include installation of multi-use turf, children's play area and swings, extension of the adjacent school parking lot, a picnic area, landscaping and irrigation. City Council approved the project plans, specifications and bid advertisement at the April 11, 2018 meeting. A total of 4 bids were received on May 1, 2018. The bid results and engineer's estimate are as follows:

Bidder Total (including additive alternatives) Lump Sum:

Sierra Valley Construction, Inc. \$1,331,022.00

JM Slover, Inc. \$1,336,365.00

Jensen Landscape \$1,352,474.69

Procida Landscape \$1,377,848.00

Engineer's Estimate \$1,280,239.00

Staff recommends award of the project to Sierra Valley Construction, Inc. in the amount of \$1,309,868.00. This includes the base bid of \$1,198,051.00 plus the following additive alternatives: shade structure at the picnic area (Add Alt #1 - \$51,334.00), water misting play feature (Add Alt #3 - \$15,062.00), and adult fitness equipment (Add Alt #4 - \$30,421.00) and \$15,000.00 for the Winter Construction Suspension Allowance.

#### Contingency:

During the course of a construction project, it is common to encounter unanticipated or changed conditions in the field which necessitate additions or other changes to the project and the contract. For this project, staff requests authorization to approve change order requests in an amount not to exceed 10% of the contract price in accordance with the terms and conditions of the contract.

#### FISCAL IMPACT

Funding is allocated through the West Roseville Specific Plan Neighborhood Park Development Fund (Fund 243). Approval of the budget adjustment will transfer an additional \$130,000.00 from the same Neighborhood Park Development Fund (Fund 243) to the CIP account (Project 175003) in order to fully fund the project. Funding for maintenance will be through the Westpark Community Facilities District for Services. There will be no impact to the General Fund.

#### ECONOMIC DEVELOPMENT / JOBS CREATED

Based on Federal guidelines, there is one job created for every \$92,000 in direct government spending. Based on that guideline, this project is forecast to create 14 new jobs.

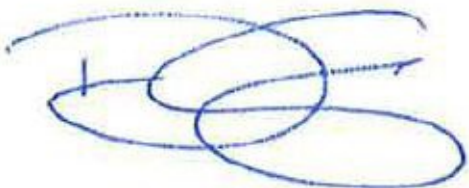
#### ENVIRONMENTAL REVIEW

Development of WRSP park sites is identified in the approved WRSP and was previously evaluated at "a project level" in the WRSP Final EIR (Certified February 2004 – SCH# 2002082057). In June 2013 as part of the Westpark Phase 4 and City Parcel Adjustments Specific Plan Amendment project, WRSP Park Site W-50 was reconfigured as WRSP Park Site W-50A and W-50B. Environmental impacts associated with this amendment were evaluated in an Addendum to the original 2004 WRSP EIR (Initial Study dated June 18, 2013). The 2013 Initial Study/Addendum concluded that the proposed Westpark Phase 4 specific plan amendment project would not have a significant effect on the environment. Because Park Site W-50A is consistent with the WRSP EIR 2013 Addendum, no additional CEQA documentation or Council action is required.

Respectfully Submitted,

Joel De Jong, Park Development Analyst

Dion Louthan, Parks, Recreation & Libraries Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, likely belonging to Dion Louthan.

Dominick Casey, Acting City Manager

**ATTACHMENTS:**

**Description**

Resolution No. 18-223

agreement

Ordinance No. 5981

Sierra Crossing Budget Adjustment



RESOLUTION NO. 18-223

APPROVING AN AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND SIERRA VALLEY CONSTRUCTION, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an Agreement for the Sierra Crossing (W-50A) Park project, between the City of Roseville and Sierra Valley 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 Acting City Manager is authorized to execute it on behalf of the City of Roseville; and

BE IT FURTHER RESOLVED that the Parks, Recreation & Libraries Director or his designee is 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  
Sierra Valley Construction, Inc., a California Corporation,  
("CONTRACTOR"); and

W I T N E S S E T H:

WHEREAS, the City Council of the CITY, at a meeting held on the 11th day of  
April, 2018, approved plans and specifications for the \_\_\_\_\_  
Sierra Crossing (W-50A) Park Project  
and directed the City Clerk to advertise for sealed proposals for doing said work and providing  
that bids be submitted on the 1st day of May, 2018; 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, supplies, equipment, superintendence, insurance, and bonds required for the \_\_\_\_\_  
Sierra Crossing (W-50A) Park 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 One million three hundred nine thousand eight hundred sixty-eight dollars (\$ 1,309,868.00 ) for the Work to be done under this Agreement in accordance with the Contract Documents.

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 \$ 800 per day as liquidated damages, in the event of such delay.

5. TIME OF COMPLETION. Time is of the essence of this Agreement. CONTRACTOR shall complete all Work under the Contract Documents within 100 Days of the date of this Contract. CONTRACTOR shall begin work by the date specified in the "Notice to Proceed" letter and shall diligently prosecute all of the Work under this Contract in all parts and requirements as defined in the Contract Documents.

6. SERVICE OF NOTICE. Any notice required or permitted to be given under this Agreement shall be deemed given when (a) personally delivered to the recipient identified below; (b) mailed by registered or certified mail, return receipt requested, postage pre-paid, to the address specified below; or (c) sent by facsimile, with confirmation of receipt, to the facsimile number identified below.

CITY OF ROSEVILLE

Joel De Jong  
316 Vernon St., Suite 400  
Roseville, CA 95678  
(916)774-5251

CONTRACTOR

Sierra Valley Construction, Inc.  
2723 Penny Lane  
Lincoln, CA 95648  
(916) 772-0800

CITY may also act through either its architect or construction manager if CITY expressly gives notice to CONTRACTOR, in writing, that CITY's designee has authority to act for CITY in a specific capacity.

7. DISPUTES. Disputes arising from this Agreement will be determined in accordance with the Contract Documents and Public Contract Code Sections 10240-10240.13.

8. GOVERNING LAW. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

9. 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.

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

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

12. 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.

13. 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.

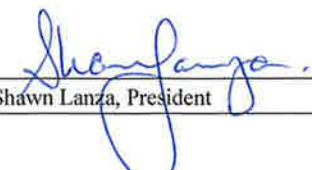
14. CONTRACTORS LICENSE LAW. CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTORS' STATE LICENSE BOARD WHICH HAS JURISDICTION TO INVESTIGATE COMPLAINTS AGAINST CONTRACTORS IF A COMPLAINT REGARDING A PATENT ACT OR OMISSION IS FILED WITHIN FOUR (4) YEARS OF THE DATE OF THE ALLEGED VIOLATION. A COMPLAINT REGARDING A LATENT ACT OR OMISISON PERTAINING TO STRUCUTRAL DEFECTS MUST BE FILED WITHIN TEN (10) YEARS OF THE DATE OF THE ALLEGED VIOLATION. ANY QUESTIONS CONCERNING A CONTRACTOR MAY BE REFERRED TO THE REGISTRAR, CONTRACTORS' STATE LICENSE BOARD, P.O. BOX 26000, SACRAMENTO, CALIFORNIA 95826.

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

Sierra Valley Construction, Inc., a  
corporation

BY: \_\_\_\_\_  
DOMINICK CASEY  
Acting City Manager

BY:   
its: Shawn Lanza, President  
and

ATTEST:

BY: \_\_\_\_\_  
its: \_\_\_\_\_

BY: \_\_\_\_\_  
SONIA OROZCO  
City Clerk

APPROVED AS TO FORM:

BY: \_\_\_\_\_  
ROBERT R. SCHMITT  
City Attorney

APPROVED AS TO SUBSTANCE:

BY:  \_\_\_\_\_

Print Name: Don Loutham

Title: Parks, Recreation & Libraries Director

ORDINANCE NO. 5981

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE  
AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18  
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 2017-18, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds for Sierra Crossing (W-50A) Park project at the request of the Parks, Recreation & Libraries Department, as listed on the attached Request for Budget Adjustment in the amount of \$130,000.00.

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 \_\_\_\_\_, 2018, 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.

**REQUESTER\*:** Joel De Jong

**DEPARTMENT/DIVISION\*:** Parks, Recreation & Libraries/ Park Development

**FISCAL YEAR/EFFECTIVE DATE\*:** FY2017-18

**PROPOSED COUNCIL DATE (if applicable):** 06/06/2018

For more detailed budget adjustment training information, including examples, please click on the following link:

Miscellaneous Budget Training Information.

| USE OF FUNDS* |                |         |       |         |          |                                     |
|---------------|----------------|---------|-------|---------|----------|-------------------------------------|
| AMOUNT*       | ACCOUNT NUMBER |         |       |         |          | Account Title/Activity Description* |
|               | GL             |         |       | JL      |          |                                     |
|               | ORG KEY*       | OBJECT* | FUND* | PROJECT | ACTIVITY |                                     |
| 130,000       | 50011          | 6130    | 243   | 175003  | 45       | Sierra Crossing Park (W-50A)        |
|               |                |         |       |         |          |                                     |
|               |                |         |       |         |          |                                     |
|               |                |         |       |         |          |                                     |
|               |                |         |       |         |          |                                     |
|               |                |         |       |         |          |                                     |
|               |                |         |       |         |          |                                     |
|               |                |         |       |         |          |                                     |
|               |                |         |       |         |          |                                     |
| \$ 130,000    | TOTAL          |         |       |         |          |                                     |

| SOURCE OF FUNDS* |                |        |       |         |          |                                     |
|------------------|----------------|--------|-------|---------|----------|-------------------------------------|
| AMOUNT*          | ACCOUNT NUMBER |        |       |         |          | Account Title/Activity Description* |
|                  | GL             |        |       | JL      |          |                                     |
|                  | ORG KEY        | OBJECT | FUND* | PROJECT | ACTIVITY |                                     |
| 130,000          |                |        | 243   |         |          | Fund Balance Park Dev - WRSP        |
|                  |                |        |       |         |          |                                     |
|                  |                |        |       |         |          |                                     |
|                  |                |        |       |         |          |                                     |
|                  |                |        |       |         |          |                                     |
|                  |                |        |       |         |          |                                     |
|                  |                |        |       |         |          |                                     |
|                  |                |        |       |         |          |                                     |
|                  |                |        |       |         |          |                                     |
| \$ 130,000       | TOTAL          |        |       |         |          |                                     |

|             |                                                                      |  |  |  |  |  |
|-------------|----------------------------------------------------------------------|--|--|--|--|--|
| FINANCE USE | Approved: <u>Nancy Rothlisberger</u> 5/11/18 <u>De W. L.</u> 5/14/18 |  |  |  |  |  |
|             | BUDGET MANAGER/DISEGNEE DATE Finance Director Date                   |  |  |  |  |  |

**Justification for Budget Adjustment\*:**

The Parks, Recreation & Libraries Department is requesting an additional \$130,000 to fully fund the construction of Sierra Crossing Park (W-50A) CIP #175003 with available fund balance in the Park Development - WRSP fund.

|                                           |                   |
|-------------------------------------------|-------------------|
| Approved: <u>[Signature]</u> 5-10-18      | Approved:         |
| REQUESTING DEPARTMENT HEAD / DISGNEE DATE | CITY MANAGER DATE |



## COUNCIL COMMUNICATION

**CC #: 9285**

**File #: 0900-04-03**

**Title:** Junction and Park Regency Traffic Signal Project - Approval of Plans and Specifications and Authorization to Call for Bids

**Contact:** Jerome Pastor 916-746-1300 jpastor@roseville.ca.us

**Meeting Date: 6/6/2018**

**Item #: 7.10.**

### RECOMMENDATION TO COUNCIL

Staff recommends the City Council approve the plans and specifications for the Junction Boulevard and Park Regency Drive Signalization Project and authorize staff to call for bids.

### BACKGROUND

The Junction Boulevard and Park Regency Drive Traffic Signal Project will provide right-of-way controls for the orderly movement of traffic and improve pedestrian and bicycle safety at this intersection by creating a connection across Junction Boulevard for the multi-use path that runs from Baseline Road to the Green Belt area near Mahany Park. This connection comes in the form of a unique, high-visibility crosswalk that will be the first of its kind to be used in the City. The additional width of the crossing, when compared to typical crosswalks throughout the City, will allow for its simultaneous use by pedestrians and bicyclists while still providing separate pedestrian and bicyclist crossing activations. The distinct activations will guarantee that each user type is allocated enough time to cross Junction Boulevard while minimizing delay at the intersection.

Public Works anticipates construction to begin in September 2018, with completion by October 2018.

Construction plans and specifications for the project are available at the City Clerk's Office for Council's review.

### Public Outreach

Public Works Staff will be working with the Public Works Marketing & Communications Analyst to develop a public outreach campaign to keep the community informed of the project's progress and traffic impacts during the construction phase of the project. This includes disseminating project information on the City's web page, traffic alerts, social media, and informative signage located at the project site both prior to and during construction.

## FISCAL IMPACT

The engineer's estimate for this project is \$499,100. The project will be fully funded by Transportation Development Act Funds as a bike trail improvement. No General Funds will be used for this project.

The estimate breakdown is as follows:

Traffic Signal Construction Contract - \$291,800  
ITS Communications - \$76,000  
Bike trail modifications, signing and striping - \$47,000  
City supplied equipment - \$59,300  
Inspection - \$25,000

## ECONOMIC DEVELOPMENT / JOBS CREATED

Federal guidelines suggest that there is one job created for every \$92,000 in direct government spending. Based on that figure, this project will create 5.4 jobs.

## ENVIRONMENTAL REVIEW

Development of the Junction Boulevard and Park Regency Drive Signalization Project was previously evaluated in the Amoruso Ranch Specific Plan Final EIR (certified May 2016 - SCH 2013102057), and identified in the associated Amoruso Ranch Specific Plan. Construction of the Junction Boulevard and Park Regency Drive Signalization Project is found to be within the scope of the project covered by the Amoruso Ranch Specific Plan Final EIR, and is therefore exempt from CEQA pursuant to Section 15182. As discussed in the Specific Plan EIR, the EIR provides environmental analysis of community infrastructure and facilities, including residential subdivisions. Because the project is consistent with the Amoruso Ranch Specific Plan Final EIR and Specific Plan, no new effects would be expected to occur and all applicable mitigation measures from the Amoruso Ranch Specific Plan EIR will be implemented during the design and construction of the Junction Boulevard and Park Regency Drive Signalization Project. As such, no additional environmental documentation is required.

Respectfully Submitted,

Jerome Pastor, Assistant Engineer

Rhon Herndon, Public Works Director

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Dominick Casey, Acting City Manager

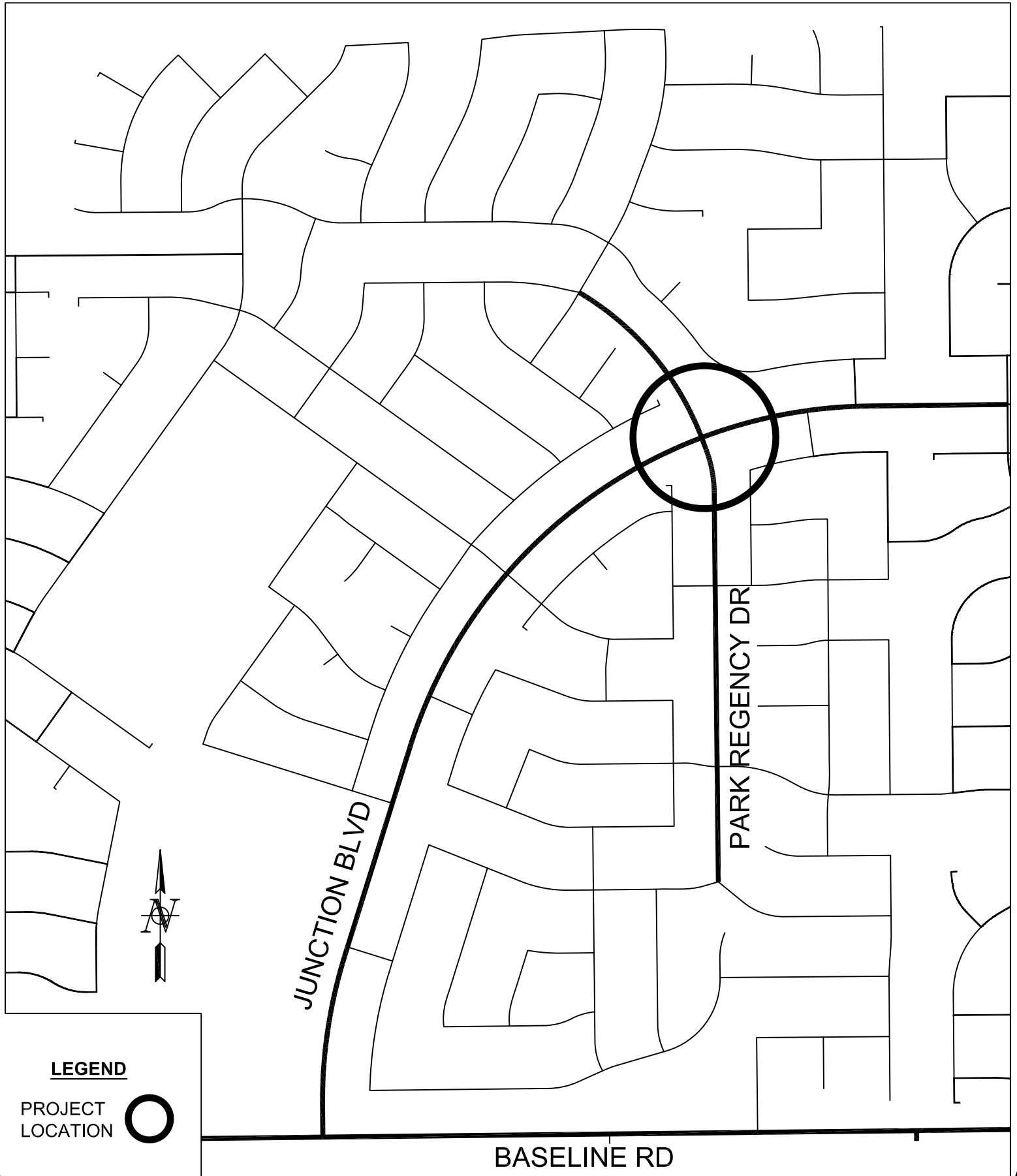
**ATTACHMENTS:**

**Description**

Location Map

Project Manual Cover

# JUNCTION BLVD AND PARK REGENCY DR TRAFFIC SIGNAL PROJECT



# Junction Boulevard and Park Regency Drive

## Traffic Signal Project

Public Works - Engineering

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## COUNCIL COMMUNICATION

CC #: 9294  
File #: 0203-01

**Title:** Vehicle Purchase  
**Contact:** Brian Craighead 916-774-5731 bcraighead@roseville.ca.us

Meeting Date: 6/6/2018  
Item #: 7.11.

### RECOMMENDATION TO COUNCIL

Staff recommends City Council approve a purchase order to Dobbs Heavy Duty Holdings, LLC dba Western Truck Parts & Equipment for one compressed natural gas (CNG) roll-off refuse truck utilizing RFQ 01-3173 as an addition to the fleet approved in the FY2017-18 Auto Replacement Budget. The total cost including sales tax is \$251,522.70.

### BACKGROUND

The Environmental Utilities Solid Waste Division is purchasing one CNG roll-off refuse truck with an AutoCar cab/chassis and AMREP roll-off body. The roll-off refuse collection vehicle is necessary to service the City's commercial and residential customers for solid waste collection up to seven days per week. The workload in the roll-off line of business has increased over the past few years and requires additional resources for work to be completed on schedule.

A formal bid was issued with the following vendor response:

| <u>Vendor</u>                          | <u>Unit Price (CNG roll-off refuse truck)</u> |
|----------------------------------------|-----------------------------------------------|
| <b>Western Truck Parts &amp; Equip</b> | <b>\$251,522.70</b>                           |
| <b>West Sacramento, CA</b>             |                                               |

### FISCAL IMPACT

The total cost of one CNG roll-off refuse truck including sales tax is \$251,522.70. Funding is included in the FY2017-18 Auto Replacement 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 purchase of a vehicle does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Brian Craighead, Fleet Manager

Rhon Herndon, Public Works Director

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Dominick Casey, Acting City Manager

## **ATTACHMENTS:**

Description





## COUNCIL COMMUNICATION

**CC #: 9289**  
**File #: 0203-04**

**Title:** Access / Security Controls - Service Agreement Renewal  
**Contact:** Dan Allen 916-774-5741 dallen@roseville.ca.us

**Meeting Date: 6/6/2018**  
**Item #: 7.12.**

### RECOMMENDATION TO COUNCIL

Recommend Council adopt a resolution approving a renewal to the service agreement with Johnson Controls and authorizing the Acting City Manager to execute it. Staff requests authorization to utilize the final optional one-year renewal of the bid contract without further Council approval, provided that the applicable budget is approved.

### BACKGROUND

On May 2015, City Council authorized a service agreement with Johnson Controls to provide maintenance, repair, installation of hardware, and for the software programming of Access and Security Control Systems. This was a five year agreement with two one year renewals. This is the first of two one year renewals of a five year agreement.

### FISCAL IMPACT

The value of this service agreement is \$350,000.00 and will not to exceed annual budgeted amounts. Funding for this agreement is included in the Facility Services Division, and Facility Rehabilitation FY2017-18 and proposed FY2018-19 budgets.

### ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

### ENVIRONMENTAL REVIEW

The purchase of Access and Security Control Systems services 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,

Dan Allen, Facility Manager

Rhon Herndon, Public Works Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, likely belonging to Dominick Casey.

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Dominick Casey, Acting City Manager

**ATTACHMENTS:**

Description

Resolution No. 18-219

service agreement

RESOLUTION NO. 18-219

APPROVING A SERVICE AGREEMENT RENEWAL BETWEEN CITY OF ROSEVILLE  
AND JOHNSON CONTROLS, INC., AND AUTHORIZING THE ACTING CITY MANAGER  
TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a service agreement renewal (S1904004) for access/security controls,  
between City of Roseville and Johnson Controls, Inc., has been reviewed by the City Council;  
and

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

BE IT FURTHER RESOLVED, that the City Manager or his or her designee is  
authorized to execute one additional one-year renewal without further City Council approval,  
provided that the applicable budget is approved by the City Council.

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: **S1904004**

SERVICE LOCATION: AS DIRECTED

REQ. NO.: RENEWAL DATE: 3/26/18

**SUBMIT ALL INVOICES TO:**

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

Contractor No.: V01090  
Telephone No.: 916-294-881 Fax: 916-294-8889  
Email address: michael.v.avakian@jci.com  
Contractor: JOHNSON CONTROLS, INC  
ATTN: MICHAEL AVAKIAN  
103 WOODMERE ROAD, SUITE 110  
FOLSOM, CA 95630

Department: BUILDING MAINTENANCE

Acct. Code: 03340-5100

Buyer: BECKY PHILIPP  
Phone: 916-774-5724

| Start Date | Terms  | Completion Date | Insurance Limits      | Contact     |
|------------|--------|-----------------|-----------------------|-------------|
| 7/1/18     | NET 30 | 6/30/19         | Approved by Risk Mgt. | TISHA CHINN |

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

THE VENDOR SHALL PROVIDE JOHNSON CONTROLS CARDKEY P2000 SECURITY ACCESS SYSTEM EQUIPMENT, INSTALLATION, MAINTENANCE, REPAIRS OR PARTS ON AN AS NEEDED BASIS AT THE DIRECTION OF BUILDING MAINTENANCE. ALL JOBS MUST BE QUOTED AND APPROVED BEFORE WORK CAN BEGIN.

PLEASE CONTACT TISHA CHINN AT 916-774-5702 FOR QUESTIONS REGARDING THIS AGREEMENT.

\*\*The total cost listed below is an approximate value only. The City does not guarantee whatsoever the actual value of this agreement.

Total Cost of Service: \$ **350,000.00**

**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".

Roseville Business License No.: \_\_\_\_\_ Contractor License No.: 22445 DIR Registration No.: 1000000593

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR:

SIGNATURE

PRINT NAME

TITLE

CONTRACTOR:

SIGNATURE

PRINT NAME

TITLE

By: \_\_\_\_\_

Dominick Casey, Acting 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](http://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.
18. If the project referenced on this service agreement is a Public Works project, then the following shall apply: Contractor must submit all claims as defined in and in accordance with the claim resolution process set forth in Section 9204 of the Public Contract Code. Each such claim must be sent to the City by registered mail or certified mail with return receipt requested and must contain reasonable documentation to support the claim. All claims must be received prior to acceptance of the work.

*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 #: 9290**  
**File #: 0203-04**

**Title:** Building Controls - Service Agreement Renewal  
**Contact:** Dan Allen 916-774-5741 dallen@roseville.ca.us

**Meeting Date: 6/6/2018**  
**Item #: 7.13.**

### RECOMMENDATION TO COUNCIL

Recommend Council adopt a resolution approving a renewal to the service agreement with L&H Airco, and authorizing the Acting City Manager to execute it. The total value of the one year renewal is \$350,000.00, not to exceed annual budgeted amounts. Staff requests authorization to utilize the optional one-year renewal of the bid contract without further Council approval, contingent upon approval of the applicable budget.

### BACKGROUND

In May of 2015, City Council authorized a service agreement with L&H Airco to provide maintenance, repair, installation of hardware and for the software programming of Building Control Systems. This was a five year agreement with two one year renewals. This is the first of two one year renewals of a five year agreement.

### FISCAL IMPACT

The value of this service agreement is \$350,000.00 and will not to exceed annual budgeted amounts. Funding for this agreement is included in the Facility Services Division, and Facility Rehabilitation FY2017-18 and proposed FY2018-19 budgets.

### ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

### ENVIRONMENTAL REVIEW

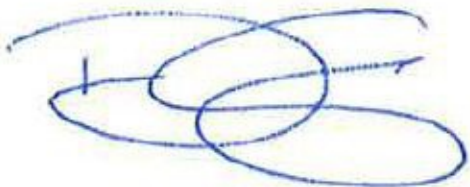
The purchase of Building Control Systems services is not considered a "project" as defined by

the California Environmental Quality Act (CEQA) (CEQA Guidelines §15378). Consequently no CEQA action is required.

Respectfully Submitted,

Dan Allen, Facility Manager

Rhon Herndon, Public Works Director

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Dominick Casey, Acting City Manager

**ATTACHMENTS:**

**Description**

Resolution No. 18-220

service agreement



RESOLUTION NO. 18-220

APPROVING A SERVICE AGREEMENT RENEWAL BETWEEN CITY OF ROSEVILLE  
AND L&H AIRCO, LLC, AND AUTHORIZING THE ACTING CITY MANAGER TO  
EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a service agreement renewal (S1908001) for building controls, between City of Roseville and L&H Airco, LLC, has been reviewed by the City Council; and

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

BE IT FURTHER RESOLVED, that the City Manager or his or her designee is authorized to execute one additional one-year renewal without further City Council approval, provided that the applicable budget is approved by the City Council.

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: **S1908001**

SERVICE LOCATION: AS DIRECTED

REQ. NO.: RENEWAL DATE: 4/3/18

**SUBMIT ALL INVOICES TO:**

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

Contractor No.: V11390  
Telephone No.: 916-677-1000 Fax: 916-677-1111  
Email address: JGARCIA@LHAIRCO.COM  
Contractor: L & H AIRCO, LLC  
ATTN: JAKE GARCIA  
2530 WARREN DRIVE  
ROCKLIN, CA 95677

Department: BUILDING MAINTENANCE

Acct. Code: 03340-5100

Buyer: TIFFANY VALDEZ  
Phone: 916-774-5708

| Start Date | Terms  | Completion Date | Insurance Limits      | Contact                  |
|------------|--------|-----------------|-----------------------|--------------------------|
| 7/1/18     | NET 30 | 6/30/19         | Approved by Risk Mgt. | DAN ALLEN<br>TISHA CHINN |

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:  
VENDOR SHALL PROVIDE ALERTON BUILDING CONTROL SYSTEMS, INSTALLATION, MAINTENANCE, REPAIRS OR PARTS  
ON AN AS-NEEDED BASIS. ALL WORK MUST BE QUOTED AND APPROVED IN ADVANCE BY DAN ALLEN.

PLEASE CONTACT DAN ALLEN AT 916-774-5741 OR TISHA CHINN AT 916-774-5702 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: \$ **350,000.00**

**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".

Roseville Business License No.: 00804319 Contractor License No.: 591093 DIR Registration No.: 1000045587

☐ SOLE PROPRIETOR

☒ PARTNERSHIP

☐ CORPORATION

CONTRACTOR:

  
SIGNATURE

Eric Crise

PRINT NAME

President

TITLE

CONTRACTOR:

SIGNATURE

PRINT NAME

TITLE



By: \_\_\_\_\_  
Dominick Casey, Acting 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](http://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.
18. If the project referenced on this service agreement is a Public Works project, then the following shall apply: Contractor must submit all claims as defined in and in accordance with the claim resolution process set forth in Section 9204 of the Public Contract Code. Each such claim must be sent to the City by registered mail or certified mail with return receipt requested and must contain reasonable documentation to support the claim. All claims must be received prior to acceptance of the work.

|                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|



## COUNCIL COMMUNICATION

CC #: 9284  
File #: 0203-04

**Title:** Citywide Painting Services (RFQ 01-3168) - Service Agreement  
**Contact:** Tiffany Valdez 916-774-5708 tvaldez@roseville.ca.us

Meeting Date: 6/6/2018  
Item #: 7.14.

### RECOMMENDATION TO COUNCIL

Recommend City Council adopt a resolution to approve a service agreement to Affordable Painting Services, Inc. for the materials and labor to paint specific areas at the Roseville Police Department, Civic Center, Maidu Community Center and the Placer Society for the Prevention of Cruelty to Animals (Placer SPCA), and authorize the Acting City Manager to execute it.

### BACKGROUND

The Roseville Police Department, Civic Center, Maidu Community Center and the SPCA are in need of patch and paint repairs because all of the properties are showing cracked, peeling paint and in some cases, excessive wear and tear. They are being painted to protect the weatherproofing and maintain their outward appearance to the public and tenants.

A formal bid was issued with the following vendor responses:

| <u>Bidder</u>                                                      | <u>Lump Sum Total</u> |
|--------------------------------------------------------------------|-----------------------|
| <b>Affordable Painting Services, Inc.</b><br><b>Sacramento, CA</b> | <b>\$186,000.00</b>   |
| Tiber Painting, LLC<br>Sunnyvale, CA                               | \$252,800.00          |
| Color New Company<br>Woodland Hills, CA                            | \$413,000.00          |
| River City Painting, Inc.<br>Sacramento, CA                        | \$432,123.00          |

### FISCAL IMPACT

The total amount of the award is \$186,000.00. Funding is included in the Facility Rehabilitation Fund FY2017-18 budget.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

The proposed project involves the repair of existing facilities. This activity is categorically exempt from the California Environmental Quality Act (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,

Tiffany Valdez, Buyer

Dennis Kauffman, Finance Director



---

Dominick Casey, Acting City Manager

**ATTACHMENTS:**

**Description**

Resolution No. 18-199

Service Agreement

RESOLUTION NO. 18-199

APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND AFFORDABLE PAINTING SERVICES, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a service agreement (S1808259) for citywide painting services, between the City of Roseville and Affordable Painting Services, Inc., has been 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 Acting 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 \_\_\_\_\_, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

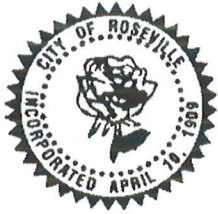
ABSENT COUNCILMEMBERS:

\_\_\_\_\_  
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: **S1808259**

SERVICE LOCATION: AS DIRECTED

REQ. NO.: R1817008 DATE: 5/1/18

**SUBMIT ALL INVOICES TO:**

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

Contractor No.: V41741  
Telephone No.: 916-919-2268 Fax:  
Email address: rkalachov@yahoo.com  
Contractor: AFFORDABLE PAINTING SERVICES, INC.  
ATTN: ROUDOLF KALACHOV  
8215 OBSIDIAN BAY COURT  
SACRAMENTO, CA 95829

Department: FACILITY SERVICES

Acct. Code: 91026-6130/189401-45  
91026-6130/189404-45  
91026-6130-189407-45

Buyer: TIFFANY VALDEZ  
Phone: 916-774-5708

| Start Date         | Terms  | Completion Date | Insurance Limits      | Contact                       |
|--------------------|--------|-----------------|-----------------------|-------------------------------|
| EXECUTED AGREEMENT | NET 30 | 12/31/18        | Approved by Risk Mgt. | LORI HOGAN<br>CHARLIE FRALICK |

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:  
PROVIDE CITYWIDE PAINTING SERVICES IN ACCORDANCE WITH ALL SPECIFICATIONS, ATTACHMENTS, TERMS AND CONDITIONS PER RFQ 01-3167 CITYWIDE PAINTING SERVICES (WHICH IS INCORPORATED HEREIN BY REFERENCE). THE CITY RESERVES THE RIGHT TO AWARD ALL OR A SELECT NUMBER OF THE BUILDINGS AND ADD-ONS QUOTED.

PLEASE CALL LORI HOGAN AT 916-774-5707 OR CHARLIE FRALICK AT 916-774-5706 FOR QUESTIONS REGARDING THIS AGREEMENT.

\*The Total Cost of Service amount listed below is a do not exceed amount. The actual Cost of Service may be less, based on the number of buildings selected. The City does not guarantee a minimum sum as a Cost of Service.

Total Cost of Service: \$ **186,000.00**

**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".

Roseville Business License No.: \_\_\_\_\_ Contractor License No.: 889203 DIR Registration No.: 1000009767

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR: \_\_\_\_\_

SIGNATURE

PRINT NAME

TITLE

CONTRACTOR: \_\_\_\_\_

SIGNATURE

PRINT NAME

TITLE

By: \_\_\_\_\_

Dominick Casey, Acting City Manager  
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION





## COUNCIL COMMUNICATION

CC #: 9281  
File #: 0203-04

**Title:** Citywide Roof Restoration (RFQ 01-3167) - Service Agreement  
**Contact:** Tiffany Valdez 916-774-5708 tvaldez@roseville.ca.us

Meeting Date: 6/6/2018  
Item #: 7.15.

### RECOMMENDATION TO COUNCIL

Recommend City Council adopt a resolution to approve a service agreement to Madsen Roofing and Waterproofing, Inc. for the materials and labor to repair or replace the roofs at Roseville Police Department, Roseville Courthouse and Johnson Pool, and authorize the Acting City Manager to execute it.

### BACKGROUND

The Roseville Police Department, Roseville Courthouse and Johnson Pool are in critical need of roof repairs in order to protect their structural and internal integrities. All of the properties are showing signs of wear that is consistent with a roof at the end of its lifecycle.

A formal bid was issued with the following vendor responses:

| <u>Bidder</u>                                                            | <u>Lump Sum Total</u> |
|--------------------------------------------------------------------------|-----------------------|
| <b>Madsen Roofing &amp; Waterproofing, Inc.</b><br><b>Sacramento, CA</b> | <b>\$417,807.00</b>   |
| Rua & Son Mechanical<br>Rocklin, CA                                      | \$487,210.00          |
| Brazos Urethane, Inc.<br>Texas City, TX                                  | \$550,657.00          |

### FISCAL IMPACT

The total amount of the award is \$417,807.00. Funding is included in the Facility Rehabilitation Fund FY2017-18 budget.

## ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

## ENVIRONMENTAL REVIEW

The proposed project involves the repair of existing facilities. This activity is categorically exempt from the California Environmental Quality Act (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,

Tiffany Valdez, Buyer

Dennis Kauffman, Finance Director



---

Dominick Casey, Acting City Manager

## **ATTACHMENTS:**

### Description

Resolution No. 18-197

Service Agreement

RESOLUTION NO. 18-197

APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND  
MADSEN ROOFING & WATERPROOFING, INC., AND AUTHORIZING THE ACTING  
CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a service agreement (S1808250) for roof restoration at the Roseville Police Department, Roseville Courthouse and Johnson Pool, between the City of Roseville and Madsen Roofing & Waterproofing, Inc., has been 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 Acting 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 \_\_\_\_\_, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

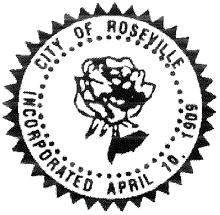
NOES COUNCILMEMBERS:

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: **S1808250**

SERVICE LOCATION: AS DIRECTED

REQ. NO.: R1817002 DATE: 4/12/18

**SUBMIT ALL INVOICES TO:**

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

Contractor No.: V39818  
Telephone No.: 916-361-3327 Fax:  
Email address: CHRISTIAN@MADSENROOF.COM  
Contractor: MADSEN ROOFING & WATERPROOFING, INC.  
ATTN: CHRISTIAN MADSEN  
5960 BRADSHAW ROAD  
SACRAMENTO, CA 95829

Department: BUILDING MAINTENANCE

Acct. Code: 91026-6130/189407-45

Buyer: TIFFANY VALDEZ  
Phone: 916-774-5708

| Start Date         | Terms  | Completion Date | Insurance Limits      | Contact         |
|--------------------|--------|-----------------|-----------------------|-----------------|
| EXECUTED AGREEMENT | NET 30 | 6/30/19         | Approved by Risk Mgt. | CHARLIE FRALICK |

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:  
REPAIR OR REPLACE THE DESIGNATED ROOF AREAS AT THE ROSEVILLE POLICE DEPARTMENT, ROSEVILLE COURTHOUSE AND JOHNSON POOL IN ACCORDANCE WITH ALL SPECIFICATIONS, ATTACHMENTS, TERMS AND CONDITIONS PER RFQ 01-3167 CITYWIDE ROOF RESTORATION (WHICH IS INCORPORATED HEREIN BY REFERENCE). THE CITY RESERVES THE RIGHT TO AWARD ALL OR A SELECT NUMBER OF THE BUILDINGS QUOTED.

PLEASE CALL CHARLIE FRALICK AT 916-774-5706 FOR QUESTIONS REGARDING THIS AGREEMENT.

\*The total Cost of Service amount listed below is a do not exceed amount. The actual Cost of Service may be less, based on the number of buildings selected. The City does not guarantee a minimum sum as a Cost of Service.

Total Cost of Service: \$ **417,807.00**

**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".

Roseville Business License No.: 829119 Contractor License No.: 519488 DIR Registration No.: 1000000193

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR: Christian Madsen Christian Madsen President  
SIGNATURE PRINT NAME TITLE

CONTRACTOR: Rosemary C.B. Reynolds Rosemary C.B. Reynolds Secretary  
SIGNATURE PRINT NAME TITLE

By: \_\_\_\_\_  
Dominick Casey, Acting City Manager  
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION



## COUNCIL COMMUNICATION

**CC #: 9265**  
**File #: 0900-01**

**Title:** Roof Recoating and Repairs - Service Agreement  
**Contact:** Charlie Fralick 916-774-5706 cfralick@roseville.ca.us

**Meeting Date: 6/6/2018**  
**Item #: 7.16.**

### RECOMMENDATION TO COUNCIL

Recommend City Council adopt a resolution authorizing the Acting City Manager to execute a service agreement with Weatherproofing Technologies Inc. dba Tremco Roofing & Building Maintenance to provide roof recoating and repairs at the Society for the Prevention of Cruelty to Animals (SPCA) and Carnegie Museum in the amount of \$86,880.00. Funding for this agreement is included in the Facility Rehabilitation Fund FY2017-18 budget.

### BACKGROUND

Both SPCA and Carnegie Museum are in critical need of roof repair in order to protect their structural and internal integrities. These properties both show signs of wear that is consistent with a roof at the end of its lifecycle. This agreement is a "piggyback" on to a National IPA approved contract, contract # R132205-CA-15641.

### FISCAL IMPACT

The total value of the agreement with Weatherproofing Technologies Inc. is \$86,880.00. Funding for this agreement is included in the Facility Rehabilitation Fund FY2017-18 budget.

### ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

### ENVIRONMENTAL REVIEW

The proposed project involves the maintenance/repair 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 CEQA action is required.

Respectfully Submitted,

Charlie Fralick, Project Coordinator

Rhon Herndon, Public Works Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, positioned above a horizontal line.

---

Dominick Casey, Acting City Manager

**ATTACHMENTS:**

**Description**

Resolution No. 18-186

Weatherproofing Technologies SA

RESOLUTION NO. 18-186

APPROVING A SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND WEATHERPROOFING TECHNOLOGIES, INC. DBA TREMCO ROOFING & BUILDING MAINTENANCE, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a service agreement (S1808240) for roof recoating and repairs at the Society for the Prevention of Cruelty to Animals (SPCA) and Carnegie Museum, between the City of Roseville and Weatherproofing Technologies, Inc. dba Tremco Roofing & Building Maintenance, has been 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 Acting 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 \_\_\_\_\_, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

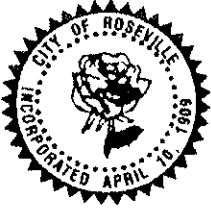
NOES COUNCILMEMBERS:

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: **S1808240**

SERVICE LOCATION: AS DIRECTED

REQ. NO.: R1816878 DATE: 2/9/18

**SUBMIT ALL INVOICES TO:**

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

Contractor No.: V29283  
Telephone No.: 916-871-4076 Fax:  
Email address: dmetzger@tremcoinc.com  
Contractor: WEATHERPROOFING TECHNOLOGIES, INC.  
DBA TREMCO ROOFING & BUILDING MAINTENANCE  
ATTN: DON METZGER  
3735 GREEN ROAD  
BEACHWOOD, OH 44122

Department: CENTRAL SERVICES  
Acct. Code: 91026-6130/189407-45  
Buyer: TIFFANY VALDEZ  
Phone: 916-774-5708

| Start Date         | Terms  | Completion Date | Insurance Limits      | Contact         |
|--------------------|--------|-----------------|-----------------------|-----------------|
| EXECUTED AGREEMENT | NET 30 | 12/31/18        | Approved by Risk Mgt. | CHARLIE FRALICK |

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

PROVIDE ROOF RECOATING ON THE SPCA AND CARNEGIE MUSEUM ROOFS IN ACCORDANCE WITH THE ATTACHED TREMCO ROOFING AND BUILDING MAINTENANCE QUOTE #5032480 DATED 9/18/17 AND QUOTE #5033957 DATED 3/1/18 UTILIZING NATIONAL IPA CPN CONTRACT #R132205-CA-15114. THIS CONTRACT WILL BE GOVERNED BY THE ATTACHED NEGOTIATED TERMS AND CONDITIONS DATED 6/29/17 BETWEEN THE CITY AND WEATHERPROOFING TECHNOLOGIES, INC.

PLEASE CONTACT CHARLIE FRALICK AT 916-774-5706 FOR QUESTIONS REGARDING THIS AGREEMENT.

Total Cost of Service: \$ **86,880.00**

**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".

Roseville Business License No.: \_\_\_\_\_ Contractor License No.: 274072 DIR Registration No.: 1000000766

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR:

*[Signature]*

SIGNATURE

Michael Drumm

PRINT NAME

VP, CFO, Treasurer

TITLE

CONTRACTOR:

*[Signature]*

SIGNATURE

Jayne Brink

PRINT NAME

VP Controller

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. Notwithstanding anything to the contrary herein, in no event shall either party be liable for any special, incidental, consequential or punitive damages arising out of or related to this Agreement or the work performed hereunder, whether asserted in contract, tort, or any other theory of liability.
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](http://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.
18. If the project referenced on this service agreement is a Public Works project, then the following shall apply: Contractor must submit all claims as defined in and in accordance with the claim resolution process set forth in Section 9204 of the Public Contract Code. Each such claim must be sent to the City by registered mail or certified mail with return receipt requested and must contain reasonable documentation to support the claim. All claims must be received prior to acceptance of the work.

*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 AGREEMENTS OVER \$22,265 OR INVOLVING HIGH RISK ACTIVITIES**

**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 100085-R1, Duluth, GA 30096

**Additional Liability Requirements if required by Agreement (and marked below):**

|                                                                                                                                      |                                                                                                                                                                                      |                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> <b>Construction</b><br><br>General Liability:<br>\$2 Million/occurrence<br>\$4 Million aggregate | <input type="checkbox"/> <b>Design Professional</b><br><br>General Liability:<br>\$2 Million/occurrence<br>\$4 Million aggregate<br>Professional Liability<br>\$2 Million/occurrence | <input type="checkbox"/> <b>Chemical/Environmental</b><br><br>General Liability:<br>\$3 Million/occurrence<br>\$6 Million aggregate,<br>Pollution – \$2 Million/Occurrence<br>Auto - \$2 Million/Occurrence |
| <input type="checkbox"/> <b>IT Services</b><br><br>Professional Liability:<br>\$1 Million/occurrence<br>No auto required             | <input type="checkbox"/> <b>Professional Consultant</b><br><br>Professional Liability:<br>\$1 Million/occurrence                                                                     | <input type="checkbox"/> <b>Hazardous Materials</b><br><br>Pollution Liability:<br>\$1 Million/occurrence                                                                                                   |
| <input type="checkbox"/> <b>Special Events/Caterers-Vendors</b><br><br>No auto required<br>No workers' comp required                 | <input type="checkbox"/> <b>Professional Counseling/Psychological</b><br><br>Professional Liability:<br>\$1 Million/occurrence<br>No auto required                                   | <input type="checkbox"/> <b>Pyrotechnics</b><br><br>General Liability:<br>\$5 Million/occurrence<br>\$10 Million aggregate<br>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](mailto: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**

## Asbestos-Containing Materials in City-Owned Buildings

California Health and Safety Code Section 25915 requires that all City of Roseville employees, contractors and lessees be notified annually of the presence of asbestos in City-owned buildings constructed prior to 1979. Please post this notice in an area(s) accessible to all employees, contractors and lessees. Contact Facility Maintenance & Operations at (916) 774-5740 for more information about Asbestos Containing Materials (ACMs) in specific City-owned buildings. For more information about asbestos refer to the OSHA website.

The City of Roseville is committed to maintaining a safe and healthy work environment. The City's Facility Maintenance & Operations staff conducts ongoing inspections to identify and safely manage previously installed asbestos-containing products. Renovation of City-owned buildings **MUST** be reviewed in advance by Facility Maintenance & Operations to ensure the City is in compliance with building codes, Americans with Disabilities Act and that no ACMs are disturbed without proper safeguards. Work that requires removal or repair of ACMs is restricted to trained and qualified persons only. **Facility Maintenance & Operations will need to approve the qualified contractors.**

Use the following measures to protect you and others from exposure to airborne asbestos:

- Presume all building materials contain asbestos until determined otherwise by Facility Maintenance & Operations.
- Do not install walls, closets, cabinets, ceilings.
- Do not remove, cut, drill, sand, grind or otherwise disturb any material in the buildings, including carpet and tile.
- Do not paint (this includes any walls, ceilings, floors and electrostatic painting of office furniture).
- Do not remove any items nailed or screwed to the walls (this includes pictures, cabinets, electrical, etc.).
- Do not go above ceilings, behind walls or into building spaces such as attics and crawlspaces unless these areas have been inspected and cleared by Facility Maintenance & Operations.
- Do not pull cable or wiring through above-ceiling spaces with asbestos.
- Do not install screws, pins, nails or hangers into asbestos ceiling or wall plaster.
- Be careful not to damage walls, ceilings or floors when moving furniture or equipment. It is recommended that Facility Maintenance & Operations be contacted prior to moving furniture or equipment.
- Do not brush, sweep or vacuum textured asbestos ceiling plaster or plaster debris.
- Immediately report any damage or deterioration of suspect building materials to Facility Maintenance & Operations or Risk Management.

It is important to note that the presence of asbestos does not mean you have been exposed. Exposure results when friable asbestos particles are inhaled or ingested. Asbestos becomes friable when material containing asbestos is drilled, sanded or disturbed by remodeling or demolition work or when the ACM has deteriorated. Intact, bonded, sealed or undisturbed asbestos does not pose a hazard.

Employees may review the asbestos survey reports, results of bulk sampling or air monitoring conducted in City-owned buildings. All asbestos data will be available by appointment with Facility Maintenance & Operations.

|                  |                                                                                                                                                |  |           |                                      |                      |
|---------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-----------|--------------------------------------|----------------------|
| WEATHERPROOFING TECHNOLOGIES, INC.<br>CPN CONTRACT # R132205-CA-15641                             |                                                                                                                                                |  |           |                                      |                      |
| Effective Date: 6/15/16                                                                           |                                                                                                                                                |                                                                                    |           |                                      |                      |
| CONFIDENTIAL                                                                                      |                                                                                                                                                |                                                                                    |           |                                      |                      |
| Name                                                                                              | CITY OF ROSEVILLE                                                                                                                              |                                                                                    |           |                                      |                      |
| Description                                                                                       | CARNEGIE MUSEUM                                                                                                                                |                                                                                    |           |                                      |                      |
| Quote #                                                                                           | 5032480                                                                                                                                        |                                                                                    |           |                                      |                      |
| Date                                                                                              | 9/18/2017                                                                                                                                      |                                                                                    |           |                                      |                      |
| This price is valid for 60 days. After that time, project conditions are subject to reassessment. |                                                                                                                                                |                                                                                    |           |                                      |                      |
| Line Item #                                                                                       | Description                                                                                                                                    | Unit of Measure                                                                    | New Price | Quantity                             | Project Amount       |
| VA 52                                                                                             | prime substrate                                                                                                                                | SF                                                                                 | \$ 0.32   | 900                                  | \$ 288.00            |
| VA 68                                                                                             | Roof Coating - high solids, waterbased, heavy bodied elastomeric coating formulated with an acrylic latex polymer and utilizes nano technology | SF                                                                                 | \$ 4.09   | 900                                  | \$ 3,681.00          |
|                                                                                                   |                                                                                                                                                |                                                                                    |           | <b>SUBTOTAL</b>                      | <b>\$ 3,969.00</b>   |
| VA 165                                                                                            | Multiplier - roof is less than 3K SF                                                                                                           |                                                                                    | 3.51      |                                      | \$ 13,931.19         |
|                                                                                                   |                                                                                                                                                |                                                                                    |           | <b>SUBTOTAL</b>                      | <b>\$ 13,931.19</b>  |
|                                                                                                   | State multiplier/Factor for California                                                                                                         |                                                                                    | 1.25      |                                      | \$ 17,413.99         |
|                                                                                                   |                                                                                                                                                |                                                                                    |           | <b>PROJECT SPECIFIC EFFICIENCIES</b> | <b>\$ (3,153.36)</b> |
|                                                                                                   |                                                                                                                                                |                                                                                    |           | <b>TOTAL PROJECT COST</b>            | <b>\$ 14,260.63</b>  |



WEATHERPROOFING TECHNOLOGIES, INC.  
CPN CONTRACT # R132205-CA-17072

Effective Date: 6/15/16

CONFIDENTIAL

CITY OF ROSEVILLE

PLACER COUNTY SPCA

Name

Description

Quote #

Date

5033957

3/1/2018

This price is valid for 60 days. After that time, project conditions are subject to reassessment.

**TREMCO**  
ROOFING & BUILDING MAINTENANCE



| Line Item # | Description                                                                 | Unit of Measure | New Price | Quantity                  | Project Amount |
|-------------|-----------------------------------------------------------------------------|-----------------|-----------|---------------------------|----------------|
| 8           | Fiberglass cap finishing membrane                                           | SF              | \$ 0.76   | 100                       | \$ 76.00       |
| 28          | Built-up roofing, surface with high solids white elastomeric coating        | SF              | \$ 2.99   | 16,600                    | \$ 49,634.00   |
|             |                                                                             |                 |           | <b>SUBTOTAL</b>           | \$ 49,710.00   |
| VA 94       | Multiplier for roofs less than 20,000 square feet                           | %               | 15%       |                           | \$ 7,456.50    |
|             |                                                                             |                 |           | <b>SUBTOTAL</b>           | \$ 57,166.50   |
|             | State multiplier/Factor for California                                      |                 | 1.25      |                           | \$ 71,458.13   |
| VA 1        | Prime contractor's warranty, restoration, over 10,000 sq ft, minimum charge | SF              | \$ 0.07   | 16,600                    | \$ 1,162.00    |
|             |                                                                             |                 |           | <b>TOTAL PROJECT COST</b> | \$ 72,620.13   |



## COUNCIL COMMUNICATION

**CC #: 9263**  
**File #: 0500-01**

**Title:** Legal Services Agreement  
**Contact:** Gretchen Hakala 916-774-5325 ghakala@roseville.ca.us

**Meeting Date: 6/6/2018**  
**Item #: 7.17.**

### RECOMMENDATION TO COUNCIL

Recommend City Council adopt a resolution approving the Agreement for Legal Services with Spinelli, Donald & Nott and authorize the Acting City Manager to execute said agreement.

### BACKGROUND

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 to assist the City with respect to transaction matters. Spinelli, Donald & Nott will assist the Human Resources Department with impartial workplace investigations on an as-needed basis.

### FISCAL IMPACT

Legal services provided by this contract will be dependent upon needs as they occur during the year and thus cannot be forecast. All expenses will be paid from the Human Resources Department operations budget as needed.

### 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)). Approving the proposed legal services agreement does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Gretchen Hakala, Paralegal

Robert Schmitt, City Attorney



---

Dominick Casey, Acting City Manager

**ATTACHMENTS:**

**Description**

Resolution No. 18-231

agreement



RESOLUTION NO. 18-231

APPROVING AN AGREEMENT FOR LEGAL SERVICES, BY AND BETWEEN THE CITY OF ROSEVILLE AND SPINELLI, DONALD & NOTT AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an agreement for legal services, by and between the City of Roseville and Spinelli, Donald & Nott, 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 Acting 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:

---

## AGREEMENT FOR LEGAL SERVICES

THIS AGREEMENT is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the City of Roseville, a municipal corporation ("CITY"), and the law firm of Spinelli, Donald & Nott, a California professional corporation ("ATTORNEY"); and

### WITNESSETH:

WHEREAS, CITY desires legal services consisting of impartial workplace investigations on an as-needed basis; and

WHEREAS, ATTORNEY has prepared a proposal which describes the scope of work to be performed by ATTORNEY; and

WHEREAS, ATTORNEY is willing to provide such representation on an hourly and non-contingency fee basis.

NOW, THEREFORE, the parties agree as follows:

1. Scope of Services and Duties. CITY employs and retains ATTORNEY to provide legal services from time to time upon the request of the City Attorney. The scope of services to be performed by ATTORNEY is described in EXHIBIT "A," attached hereto and incorporated herein by this reference.

Services shall also include an annual audit letter provided by ATTORNEY at no charge to CITY.

2. Specific Work Assignments. ATTORNEY shall receive work assignments from the City Attorney or the Human Resources Director. The work assignments shall generally be communicated by written notice from the City Attorney or the Human Resources Director to ATTORNEY. If a work assignment is communicated orally, ATTORNEY shall provide a written confirmation to the City Attorney or Human Resources Director describing the work assignment.

ATTORNEY shall take reasonable steps to keep CITY (and City Attorney) informed in writing of progress and immediately following any significant developments and/or meetings, and to respond to CITY inquiries. The City Attorney's Office shall be promptly provided a copy of all research work product, pleadings, briefs, documents and correspondence.

Work performed for CITY shall be performed by and/or supervised by attorneys who are approved by the City Attorney and experienced in the practice area in which the services are being performed.

3. Attorney-Client Relationship. This Agreement creates an attorney-client relationship between CITY and ATTORNEY. Accordingly, the legal services performed pursuant to this Agreement will be protected by the attorney-client privilege unless the CITY waives the privilege or a court determines that the legal services are not subject to the privilege.

4. Fees for Services. For legal services performed under this Agreement, CITY shall pay ATTORNEY in accordance with the following rates:

|                      |                   |
|----------------------|-------------------|
| Of Counsel/Partner:  | \$275.00 per hour |
| Senior Counsel:      | \$250.00 per hour |
| Associate Attorneys: | \$225.00 per hour |

Any proposed increase in the effective rates for future cases or matters must be preceded by at least a 90-day written notice to the City Attorney.

5. Costs and Expenses. In addition to compensation for fees, the CITY shall reimburse ATTORNEY for out-of-pocket costs and expenses actually incurred by ATTORNEY in connection with the legal services provided by ATTORNEY. Out-of-pocket costs and expenses, including, but not limited to, reasonable travel expenses, costs of serving pleadings, filing fees, other charges assessed by courts and other public agencies, court reporter's fees, jury and witness fees, computer-assisted research charges, consultant and expert witness fees.

Per Exhibit "A", CITY shall reimburse ATTORNEY for a secondary substantive review of the investigation report by an attorney at the firm at a maximum rate of \$275.00, and not to exceed 5 hours.

Research exceeding one hour and multiple revisions of documents relating to single topics, although understandably necessary in situations that are unique or extremely complex, must be avoided and are subject to being disallowed for payment unless approved in advance by the City Attorney.

6. Statements and Payments. ATTORNEY shall provide monthly invoices to the CITY for all fees and expenses. The invoice shall be itemized to include, at a minimum, the time spent by each service provider, the total time spent by each service provider, and a description of services performed during the itemization period. ATTORNEY shall keep time in 1/10<sup>th</sup> of an hour increments. Invoices shall be considered due and payable upon receipt, and shall be overdue thirty (30) calendar days after receipt.

7. Term; Termination; Amendments. This Agreement shall be effective upon approval by the Roseville City Council and shall continue in effect until terminated by either party. This Agreement may be terminated by CITY, with or without cause, at any time upon written notice. However, ATTORNEY may terminate this Agreement only upon the consent of CITY or upon sixty (60) calendar days' written notice. Upon termination, ATTORNEY shall turn over all client files to CITY.

There shall be no amendment or modification to this Agreement except by written agreement between the parties.

8. Certifications. ATTORNEY certifies that ATTORNEY accepts this employment because ATTORNEY has the time, energy and ability necessary to perform the duties required in an efficient, trustworthy and business-like manner. ATTORNEY certifies that ATTORNEY will do its utmost to serve CITY effectively and represent CITY's interests vigorously and efficiently. ATTORNEY certifies that neither ATTORNEY nor any of its personnel assigned under this Agreement has personal or financial interest in, nor any connection with, the matter or litigation which is the subject of this agreement, or with any of the personnel, officers, agents or employees of the parties to such matter or litigation.

9. Independent Contractor. ATTORNEY is and shall be considered an independent contractor with respect to the performance of legal services under this Agreement.

10. Insurance. ATTORNEY 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                  | \$2,000,000 each occurrence<br>\$2,000,000 aggregate<br>Personal Injury:<br>\$2,000,000 each occurrence<br>\$2,000,000 aggregate |
| Automobile Liability                          | \$1,000,000 combined single limit                                                                                                |
| Professional Liability (errors and omissions) | \$1,000,000 per claim                                                                                                            |

a. Form. ATTORNEY 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. ATTORNEY 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 ATTORNEY. The additional insured coverage under the ATTORNEY'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. ATTORNEY 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. Subconsultants. ATTORNEY agrees to include in its contracts with all subconsultants the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subconsultant's work. Furthermore, ATTORNEY shall require its subconsultants to agree to be bound to ATTORNEY and CITY in the same manner and to the same extent as ATTORNEY is bound to CITY under this Agreement. Additionally, ATTORNEY shall obligate its subconsultants to comply with these same provisions with respect to any tertiary subconsultant, regardless of tier. A copy of CITY's indemnity and insurance provisions will be furnished to the subconsultant or tertiary subconsultant 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. ATTORNEY hereby agrees to waive subrogation which any insurer of ATTORNEY may acquire from ATTORNEY 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 ATTORNEY, its employees, agents and subconsultants.

h. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve ATTORNEY 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. Indemnification. To the fullest extent allowed by law, ATTORNEY 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 ATTORNEY'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.

ATTORNEY'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.

12. Notice. All notices, invoices, reports or other communication required by this Agreement shall be properly given if delivered in person, or sent by first class mail, facsimile, or overnight delivery to the following addresses:

CITY:

Roseville City Attorney  
311 Vernon Street  
Roseville, CA 95678  
Facsimile: (916) 773-7348

ATTORNEY:

Scott Donald, Esq.  
Spinelli, Donald & Nott  
601 University Ave., Suite 225  
Sacramento, CA 95825

Either party may amend its address for notice by giving notice to the other party.

13. Disclaimer of Guarantee. ATTORNEY has made no promises or guarantees to CITY about the outcome of CITY's matter, and nothing in this Agreement shall be construed as such a promise or guarantee. ATTORNEY's comments about the outcome of CITY's matter are expressions of opinion only.

14. Assignment. Neither party to this Agreement shall assign any of its rights or obligations under this Agreement, except with the prior written consent of the other party. No assignment of this Agreement shall relieve the assigning party of any of its obligations under this Agreement until such obligations have been assumed by the assignee. Any assignment in violation of this paragraph shall be void.

15. 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.

16. 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.

17. Integrated Agreement. This is an integrated Agreement and contains all of the terms, considerations, understandings and promises of the parties. It shall be read as 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 the authority of Resolution No. \_\_\_\_\_, adopted by the Council of the City of Roseville on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and ATTORNEY has caused this Agreement to be executed.

CITY OF ROSEVILLE, a  
municipal corporation:

BY: \_\_\_\_\_  
DOMINICK CASEY  
Acting City Manager

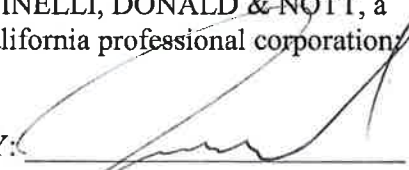
ATTEST:

BY: \_\_\_\_\_  
SONIA OROZCO  
City Clerk

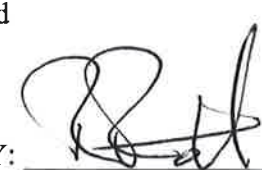
APPROVED AS TO FORM:

BY:   
ROBERT R. SCHMITT  
City Attorney

SPINELLI, DONALD & NOTT, a  
California professional corporation:

BY:   
its: Secretary

and

BY:   
its: CFO.

**EXHIBIT “A”**



Domenic D. Spinelli  
J. Scott Donald  
Ross R. Nott\*  
Allison W. Winter  
Lynn A. Garcia  
Evan M. McLean  
Kristen M. Caprino

# Spinelli | Donald | Nott

A PROFESSIONAL CORPORATION

Of Counsel:  
M. Teresa Abad Levenfeld

601 University Avenue, Suite 225  
Sacramento, California 95825

T: (916) 448-7888

F: (916) 448-6888

\*Also Admitted in Nevada

March 20, 2018

Gayle Satchwell

Via email: [GSatchwell@roseville.ca.us](mailto:GSatchwell@roseville.ca.us)

**Re: Limited Scope Legal Services Agreement**

Dear Ms. Satchwell:

On behalf of the City of Roseville you have requested our legal services as outside counsel for the limited purpose of performing an impartial workplace investigation. In order to confirm this engagement, we require a signed Legal Services Agreement. Below you will find the general nature of the legal services we will provide to the City of Roseville, as well as the manner in which we will charge for our time and out-of-pocket costs.

**SCOPE OF LEGAL SERVICES:**

The scope of legal services we will provide City of Roseville under this Agreement may include the following:

- Initial communication concerning the background of the complaint(s);
- Interview the complainant(s), the subject(s) of the investigation, and all necessary parties/witnesses;
- Review pertinent documents and evidence;
- Conduct legal research if required;
- Correspondence, communications and meetings concerning the status of the investigation, and its further handling;
- Draft and submit a written report on interviews conducted and information gathered;
- Time spent preparing for and testifying in a deposition, court, administrative or other proceeding, arising out of this investigation or agreement (including travel time).

The legal services performed pursuant to this agreement will be protected by the attorney-client privilege unless the client chooses to waive that privilege.

City of Roseville  
Re: Legal Services Agreement  
March 20, 2018  
Page 2 of 2

FEES FOR LEGAL SERVICES RENDERED:

Fees for legal services rendered will be charged on an hourly basis, in six-minute units of time. The following rates will apply to the investigation:

- Of Counsel/Partner: \$275.00 per hour
- Senior Counsel: \$250.00 per hour
- Associates: \$225.00 per hour

An attorney in this firm, other than the undersigned, will provide a substantive review of the investigation report; the time billed for this review will not exceed 5 hours at a maximum rate of \$275.00 per hour.

We bill for travel time, review of documents, drafting of documents, telephone conferences and meetings concerning the investigation, as well as attendance at and preparation for all meetings and interviews. In addition, we charge for incidental out-of-pocket expenses should they apply. These expenses include mileage, reasonable meal expenses, travel costs and lodging if overnight stay is required and pre-approved, photocopying, parking, tolls, research fees and postage, including express mail, delivery and courier service.

We bill our clients on a monthly basis. All bills are due and payable upon receipt. We will provide a bill which is itemized by date, time spent and description of services provided. Any out-of-pocket costs will be itemized and a receipt provided. Please be sure to contact me with any questions you may have regarding a bill.

Pursuant to the Rules of Professional Conduct of the State Bar of California and the Business and Professions Code, each attorney in this firm is insured for malpractice through Darwin Select Insurance Company (Allied World) Policy Number 0311-0651, effective, 12/01/17 through 12/01/18, with liability limits of \$1,000,000.00 per claim and \$1,000,000.00 in the aggregate with deductible of \$25,000.

If this Agreement meets your approval, and on behalf of the City of Roseville, you accept its terms and conditions, please sign below and return a copy of the executed Agreement to me. I look forward to working with you in this matter.

Very truly yours,

SPINELLI | DONALD | NOTT

By: M. Teresa Abad Levenfeld  
M. Teresa Abad Levenfeld

Client: City of Roseville

Date: \_\_\_\_\_ By: \_\_\_\_\_  
on behalf of the City of Roseville



## COUNCIL COMMUNICATION

**CC #: 9268**

**File #: 0400-04-12-1**

**Title:** Westbrook Phase 1, Village 7A - Certificate of Completion

**Contact:** Keith Litts 916-517-7598 klitts@roseville.ca.us

**Meeting Date: 6/6/2018**

**Item #: 7.18.**

### RECOMMENDATION TO COUNCIL

Staff recommends that the City Council take adopt the attached resolution accepting Westbrook Phase 1, Village 7A, CWJ# 170103, as complete, and 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 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 Guideline 15061(b)(3)). Accepting the Certification of Completion for the Westbrook - Phase 1, Village 7A project does not include the potential for a significant environmental effect and therefore is not

subject to CEQA.

Respectfully Submitted,

Keith Litts, Construction Inspector

Mike Isom, Acting Development Services Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, positioned above a horizontal line.

---

Dominick Casey, Acting City Manager

**ATTACHMENTS:**

**Description**

Resolution No. 18-189

COC

Exhibit A

RESOLUTION NO. 18-189

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS **WESTBROOK - PHASE 1, VILLAGE 7A** 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 **WESTBROOK - PHASE 1, VILLAGE 7A** is hereby approved and the public work accepted.
2. All rights of way and easements as offered on the final map of recorded with Placer County Recorder's Office Book DD of Maps, Page 89 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 \_\_\_\_ day of \_\_\_\_\_, 2018, 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 \_\_\_\_\_  
\_\_\_\_\_ 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 \_\_\_\_\_.  
The surety on said project was \_\_\_\_\_.

\_\_\_\_\_  
City of Roseville

ATTEST:

\_\_\_\_\_  
Sonia Orozco, City Clerk

State of California )  
County of Placer )

I, \_\_\_\_\_, being first duly sworn, depose and say: I am the  
\_\_\_\_\_ 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.

\_\_\_\_\_  
City of Roseville

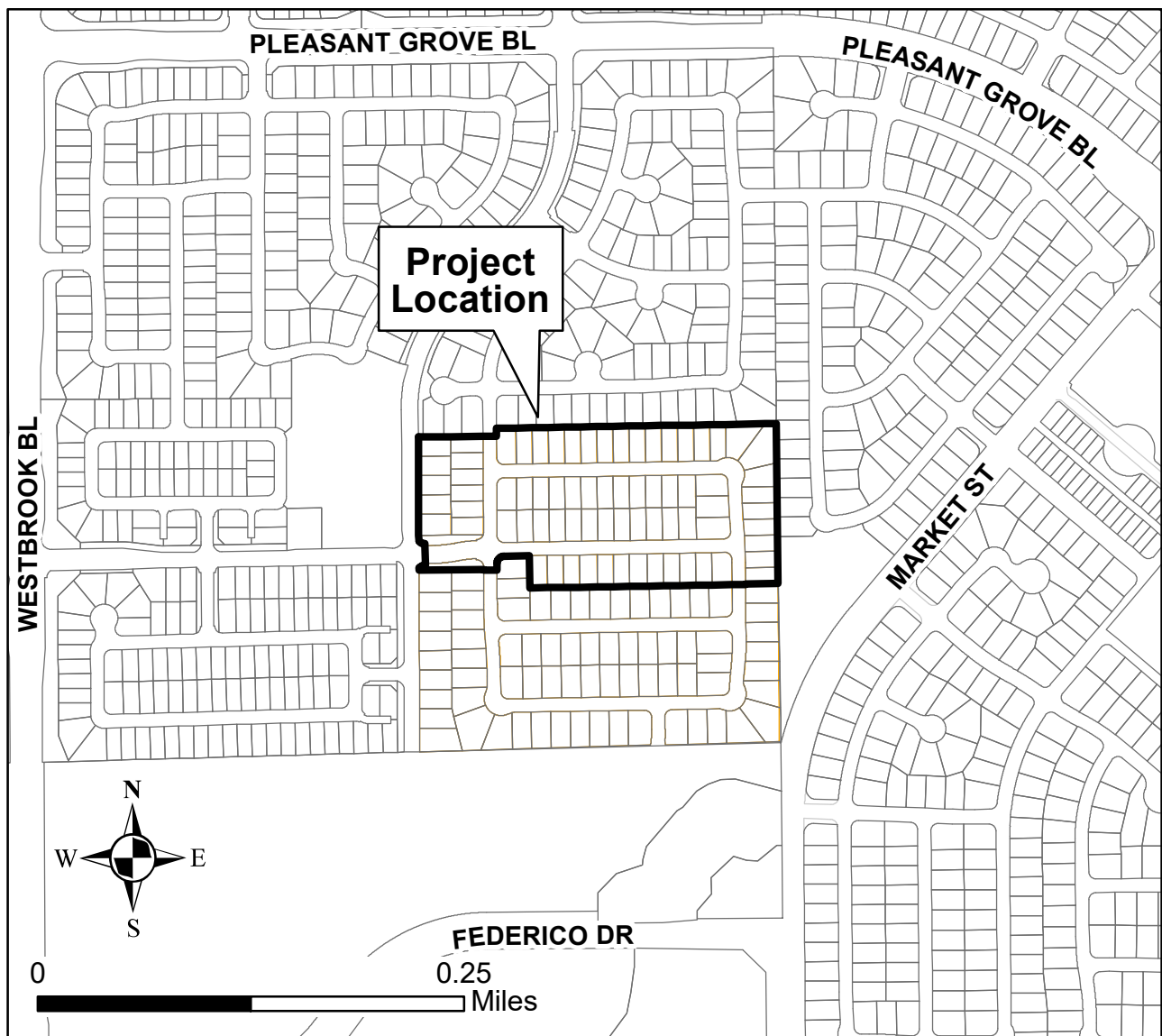
State of California )  
County of Placer )

Subscribed and sworn to (or affirmed) before me on this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, 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 Westbrook Phase 1 Village 7A





## COUNCIL COMMUNICATION

**CC #: 9269**

**File #: 0400-04-12-1**

**Title:** Westbrook Phase 1, Village 7B - Certificate of Completion

**Contact:** Keith Litts 916-517-7598 klitts@roseville.ca.us

**Meeting Date: 6/6/2018**

**Item #: 7.19.**

### RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt the attached resolution accepting Westbrook Phase 1, Village 7B, CWJ# 170119, as complete, and 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 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 Guideline 15061(b)(3)). Accepting the Certification of Completion for the Westbrook - Phase 1, Village 7B project does not include the potential for a significant environmental effect and therefore is not

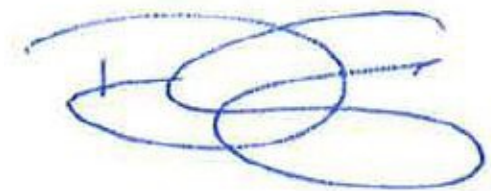


subject to CEQA.

Respectfully Submitted,

Keith Litts, Construction Inspector

Mike Isom, Acting Development Services Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, positioned above a horizontal line.

---

Dominick Casey, Acting City Manager

**ATTACHMENTS:**

Description

Resolution No. 18-190

COC

Exhibit A

RESOLUTION NO. 18-190

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS **WESTBROOK - PHASE 1, VILLAGE 7B** 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 **WESTBROOK - PHASE 1, VILLAGE 7B** is hereby approved and the public work accepted.
2. All rights of way and easements as offered on the final map of recorded with Placer County Recorder's Office Book DD of Maps, Page 90 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 \_\_\_\_ day of \_\_\_\_\_, 2018, 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 \_\_\_\_\_  
\_\_\_\_\_ 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 \_\_\_\_\_.  
The surety on said project was \_\_\_\_\_.

\_\_\_\_\_  
City of Roseville

ATTEST:

\_\_\_\_\_  
Sonia Orozco, City Clerk

State of California )  
County of Placer )

I, \_\_\_\_\_, being first duly sworn, depose and say: I am the  
\_\_\_\_\_ 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.

\_\_\_\_\_  
City of Roseville

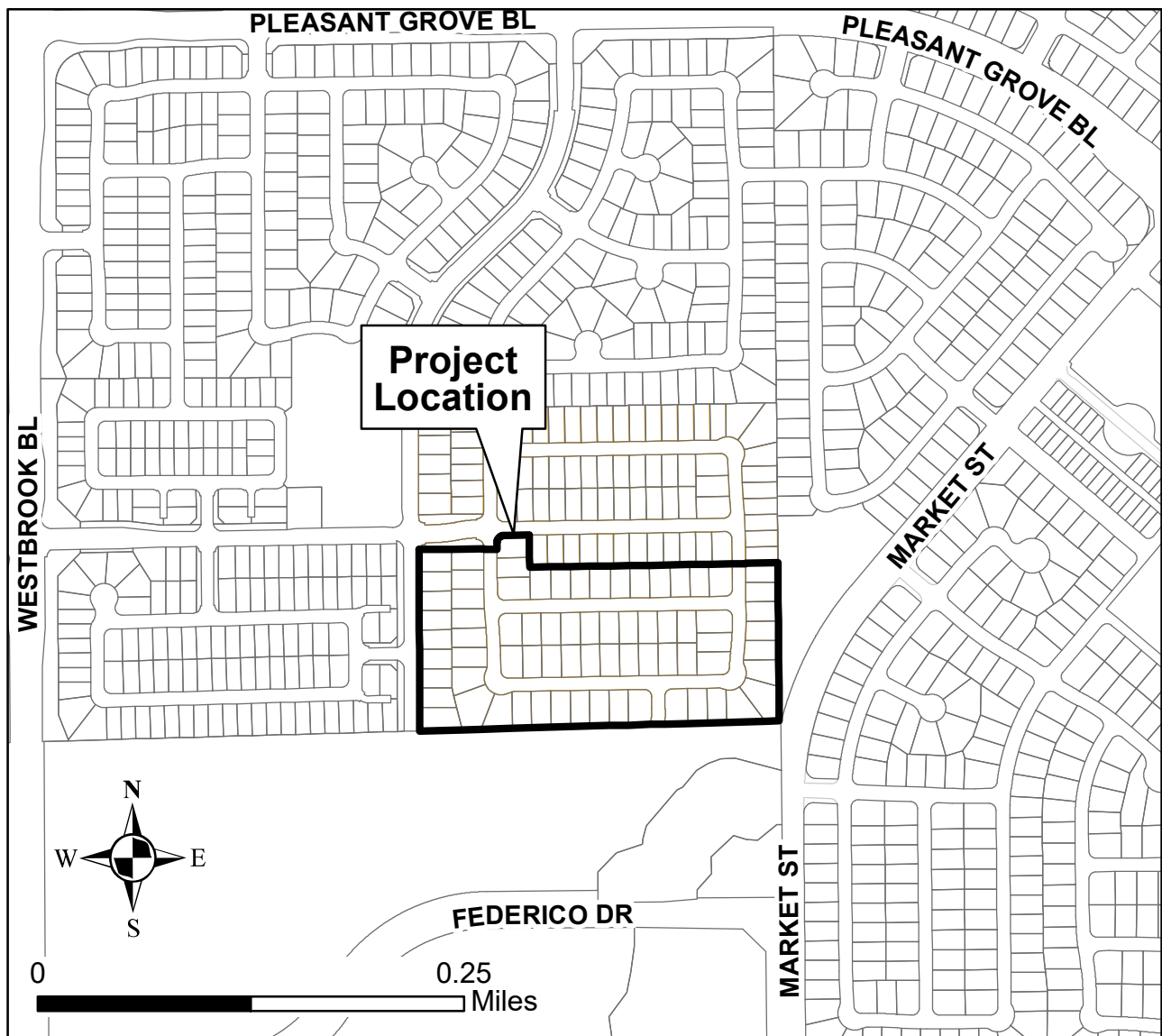
State of California )  
County of Placer )

Subscribed and sworn to (or affirmed) before me on this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, 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 Westbrook Phase 1 Village 7B





## COUNCIL COMMUNICATION

**CC #: 9266**

**File #: 0400-04-12-1**

**Title:** Westbrook Phase 2, Village 1A - Certificate of Completion

**Contact:** Keith Litts 916-517-7598 klitts@roseville.ca.us

**Meeting Date: 6/6/2018**

**Item #: 7.20.**

### RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt the attached resolution accepting Westbrook - Phase 2, Village 1A, CWJ#170098, as complete, and 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

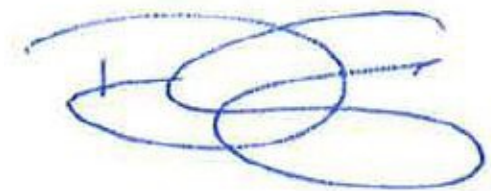
The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guideline 15061(b)(3)). Accepting the Certification of Completion for the Westbrook - Phase 2, Village 1A project does not include the potential for a significant environmental effect and therefore is not

subject to CEQA.

Respectfully Submitted,

Keith Litts, Construction Inspector

Mike Isom, Acting Development Services Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, likely belonging to Dominick Casey.

---

Dominick Casey, Acting City Manager

**ATTACHMENTS:**

**Description**

Resolution No. 18-187

COC

Exhibit A

RESOLUTION NO. 18-187

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS **WESTBROOK - PHASE 2, VILLAGE 1A** 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 **WESTBROOK - PHASE 2, VILLAGE 1A** is hereby approved and the public work accepted.
2. All rights of way and easements as offered on the final map of recorded with Placer County Recorder's Office Book EE of Maps, Page 4 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 \_\_\_\_ day of \_\_\_\_\_, 2018, 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 \_\_\_\_\_  
\_\_\_\_\_ 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 \_\_\_\_\_.  
The surety on said project was \_\_\_\_\_.

\_\_\_\_\_  
City of Roseville

ATTEST:

\_\_\_\_\_  
Sonia Orozco, City Clerk

State of California )  
County of Placer )

I, \_\_\_\_\_, being first duly sworn, depose and say: I am the  
\_\_\_\_\_ 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.

\_\_\_\_\_  
City of Roseville

State of California )  
County of Placer )

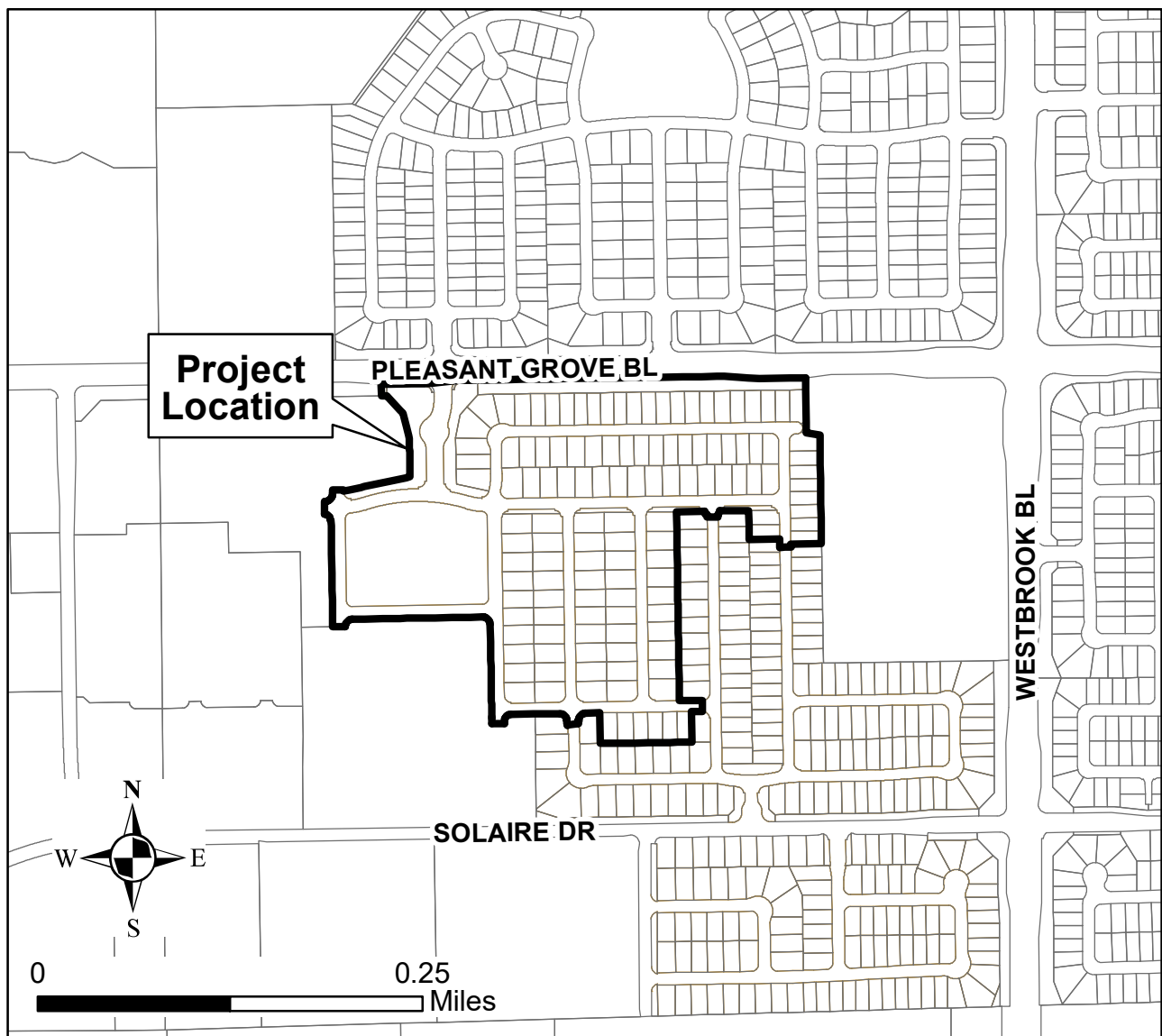
Subscribed and sworn to (or affirmed) before me on this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, by \_\_\_\_\_ proved to me on the basis of satisfactory evidence to be  
the person(s) who appeared before me.

\_\_\_\_\_  
Notary Public in and for said County and State



# EXHIBIT A

## City of Roseville Westbrook Phase 2 Village 1A





## COUNCIL COMMUNICATION

**CC #: 9267**

**File #: 0400-04-12-1**

**Title:** Westbrook Phase 2, Village 1B - Certificate of Completion

**Contact:** Keith Litts 916-517-7598 klitts@roseville.ca.us

**Meeting Date: 6/6/2018**

**Item #: 7.21.**

### RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt the attached resolution accepting Westbrook - Phase 2, Village 1B, CWJ#170118, as complete, and 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

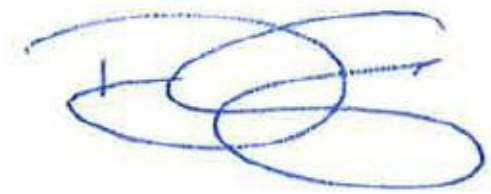
The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guideline 15061(b)(3)). Accepting the Certification of Completion for the Westbrook - Phase 2, Village 1B project does not include the potential for a significant environmental effect and therefore is not

subject to CEQA.

Respectfully Submitted,

Keith Litts, Construction Inspector

Mike Isom, Acting Development Services Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, positioned above a horizontal line.

---

Dominick Casey, Acting City Manager

**ATTACHMENTS:**

Description

Resolution No. 18-188

COC

Exhibit A

RESOLUTION NO. 18-188

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS **WESTBROOK - PHASE 2, VILLAGE 1B** 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 **WESTBROOK - PHASE 2, VILLAGE 1B** is hereby approved and the public work accepted.
2. All rights of way and easements as offered on the final map of recorded with Placer County Recorder's Office Book EE of Maps, Page 5 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 \_\_\_\_ day of \_\_\_\_\_, 2018, 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 \_\_\_\_\_  
\_\_\_\_\_ 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 \_\_\_\_\_.  
The surety on said project was \_\_\_\_\_.

\_\_\_\_\_  
City of Roseville

ATTEST:

\_\_\_\_\_  
Sonia Orozco, City Clerk

State of California )  
County of Placer )

I, \_\_\_\_\_, being first duly sworn, depose and say: I am the  
\_\_\_\_\_ 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.

\_\_\_\_\_  
City of Roseville

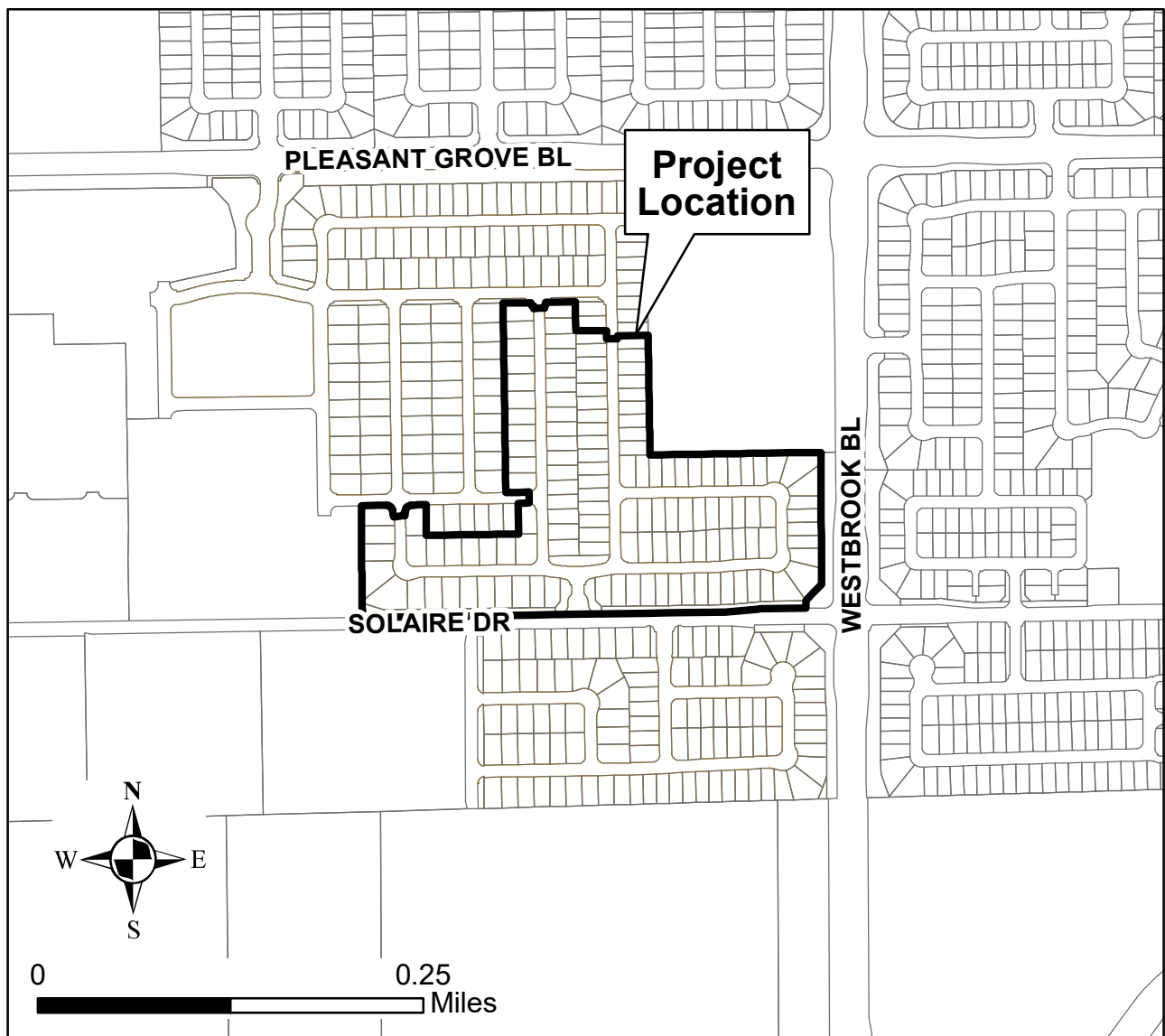
State of California )  
County of Placer )

Subscribed and sworn to (or affirmed) before me on this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, 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 Westbrook Phase 2 Village 1B





## COUNCIL COMMUNICATION

**CC #: 9308**

**File #: 0400-04-09-1**

**Title:** Westpark Phase 4, Village 18A - Certificate of Completion

**Contact:** Keith Litts 916-517-7598 klitts@roseville.ca.us

**Meeting Date: 6/6/2018**

**Item #: 7.22.**

### RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt the attached resolution accepting Westpark - Phase 4 - Village 18A, CWJ# 150161 as complete and authorizing 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

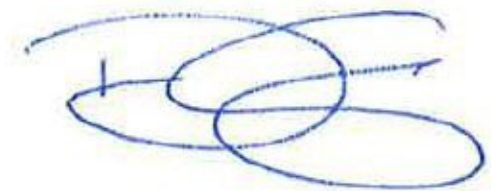
The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guideline 15061(b)(3)). Accepting the Certification of Completion for the Westpark - Phase 4 - Village 18A project does not include the potential for a significant environmental effect and therefore is not

subject to CEQA.

Respectfully Submitted,

Keith Litts, Constructor Inspector

Mike Isom, Acting Development Services Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, positioned above a horizontal line.

---

Dominick Casey, Acting City Manager

**ATTACHMENTS:**

**Description**

Resolution No. 18-237

COC

Exhibit A



RESOLUTION NO. 18-237

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS **WESTPARK - PHASE 4 - VILLAGE 18A** 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 **WESTPARK - PHASE 4 - VILLAGE 18A** is hereby approved and the public work accepted.
2. All rights of way and easements as offered on the final map of recorded with Placer County Recorder's Office Book DD of Maps, Page 75 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 \_\_\_\_ day of \_\_\_\_\_, 2018, 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 \_\_\_\_\_  
\_\_\_\_\_ 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 \_\_\_\_\_.  
The surety on said project was \_\_\_\_\_.

\_\_\_\_\_  
City of Roseville

ATTEST:

\_\_\_\_\_  
Sonia Orozco, City Clerk

State of California )  
County of Placer )

I, \_\_\_\_\_, being first duly sworn, depose and say: I am the  
\_\_\_\_\_ 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.

\_\_\_\_\_  
City of Roseville

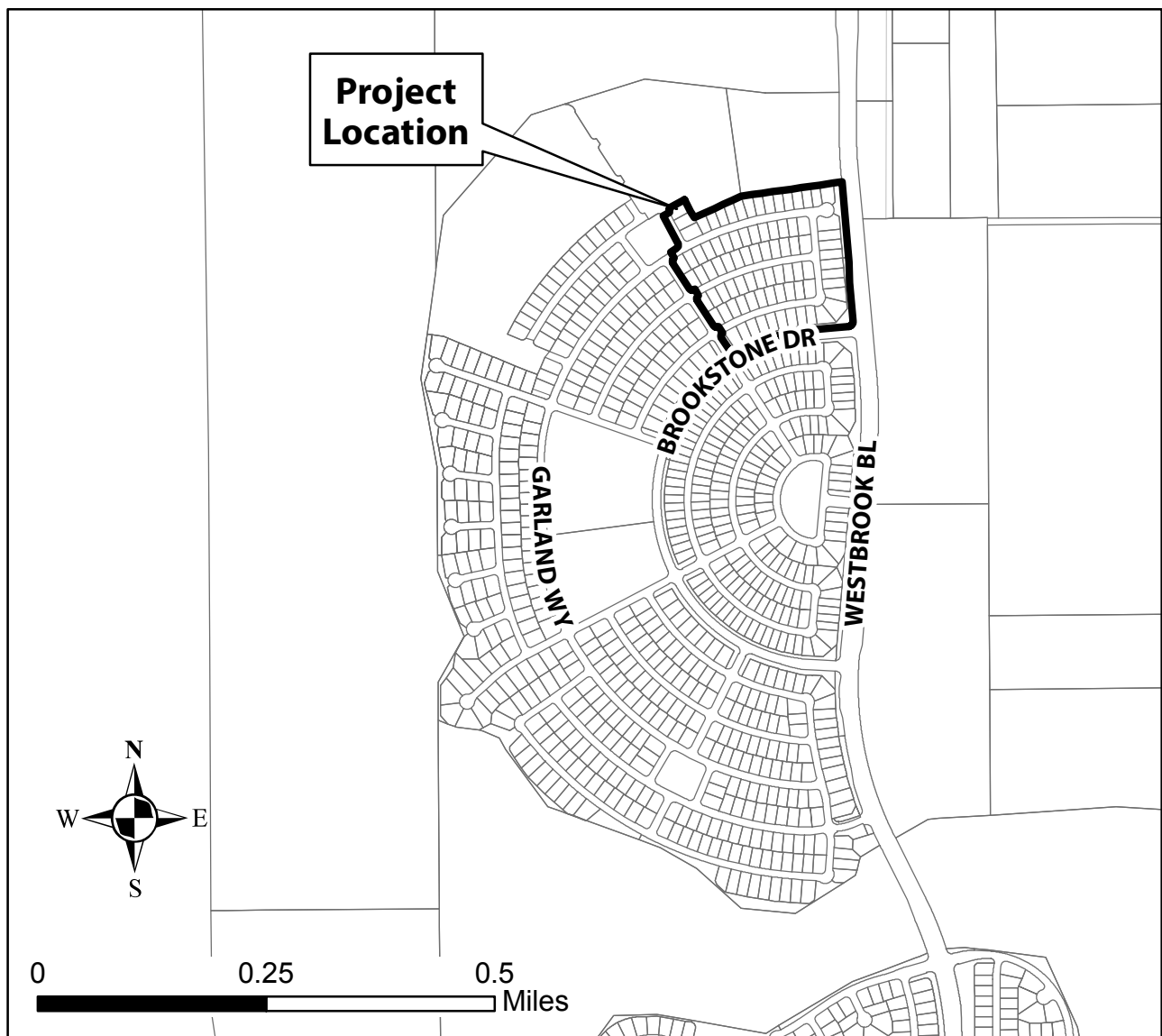
State of California )  
County of Placer )

Subscribed and sworn to (or affirmed) before me on this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, 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 Westpark - Phase 4 - Village 18A





## COUNCIL COMMUNICATION

**CC #: 9296**  
**File #: 0900-02**

**Title:** West Side Tank and Pump Station Phase 1 Project - Notice of Completion  
**Contact:** Jonathan Cummings 916-774-5566 jcummings@roseville.ca.us

**Meeting Date: 6/6/2018**  
**Item #: 7.23.**

### RECOMMENDATION TO COUNCIL

Staff recommends that City Council adopt a resolution to accept the West Side Tank and Pump Station Phase 1 Project (#063001) as complete and authorize the Director of Environmental Utilities to execute the Notice of Completion.

### BACKGROUND

On August 16, 2017, City Council awarded a construction contract to Gabe Mendez, Incorporated for the West Side Tank and Pump Station Phase 1 Project. The limits of the project are shown in the Notice of Completion (Attachment A). The City's Environmental Utilities Department (EUD) completed final inspection of the project in November 2017 and found the work to be completed in accordance with the improvement plans and specifications and is now ready for acceptance. No stop payment notices or preliminary notices were filed with the City Clerk during the project. In accordance with the specifications and Faithful Performance bond, the contractor shall guarantee the installation of all improvements for a period of twelve months from the date of Council acceptance.

### FISCAL IMPACT

A construction contract for \$220,000.00 was awarded to Gabe Mendez, Incorporated for the West Side Tank and Pump Station Phase 1 Project. Council also approved an allowance to pay construction contract change orders of up to 10% (\$22,000.00) of the award price, for a not to exceed total cost of \$242,000.00. The total amount for completing the construction was \$207,308.11. This amount was less than the original contract award since the actual quantity of soil excavated and hauled off site, was less than the quantity estimated in the original bid. The project was funded under the Water Construction Fund.

### ECONOMIC DEVELOPMENT / JOBS CREATED

The funding for this project allowed the contractor to maintain the staffing levels required to complete the work.

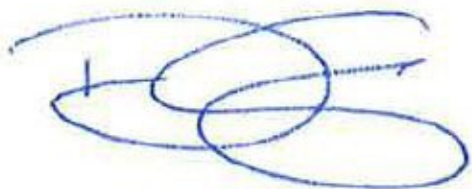
## ENVIRONMENTAL REVIEW

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 action of accepting the West Side Tank and Pump Station Project Phase 1 improvements does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Jonathan Cummings, Assistant Engineer

Richard Plecker, Environmental Utilities Director



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Dominick Casey, Acting City Manager

## **ATTACHMENTS:**

### **Description**

Resolution No. 18-225

Notice of Completion

Exhibit "A"

RESOLUTION NO. 18-225

ACCEPTING THE PUBLIC WORK KNOWN AS THE WEST SIDE TANK AND PUMP STATION PHASE 1 PROJECT, APPROVING THE “NOTICE OF COMPLETION”, AND AUTHORIZING THE ENVIRONMENTAL UTILITIES DIRECTOR TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE

BE IT RESOLVED by the City Council of the City of Roseville as follows:

1. The “Notice of Completion” on file in the City Clerk’s Department relative to that public work known as the West Side Tank and Pump Station Phase 1 Project, has been approved and the public work accepted.
2. The Environmental Utilities Director 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 \_\_\_\_ day of \_\_\_\_\_, 2018, 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

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN that the public work known as \_\_\_\_\_  
\_\_\_\_\_ 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 \_\_\_\_\_.  
The surety on said project was \_\_\_\_\_.

\_\_\_\_\_  
City of Roseville

ATTEST:

\_\_\_\_\_  
Sonia Orozco, City Clerk

State of California )  
County of Placer )

I, \_\_\_\_\_, being first duly sworn, depose and say: I am the  
\_\_\_\_\_ 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 Notice 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.

\_\_\_\_\_  
City of Roseville

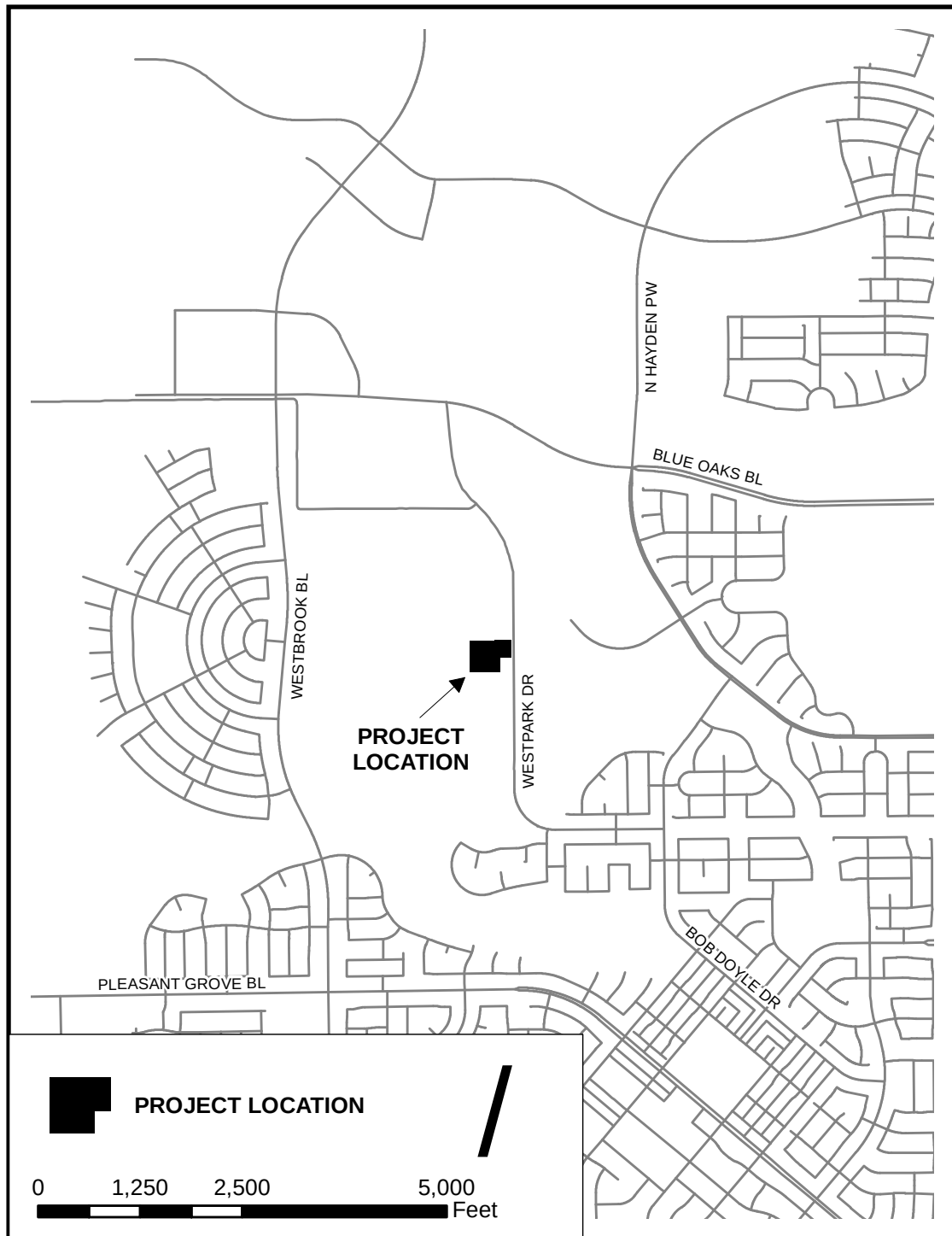
State of California )  
County of Placer )

Subscribed and sworn to (or affirmed) before me on this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_, 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"

## WEST SIDE TANK AND PUMP STATION PHASE 1 PROJECT







## COUNCIL COMMUNICATION

**CC #: 9279**  
**File #: 0109-02**

**Title:** Street Closure Request - Rods-n-Ribs - August 4, 2018  
**Contact:** Jeff Nereson 916-774-5974 jnereson@roseville.ca.us

**Meeting Date: 6/6/2018**  
**Item #: 7.24.**

### RECOMMENDATION TO COUNCIL

Recommend Council adopt a resolution approving an Agreement for Special Event and Temporary Street Closure with Water for a Warrior and authorizing the Acting City Manager to execute it. Additionally, approve the following street closures from 5 a.m. – 5 p.m. on Saturday August 4th, 2018 for the Water for a Warrior Rods-n-Ribs Cook-Off event.

- Vernon Street between Taylor Street and East Washington Street
- South Grant Street between Oaks Street and Atlantic Street

### BACKGROUND

The Water for a Warrior non-profit group from Roseville has submitted a special event application to host their third annual Rods-N-Ribs charity fundraiser event in Downtown Roseville and the Vernon Street Town Square on Saturday August 4, 2018. The event runs 9:00am – 3:00pm.

Water for a Warrior is a local non-profit whose mission is to provide combat wounded veterans who would benefit from hydro-therapy and aquatic fitness with pools, hot tubs and other aquatic related products and services to help aid in their therapy, recovery and well-being.

The event will feature a car show, vendor fair and rib cook-off with approximately 20 teams competing.

In addition to notifying businesses directly impacted, we will continue to notify business and property owners of street closures in the "Downtown Roseville Area Street Closures" e-newsletter.

### FISCAL IMPACT

There will be no fiscal impact to the City budgets for this event. The applicant has agreed to reimburse the City for staff time and resources.

## ECONOMIC DEVELOPMENT / JOBS CREATED

Exposure could potentially have a positive impact to the business in the downtown area, and supports the Council goal of having a vibrant downtown.

## ENVIRONMENTAL REVIEW

The proposed Street Closure Agreement outlines applicant and City responsibilities for proposed temporary street closures required to safely accommodate the event. 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 approval of the Temporary Street Closure Agreement does not include the potential for a significant environmental effect, it is not subject to CEQA and no further action is required.

Respectfully Submitted,

Jeff Nereson, Recreation Superintendent

Dion Louthan, Park, Recreation & Libraries Director



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Dominick Casey, Acting City Manager

## **ATTACHMENTS:**

### **Description**

Resolution No. 18-196

Street Closure Agreement\_Rods n Ribs

RESOLUTION NO. 18-196

APPROVING AN AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND WATER  
FOR A WARRIOR AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE  
IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an Agreement for Special Event and Temporary Street Closure regarding the Water for a Warrior Rods–N–Ribs Cook Off event, between the City of Roseville and Water for a Warrior, 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 Acting 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 FOR SPECIAL EVENT AND

TEMPORARY STREET CLOSURE

Event: Water for a Warrior Rods – n – Ribs Cook Off

THIS AGREEMENT is made and entered into this 4 day of August, 2018 by and between the City of Roseville, a municipal corporation ("CITY"), and Water for a Warrior, a California nonprofit corporation ("PROMOTER"); and

W I T N E S S E T H:

WHEREAS, PROMOTER has requested the closure of certain public streets for the Water for a Warrior Rods – n – Ribs Cook Off ("Event") to be held on Saturday, August 4, 2018; and

WHEREAS, CITY approves said request subject to the following terms and conditions.

NOW, THEREFORE, the parties agree as follows:

1. PROMOTER shall comply with all applicable provisions of the Roseville Municipal Code.
2. The following streets may be closed to traffic between 5:00 a.m. and 5:00 p.m. on Saturday, August 4<sup>th</sup>, 2018:
  - a. Vernon Street, between Taylor and East Washington Streets; and
  - b. S. Grant Street, between Oak and Atlantic Streets.
3. Adequate barriers and warning signs, as requested by the Public Works Director/City Engineer, shall be placed by City personnel at all street entrances and alleys leading into the closed area. No markings of any kind will be permitted on the street, street lights, or electrical poles.

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 5:00 p.m. on the date of the Event.

5. PROMOTER shall notify in writing all businesses, located on the streets to be closed, of the Event and planned street closure not later than five (5) days in advance of the Event.

6. To the fullest extent allowed by law, PROMOTER 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, arising out of or in connection with the Event or the attendant street and/or garage closures, except those matters arising from CITY's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

PROMOTER'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.

7. The PROMOTER shall obtain insurance covering the Event in accordance with the attached insurance requirements, which are incorporated herein by this reference.

8. CITY reserves the right to cancel this Agreement if PROMOTER has knowingly made a false statement of material fact or has knowingly omitted to state a material fact to CITY.

9. PROMOTER shall reimburse CITY for all staff costs incurred relating to the Event including, but not limited to, street closure costs.

10. PROMOTER shall obtain security services for the Event as required by the Roseville Police Department. In the event PROMOTER desires to retain Roseville Police Officers (instead of a private security provider) for provision of security for the Event, PROMOTER shall, prior to the Event, enter into a Supplemental Law Enforcement Services Agreement with CITY.

11. Either party may terminate this Agreement by giving the other party ten (10) days advance written notice.

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 PROMOTER has caused this Agreement to be executed.

CITY OF ROSEVILLE, a  
municipal corporation

WATER FOR A WARRIOR,  
a California nonprofit corporation

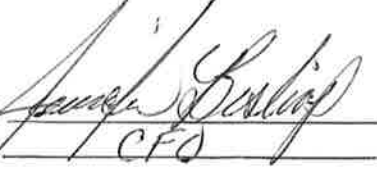
BY: \_\_\_\_\_  
ROB JENSEN  
City Manager

BY:   
its: \_\_\_\_\_  
President

ATTEST:

and

BY: \_\_\_\_\_  
SONIA OROZCO  
City Clerk

BY:   
its: \_\_\_\_\_  
CFO

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

APPROVED AS TO FORM:

BY: \_\_\_\_\_  
ROBERT R. SCHMITT  
City Attorney

APPROVED AS TO SUBSTANCE:

BY:  \_\_\_\_\_  
DION LOUTHAN  
Parks, Recreation & Libraries Director



## COUNCIL COMMUNICATION

**CC #: 9300**

**File #: 0704**

**Title:** On-Call Landscape Architectural Services - Professional Design Services  
Agreements Amendments

**Contact:** Tara Gee 916-774-5253 tgee@roseville.ca.us

**Meeting Date: 6/6/2018**

**Item #: 7.25.**

### RECOMMENDATION TO COUNCIL

Adopt resolutions to approve the first amendment to professional design services agreements for on-call landscape architectural services with three firms, Verde Design, Schmidt Design Group and Quadriga Landscape Architecture, authorize the Acting City Manager to execute the agreement amendments, and authorize the City Manager to execute the remaining renewal of the agreements without further Council approval, contingent upon budget approval.

### BACKGROUND

The Parks, Recreation & Libraries Department is projecting a number of Capital Improvement Projects, including new park design and construction and major rehabilitation projects over the next few years.

In March 2017, the Parks, Recreation, & Libraries Department issued a Request for Qualifications/Proposals (RFQ/P) to provide on-call Landscape Architectural Design Services. Eleven (11) firms submitted a Response to the RFQ/P. Verde Design, Schmidt Design Group and Quadriga Landscape Architecture ranked as the top three. Given the forecasted volume of work, contract awards included agreements with the top three firms in order to allow for a variety of services, an ability to match the type of project to the firm's expertise, the ability to respond in a timely manner and to allow for equitable distribution of work. Additionally, these firms would be available to provide plan review services for private development projects should the demand and volume require additional resources.

The agreements included a one year base term with the option of two – additional one year extensions for each firm.

### FISCAL IMPACT

Funding for professional services is provided through: 1) Capital Improvement Projects as



approved during the fiscal year budgets, 2) an approved professional services budget, or 3) developer reimbursements. Project specific quotes are obtained prior to the start of any work. There will be no net impact to the General Fund. The original three year total is a not-to-exceed \$150,000.00 per firm. During the first base year of work, all three firms were assigned several projects totaling close to the original contract total of \$150,000.00. Approval of the increased total contract authorization up to \$450,000.00, not to exceed \$150,000.00 per year, per firm, will allow the Department to meet on going demands for additional on-call services during the renewals years.

### ECONOMIC DEVELOPMENT / JOBS CREATED

Design and construction document preparation services are the first step toward construction of park improvements. Both the construction and maintenance of the park will include contractors. This job opportunity will help stimulate the local economy in two related but separate sectors, the construction industry as well as the landscape maintenance industry.

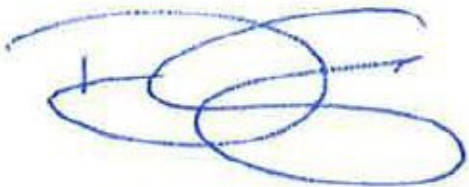
### ENVIRONMENTAL REVIEW

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)). Approval of the Professional Design Services Agreement does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Tara L. Gee, Park Planning & Development Superintendent

Dion Louthan, Parks, Recreation & Libraries Director

A handwritten signature in blue ink, appearing to read 'Dominick Casey', with a stylized, overlapping loop structure.

---

Dominick Casey, Acting City Manager

### **ATTACHMENTS:**

#### **Description**

Resolution No. 18-228

PSA Landscape Architect\_Quadriga

Resolution No. 18-229

PSA Landscape Architect\_Verde

Resolution No. 18-230

PSA Landscape Architect\_Schmidt

RESOLUTION NO. 18-228

APPROVING A FIRST AMENDMENT TO PROFESSIONAL DESIGN SERVICES  
AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND QUADRIGA LANDSCAPE  
ARCHITECTURE & PLANNING, INC., AND AUTHORIZING THE ACTING CITY  
MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a first amendment to professional design services agreement for on-call landscape architectural services, by and between the City of Roseville and Quadriga Landscape Architecture & Planning, Inc., has been reviewed by the City Council; and

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

BE IT FURTHER RESOLVED, that the City Manager or his or her designee is authorized to execute one additional one-year renewal without further City Council approval, provided that the applicable budget is approved by the City Council.

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 DESIGN SERVICES AGREEMENT**

**On-Call Landscape Architectural Services**

THIS FIRST AMENDMENT TO PROFESSIONAL DESIGN SERVICES AGREEMENT is made and entered into this 7 day of May, 2018, by and between the City of Roseville, a municipal corporation ("CITY"), and Quadriga Landscape Architecture & Planning, a California corporation ("CONSULTANT"); and

**W I T N E S S E T H:**

WHEREAS, CITY and CONSULTANT previously entered into a Professional Design Services Agreement dated July 5, 2017 ("Agreement") regarding on-call landscape architectural services ("Project");

WHEREAS, CITY desires to amend the term for an additional year as outlined in Paragraph 1 of the Agreement; and

NOW, THEREFORE, the parties agree as follows:

1. Paragraph 1 of the Agreement is amended to read as follows:

"The term of this Agreement shall commence upon execution and expire on June 30, 2019. CITY may, in its sole discretion through its City Manager or designee, elect to

extend the Agreement for a final year by giving CONSULTANT thirty (30) days advance written notice.”

2. Paragraph 3 of the Agreement is amended by adding an additional paragraph to read as follows:

“For its services provided hereunder, CONSULTANT shall be compensated on a time and expense basis in accordance with the compensation rates as described in Exhibit “B”, attached hereto and incorporated herein by this reference. Total compensation shall not exceed four hundred fifty thousand dollars (\$450,000.00). Total annual compensation shall not exceed one hundred fifty thousand (\$150,000.00) per year.

3. Paragraph 16 of the Agreement is amended by adding an additional paragraph to read as follows:

“CONSULTANT understands that continuation of this Agreement past June 30<sup>th</sup> of any given year is contingent upon appropriation of funds for such purpose in the budget of the City of Roseville in the sole discretion of the City Council.

4. 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 Acting 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

QUADRIGA LANDSCAPE  
ARCHITECTURE & PLANNING, INC., a  
California corporation

BY: \_\_\_\_\_  
DOMINICK CASEY  
Acting City Manager

BY:  \_\_\_\_\_  
its: Secretary, Principal  
Quadriga Landscape Architecture

ATTEST:

and

BY: \_\_\_\_\_  
SONIA OROZCO  
City Clerk

BY: \_\_\_\_\_  
its: \_\_\_\_\_

APPROVED AS TO FORM:

BY: \_\_\_\_\_  
ROBERT R. SCHMITT  
City Attorney

APPROVED AS TO SUBSTANCE:

BY:  \_\_\_\_\_  
DION LOUTHAN  
Parks, Recreation & Libraries  
Director

## EXHIBIT "A"

**SCHEDULE OF OFFICE HOURLY RATES**

2017 - 2018

Rates subject to change September 1, 2018

|                               |                   |
|-------------------------------|-------------------|
| Principal Landscape Architect | \$165.00 per hour |
| Project Director              | \$130.00 per hour |
| Senior Designer               | \$115.00 per hour |
| Designer / CADD               | \$105.00 per hour |
| Support Staff                 | \$ 85.00 per hour |
| Prints and Reproduction       | Cost plus 10%     |
| Mileage                       | \$0.545 / mile    |

**Notice:**

Landscape architects are regulated by the California Board of Architectural Examiners. Any questions concerning a landscape architect may be referred to the board at:

Landscape Architects Technical Committee, 2420 Del Paso Road, Suite 105, Sacramento, CA 95834

Phone: (916) 574-7220, Fax: (916) 575-7283

California Landscape Architect #5344



RESOLUTION NO. 18-229

APPROVING A FIRST AMENDMENT TO PROFESSIONAL DESIGN SERVICES  
AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND VERDE DESIGN, INC., AND  
AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE  
CITY OF ROSEVILLE

WHEREAS, a first amendment to professional design services agreement for on-call landscape architectural services, by and between the City of Roseville and Verde Design, Inc., has been reviewed by the City Council; and

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

BE IT FURTHER RESOLVED, that the City Manager or his or her designee is authorized to execute one additional one-year renewal without further City Council approval, provided that the applicable budget is approved by the City Council.

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 DESIGN SERVICES AGREEMENT**

**On-Call Landscape Architectural Services**

THIS FIRST AMENDMENT TO PROFESSIONAL DESIGN SERVICES AGREEMENT is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between the City of Roseville, a municipal corporation ("CITY"), and Verde Design, Inc., a California corporation ("CONSULTANT"); and

W I T N E S S E T H:

WHEREAS, CITY and CONSULTANT previously entered into a Professional Design Services Agreement dated July 5, 2017 ("Agreement") regarding on-call landscape architectural services ("Project");

WHEREAS, CITY desires to amend the term for an additional year as outlined in Paragraph 1 of the Agreement; and

NOW, THEREFORE, the parties agree as follows:

1. Paragraph 1 of the Agreement is amended to read as follows:

"The term of this Agreement shall commence upon execution and expire on June 30, 2019. CITY may, in its sole discretion through its City Manager or designee, elect to

extend the Agreement for a final year by giving CONSULTANT thirty (30) days advance written notice.”

2. Paragraph 3 of the Agreement is amended by adding an additional paragraph to read as follows:

“For its services provided hereunder, CONSULTANT shall be compensated on a time and expense basis in accordance with the compensation rates as described in Exhibit “B”, attached hereto and incorporated herein by this reference. Total compensation shall not exceed four hundred fifty thousand dollars (\$450,000.00). Total annual compensation shall not exceed one hundred fifty thousand (\$150,000.00) per year.

3. Paragraph 16 of the Agreement is amended by adding an additional paragraph to read as follows:

“CONSULTANT understands that continuation of this Agreement past June 30<sup>th</sup> of any given year is contingent upon appropriation of funds for such purpose in the budget of the City of Roseville in the sole discretion of the City Council.

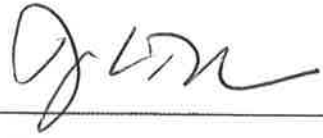
4. All other provisions of the Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this First Amendment to Agreement in duplicate by its Acting 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

VERDE DESIGN, INC., a  
California corporation

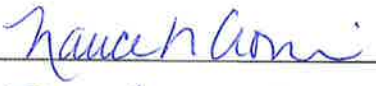
BY: \_\_\_\_\_  
DOMINICK CASEY  
Acting City Manager

BY:  \_\_\_\_\_  
its: PRESIDENT

ATTEST:

and

BY: \_\_\_\_\_  
SONIA OROZCO  
City Clerk

BY:  \_\_\_\_\_  
its: Director of Finance

APPROVED AS TO FORM:

BY: \_\_\_\_\_  
ROBERT R. SCHMITT  
City Attorney

APPROVED AS TO SUBSTANCE:

BY:  \_\_\_\_\_  
DION LOUTHAN  
Parks, Recreation & Libraries  
Director

## EXHIBIT “A”

## **Verde Design, Inc.**

### **Charge Rate Schedule**

**Effective until December 31, 2018**

The following chart outlines the current charge rate for professional and office costs. Reimbursable rates and expenses are shown at the bottom.

#### **Project Rates**

|                                                       |                   |
|-------------------------------------------------------|-------------------|
| Principal                                             | \$215.00 per hour |
| Project Manager/Construction Manager                  |                   |
| Level Four                                            | \$200.00 per hour |
| Level Three                                           | \$180.00 per hour |
| Level Two                                             | \$160.00 per hour |
| Level One                                             | \$145.00 per hour |
| IT Manager                                            | \$160.00 per hour |
| CAD Manager                                           | \$155.00 per hour |
| Project Designer                                      | \$135.00 per hour |
| Job Captain/Staff Engineer/Construction Administrator | \$130.00 per hour |
| Draftsperson Level II                                 | \$115.00 per hour |
| Draftsperson Level I                                  | \$110.00 per hour |
| Project Administrator                                 | \$80.00 per hour  |
| Intern                                                | \$70.00 per hour  |

#### **Reimbursable Rates**

|                                        |               |
|----------------------------------------|---------------|
| Blueprints, Printing and Reproductions | Cost plus 10% |
| Sub Consultant Services                | Cost plus 10% |

#### **Reimbursable Expenses**

|                                |                           |
|--------------------------------|---------------------------|
| Blueprints and Reproductions   | Travel Expenses           |
| Photography                    | Parking and Toll Expenses |
| Models and Renderings          | Permit Fees               |
| Postage/Overnight Mail Service | Courier Delivery Service  |

RESOLUTION NO. 18-230

APPROVING A FIRST AMENDMENT TO PROFESSIONAL DESIGN SERVICES  
AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND SCHMIDT DESIGN GROUP,  
INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON  
BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a first amendment to professional design services agreement for on-call landscape architectural services, by and between the City of Roseville and Schmidt Design Group, Inc., has been reviewed by the City Council; and

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

BE IT FURTHER RESOLVED, that the City Manager or his or her designee is authorized to execute one additional one-year renewal without further City Council approval, provided that the applicable budget is approved by the City Council.

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 DESIGN SERVICES AGREEMENT**

**On-Call Landscape Architectural Services**

THIS FIRST AMENDMENT TO PROFESSIONAL DESIGN SERVICES AGREEMENT is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between the City of Roseville, a municipal corporation ("CITY"), and Schmidt Design Group, Inc., a California corporation ("CONSULTANT"); and

W I T N E S S E T H:

WHEREAS, CITY and CONSULTANT previously entered into a Professional Design Services Agreement dated July 5, 2017 ("Agreement") regarding on-call landscape architectural services ("Project");

WHEREAS, CITY desires to amend the term for an additional year as outlined in Paragraph 1 of the Agreement; and

NOW, THEREFORE, the parties agree as follows:

1. Paragraph 1 of the Agreement is amended to read as follows:

"The term of this Agreement shall commence upon execution and expire on June 30, 2019. CITY may, in its sole discretion through its City Manager or designee, elect to



extend the Agreement for a final year by giving CONSULTANT thirty (30) days advance written notice.”

2. Paragraph 3 of the Agreement is amended by adding an additional paragraph to read as follows:

“For its services provided hereunder, CONSULTANT shall be compensated on a time and expense basis in accordance with the compensation rates as described in Exhibit “B”, attached hereto and incorporated herein by this reference. Total compensation shall not exceed four hundred fifty thousand dollars (\$450,000.00). Total annual compensation shall not exceed one hundred fifty thousand (\$150,000.00) per year.

3. Paragraph 16 of the Agreement is amended by adding an additional paragraph to read as follows:

“CONSULTANT understands that continuation of this Agreement past June 30<sup>th</sup> of any given year is contingent upon appropriation of funds for such purpose in the budget of the City of Roseville in the sole discretion of the City Council.

4. 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 Acting 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

SCHMIDT DESIGN GROUP, INC., a  
California corporation

BY: \_\_\_\_\_  
DOMINICK CASEY  
Acting City Manager

BY:   
its: President

ATTEST:

and

BY: \_\_\_\_\_  
SONIA OROZCO  
City Clerk

BY:   
its: Secretary

APPROVED AS TO FORM:

BY: \_\_\_\_\_  
ROBERT R. SCHMITT  
City Attorney

APPROVED AS TO SUBSTANCE:

BY:   
DION LOUTHAN  
Parks, Recreation & Libraries  
Director

## EXHIBIT "A"

# Schmidt Design Group, Inc.



BALANCING ARTISTIC EXPRESSION IN DESIGN WITH ENVIRONMENTAL SENSITIVITY

1111 Sixth Avenue, Suite 500 San Diego, CA 92101 Lic. CA 2138, NV 219, AZ 34139  
telephone {619} 236-1462 facsimile {619} 236-8792  
www.schmidtsgroup.com

June 2017

## HOURLY BILLING RATES

Fees will be charged for technical work, consultation, and additional services. Charges will be made for typing, as in the preparation of reports, and for time and costs of printing. No direct charges will be made for normal secretarial services, office management, or general accounting.

### Hourly Rates

|                                                          |            |
|----------------------------------------------------------|------------|
| Principal Landscape Architect/President .....            | \$225/hour |
| Principal Landscape Architect .....                      | \$185/hour |
| Senior Associate Landscape Architect .....               | \$155/hour |
| Associate Landscape Architect .....                      | \$140/hour |
| Senior Project Manager/Licensed Landscape Architect..... | \$120/hour |
| Project Manager .....                                    | \$95/hour  |
| Landscape Designer .....                                 | \$85/hour  |
| Landscape Drafter .....                                  | \$75/hour  |
| Clerical/Typist.....                                     | \$65/hour  |

### Reimbursable Expenses

Reimbursable expenses such as reproduction printing, delivery service, soils testing, permits, parking, project specific supplies, etc., will be marked up by 15%. In-house plotting will be charged between \$.75 and \$7.75 per square-foot depending on color and paper type.

### Sub-consultants

Expenses for consultants employed by Schmidt Design Group, Inc. will be marked up by 15%.

### Mileage

Mileage in the interest of the client will be charged at the current GSA Mileage Reimbursement Rates.

### Travel

Time spent in travel in the interest of the client will be charged at hourly rates. A minimum of one hour will be charged for any site visit.



## COUNCIL COMMUNICATION

**CC #: 9306**  
**File #: 0721-05**

**Title:** Downtown Bridges and Trail Project - Second Amendment of Professional Design Services Agreement  
**Contact:** Michael Dour 916-746-1304 mdour@roseville.ca.us

**Meeting Date: 6/6/2018**  
**Item #: 7.26.**

### RECOMMENDATION TO COUNCIL

Staff is requesting that City Council adopt the resolution approving the second amendment to the Professional Design Services Agreement with Mark Thomas and Company (MTCO) for construction support and lighting assessment for the Downtown Bridges and Trail Project, and authorize the Acting City Manager to execute the agreement between MTCO and the City of Roseville.

### BACKGROUND

On May 2, 2018, the City Council adopted a budget adjustment and awarded a construction contract to MCM for construction of Phase 2 of the Downtown Bridges and Trail project. The project includes:

- Rotation and refurbishment of the Rube Nelson "Icehouse" bridge;
- Construction of the new "Downtown Pedestrian Bridge", which is a landmark bridge providing a direct connection between Royer Park and the Vernon Street Town Square;
- Construction of the Taylor Street (Library) bridge replacement;
- Continuation of the Miners Ravine Class I Trail into Royer Park; and
- Modifications to the Oak Street, Royer Park and Library parking lots.

Mark Thomas and Company (MTCO) is the design engineer for the project. The City has an existing Professional Design Services Agreement (PDSA) with Mark Thomas and Company (MTCO) for construction support services and lighting assessment. Construction support services are needed if/when the selected contractor has questions for the design engineer. Since the Downtown Bridges and Trail Project includes 1 existing and 2 new bridges, we anticipate that MCM will have questions for MTCO during construction.

The existing PDSA includes construction support services. However, since the adoption of the first amendment to the PDSA, the project was split into two phases (with the first phase construction of hydraulic mitigation work conducted in summer-fall 2017), and the project plans

were updated to include the 3rd bridge. As a result, staff expects there will be additional costs associated with construction engineering support services. MTCO has prepared the attached scope of work for the anticipated additional construction support services with a not to exceed amount of \$118,255.

### FISCAL IMPACT

On May 2, 2018, the City Council approved a budget adjustment for the project that included sufficient funds for the proposed construction support work. As a result, a budget adjustment is not needed.

As a reminder, the source of funds for the project is

| <b>Source of Funds</b>                  | <b>Amount</b>       |
|-----------------------------------------|---------------------|
| Congestion Mitigation Air Quality Grant | \$6,369,000         |
| Active Transportation Grant             | \$1,144,000         |
| Bicycle Transportation Account Grant    | \$101,000           |
| Public Facilities Fund                  | \$456,000           |
| Local Transportation Fund               | \$3,713,100         |
| <b>Total:</b>                           | <b>\$11,783,100</b> |

General fund monies will not be used for this project.

### ECONOMIC DEVELOPMENT / JOBS CREATED

Based on Federal guidelines, there is one job created for every \$92,000.00 in direct government spending. As a result, this PDSA amendment will create 1 job.

### ENVIRONMENTAL REVIEW

The proposed project was previously evaluated in the Downtown Specific Plan Environmental Impact Report (SCH#2007102090)) (Certified by City Council April 1, 2009) and Addendum (March 20, 2013). The improvement plans included in the construction contract are consistent with the project evaluated in the certified Final EIR and consequently no additional CEQA action is required for construction contract approval.

Respectfully Submitted,

Michael Dour, Alternative Transportation Manager

Rhon Herndon, Public Works Director

A handwritten signature in blue ink, consisting of several overlapping loops and a final horizontal stroke.

---

Dominick Casey, Acting City Manager

**ATTACHMENTS:**

**Description**

Resolution No. 18-234

2nd Agreement to PDSA with Mark Thomas and Company

RESOLUTION NO. 18-234

APPROVING A SECOND AMENDMENT TO PROFESSIONAL DESIGN SERVICES  
AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND MARK THOMAS &  
COMPANY, INC., AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT  
ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a second amendment to professional design services agreement for the  
Downtown Bridges Construction Support and Lighting Assessment, by and between the City of  
Roseville and Mark Thomas & Company, Inc., has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that  
said second amendment is hereby approved and that the Acting 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



**SECOND AMENDMENT TO  
PROFESSIONAL DESIGN SERVICES AGREEMENT**

Project: Downtown Bridges Construction Support and Lighting Assessment

THIS SECOND AMENDMENT TO PROFESSIONAL DESIGN SERVICES AGREEMENT is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by and between the City of Roseville, a municipal corporation ("CITY"), and Mark Thomas & Company, Inc., a California corporation ("CONSULTANT"); and

W I T N E S S E T H:

WHEREAS, CITY and CONSULTANT previously entered into a Professional Design Services Agreement dated February 17, 2016 and amended on November 15, 2017 ("Agreement") regarding Downtown Bridges Construction Support and Lighting Assessment ("Project");

WHEREAS, CITY desires to amend the Agreement to include additional services as described in CONSULTANT's letter/proposal dated April 4, 2018, 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 Second Amendment to Agreement.

2. Paragraph 2 of the Agreement is amended by adding an additional paragraph to read as follows:

"CITY shall pay one hundred eighteen thousand, two hundred fifty five dollars (\$118,255.00), in consideration of the additional services as set forth in Exhibit "A" to the Second Amendment to Agreement. This brings the total not to exceed contract amount to four hundred fourteen thousand, three hundred seven dollars (\$414,307.00)."

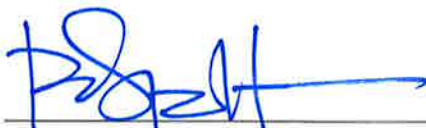
3. All other provisions of the Agreement shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Second 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 Second Amendment to Agreement to be executed.

CITY OF ROSEVILLE, a  
municipal corporation

MARK THOMAS & COMPANY, INC., a  
California corporation

BY: \_\_\_\_\_  
DOMINICK CASEY  
Acting City Manager

BY:  \_\_\_\_\_  
its: President

**[SIGNATURES CONTINUED ON FOLLOWING PAGE]**

ATTEST:

and

BY: R.M. Brown

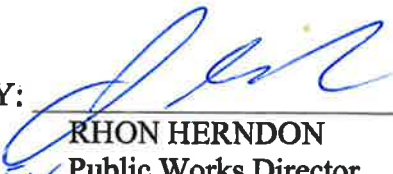
BY: \_\_\_\_\_  
SONIA OROZCO  
City Clerk

its: Secretary

APPROVED AS TO FORM:

BY: \_\_\_\_\_  
ROBERT R. SCHMITT  
City Attorney

APPROVED AS TO SUBSTANCE:

BY:   
RHON HERNDON  
Public Works Director

## EXHIBIT "A"



## Scope of Services

Mark Thomas will provide professional services for design support during construction as identified below.

Since the scope of bidding support is difficult to determine at this time, Mark Thomas has provided a “budget” amount to be used on a time and materials basis. The estimated budget will be monitored during the construction duration. If the construction support work exceeds the assumed scope and the budget is exhausted, Mark Thomas will discuss whether additional budget is needed based on the current progress of the work.

Mark Thomas will serve as the primary point of contact for RFIs requiring responses from the design team. Mark Thomas will provide clarification and interpretation of the plans and specifications as needed. Mark Thomas will distribute and facilitate review of shop drawings and product submittals among the design team.

**COST PROPOSAL FOR PROJECT SCOPE: Roseville-Downtown Bridges & Trail (AM #2)**

|  | Mark Thomas                      |                              |                          |                           |                             |                           |                         |                    |                            |                             |                           |             |                  | Subs                 |                | TOTAL COST       |
|-----------------------------------------------------------------------------------|----------------------------------|------------------------------|--------------------------|---------------------------|-----------------------------|---------------------------|-------------------------|--------------------|----------------------------|-----------------------------|---------------------------|-------------|------------------|----------------------|----------------|------------------|
|                                                                                   | Sr. Engineering Manager<br>\$288 | Engineering Manager<br>\$247 | Project Manager<br>\$172 | Project Engineer<br>\$125 | Design Engineer II<br>\$111 | Design Engineer I<br>\$90 | Sr. Technician<br>\$106 | Technician<br>\$77 | Project Accountant<br>\$90 | Project Coordinator<br>\$86 | Project Assistant<br>\$58 | Total Hours | Total MT Cost    | Callender Associates | Parikh         |                  |
| <b>I.0 CONSTRUCTION SUPPORT</b>                                                   |                                  |                              |                          |                           |                             |                           |                         |                    |                            |                             |                           |             |                  |                      |                |                  |
| I.1 Construction Support                                                          | 20                               | 58                           | 40                       | 308                       | 76                          | 132                       | 80                      | 60                 | 4                          | 8                           | 4                         | 790         | \$100,255        | 12,000               | 6,000          | \$118,255        |
| <b>Subtotal Phase 1</b>                                                           | <b>20</b>                        | <b>58</b>                    | <b>40</b>                | <b>308</b>                | <b>76</b>                   | <b>132</b>                | <b>80</b>               | <b>60</b>          | <b>4</b>                   | <b>8</b>                    | <b>4</b>                  | <b>790</b>  | <b>\$100,255</b> | <b>\$12,000</b>      | <b>\$6,000</b> | <b>\$118,255</b> |
| <b>TOTAL HOURS</b>                                                                | <b>20</b>                        | <b>58</b>                    | <b>40</b>                | <b>308</b>                | <b>76</b>                   | <b>132</b>                | <b>80</b>               | <b>60</b>          | <b>4</b>                   | <b>8</b>                    | <b>4</b>                  | <b>790</b>  |                  |                      |                | <b>790</b>       |
| <b>OTHER DIRECT COSTS</b>                                                         |                                  |                              |                          |                           |                             |                           |                         |                    |                            |                             |                           |             | \$0              |                      |                | \$0              |
| <b>TOTAL COST</b>                                                                 | <b>\$5,757</b>                   | <b>\$14,910</b>              | <b>\$6,863</b>           | <b>\$38,649</b>           | <b>\$8,405</b>              | <b>\$11,884</b>           | <b>\$8,507</b>          | <b>\$4,594</b>     | <b>\$360</b>               | <b>\$632</b>                | <b>\$233</b>              |             | <b>\$100,255</b> | <b>\$12,000</b>      | <b>\$6,000</b> | <b>\$118,255</b> |



## COUNCIL COMMUNICATION

**CC #: 9305**  
**File #: 0800-04**

**Title:** Environmental Compliance Support Services - On-Call Professional Services Agreements  
**Contact:** Hossein N. 916-746-1300 hnaghibzadeh@roseville.ca.us

**Meeting Date: 6/6/2018**  
**Item #: 7.27.**

### RECOMMENDATION TO COUNCIL

Staff recommends the City Council adopt two resolutions to approve On-Call Professional Services Agreements with ICF Jones & Stokes and ECORP Consulting for design and construction project on-call environmental support, and authorize the Acting City Manager to execute them.

### BACKGROUND

The Public Works Engineering Division is responsible for the design and construction of various City infrastructure improvements such as roads, bridges, drainage facilities, traffic signals, and municipal buildings. For these projects to be successful, cost efficient, and to comply with State and Federal environmental regulations, City staff requires the assistance of professionals in the environmental field. The most cost effective and time efficient method of obtaining these additional resources is through multiple on-call Professional Services Agreements following an open request for proposals.

Staff recently released a Request for Proposals (RFP) for on-call environmental compliance support services for design and construction projects and received a total of 16 proposals in response to the RFP. After evaluation of the 16 proposals, a selection committee composed of Engineering staff members selected ICF Jones and Stokes Inc. and ECORP Consulting Inc. to provide the requested services. The selection of these two firms was based on their extensive experience with the requested services for projects similar to those that the Public Works Department anticipates to design or construct over the next three years.

### FISCAL IMPACT

The not to exceed cost for the requested services provided by the combination of the two agreements over the next three years is \$900,000.00. There is no guaranteed minimum amount of work provided in the contracts, and payment will only be made for work completed. The

agreements will be funded by various Council approved CIP budgets at no cost to General Fund.

### ECONOMIC DEVELOPMENT / JOBS CREATED

Federal guidelines suggest that there is one job created for every \$92,000.00 in direct government spending. Based on that figure, these agreements would create 9.8 jobs.

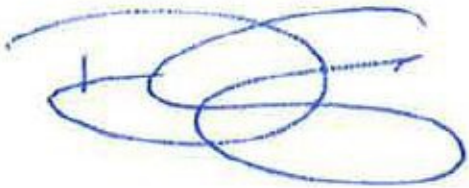
### ENVIRONMENTAL REVIEW

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)). These professional services agreements do not include the potential for a significant environmental effects, and therefore are not subject to CEQA.

Respectfully Submitted,

Hossein Naghibzadeh, Associate Engineer

Rhon Herndon, Public Works Director

A handwritten signature in blue ink, consisting of several overlapping loops and a final horizontal stroke.

---

Dominick Casey, Acting City Manager

### **ATTACHMENTS:**

#### **Description**

Resolution No. 18-232

ecorponcall

Resolution No. 18-233

icfoncall



RESOLUTION NO. 18-232

APPROVING AN ON-CALL PROFESSIONAL SERVICES AGREEMENT BY AND  
BETWEEN THE CITY OF ROSEVILLE AND ECORP CONSULTING, INC., AND  
AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE  
CITY OF ROSEVILLE

WHEREAS, an on-call professional services agreement regarding on-call environmental compliance support services for design and construction, by and between the City of Roseville and ECORP Consulting, 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 Acting 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 \_\_\_\_\_, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Clerk

City of Roseville On-Call  
2018-2021  
P17-604.00  
2018-06-8-00

## ON-CALL PROFESSIONAL SERVICES AGREEMENT

Services: Environmental Compliance Support Services for Design and Construction

THIS AGREEMENT is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_,  
by and between the City of Roseville, a municipal corporation ("CITY"), and ECORP  
Consulting, Inc., a California corporation ("CONSULTANT"); and

### W I T N E S S E T H:

WHEREAS, CITY issued Request for Proposal #15-58 for professional services  
consisting of on-call environmental compliance support services for design and construction; and

WHEREAS, CONSULTANT has prepared a response to the Request for Proposal dated  
October 19, 2017, which describes the scope of services to be performed by CONSULTANT,  
and the hourly rates for performance of such services; and

WHEREAS, CONSULTANT is qualified and experienced to provide professional  
environmental compliance support services on an on-call basis.

NOW, THEREFORE, the parties agree as follows:

1. Term. The term of this Agreement shall commence upon execution and expire on  
June 6, 2021. The City Manager may, in his or her discretion, elect to extend the Agreement in  
one (1) year increments for up to an additional two (2) years by giving CONSULTANT thirty  
(30) days advance written notice of each optional one (1) year renewal. Such extensions shall be  
memorialized by a written amendment to this Agreement.

2. Services. CONSULTANT shall perform, at the direction of CITY, the scope of

the on-call services as described in EXHIBIT "A," attached hereto and incorporated herein by this reference. Individual tasks will be awarded by CITY on an as-needed basis. CITY may assign work to one, or more than one CONSULTANT from an approved qualified list. CITY reserves the right to unilaterally assign work to any consultant as it deems prudent or, if no services are required, no work. CITY makes no specific guarantee of a minimum or maximum number of hours or amount of tasks or services, which shall be required of any single CONSULTANT. In addition, the inclusion of any CONSULTANT on any qualified list, if so utilized by CITY, shall in no way be considered an exclusive agreement to provide service for CITY.

3. Compensation. For its services provided hereunder, CONSULTANT shall be compensated on a time and expense basis in accordance with the hourly rates as described in EXHIBIT "B," attached hereto and incorporated herein by this reference. Any proposed increase in the effective rates for future services must be preceded by at least a 90-day written notice to the contracting department. Total compensation shall not exceed one hundred fifty thousand dollars per year (\$150,000) for an overall total compensation for the initial term not to exceed four hundred fifty thousand (\$450,000). Total compensation for optional renewal years of this Agreement shall not exceed one hundred fifty thousand dollars per year (\$150,000). Adjustment to the total compensation per year shall require a written amendment to this Agreement, subject to approval by the City Council.

CONSULTANT shall submit one monthly invoice for its services. Such invoices shall be delineated by task, the person performing the services, and the hourly rate, which shall be stated in time increments of not greater than one tenth (1/10) hours. CITY shall pay invoices within thirty (30) days after receipt, if the services specified in the invoice have been satisfactorily completed.

4. Indemnification. To the fullest extent allowed by law, CONSULTANT 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 CONSULTANT'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.

CONSULTANT'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.

5. Insurance. CONSULTANT 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                  | \$1,000,000 each occurrence<br>\$2,000,000 aggregate<br>Personal Injury:<br>\$1,000,000 each occurrence<br>\$2,000,000 aggregate |
| Automobile Liability                          | \$1,000,000 combined single limit                                                                                                |
| Professional Liability (errors and omissions) | \$1,000,000 per claim<br>\$2,000,000 aggregate                                                                                   |

a. Form. CONSULTANT 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. CONSULTANT 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 CONSULTANT. The additional insured coverage under the CONSULTANT'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. CONSULTANT 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. CONSULTANT 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, CONSULTANT shall require its subcontractors to agree to be bound to CONSULTANT and CITY in the same manner and to the same extent as CONSULTANT is bound to CITY under this Agreement. Additionally, CONSULTANT 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. CONSULTANT hereby agrees to waive subrogation which any insurer of CONSULTANT may acquire from CONSULTANT 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 CONSULTANT, its employees, agents and subcontractors.

h. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve CONSULTANT 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.

6. Records. CONSULTANT and its subcontractors shall maintain all files and records relating to the services performed hereunder during the term of this Agreement and for a period of not less than one (1) year after the date of termination or expiration. Provided, however, that in the event of litigation or settlement of claims arising from the performance of this Agreement, CONSULTANT and its subcontractors shall maintain all files and records until such litigation, appeals or claims are resolved. Duly authorized representatives of CITY shall have right of access during normal business hours and after reasonable notice to CONSULTANT's and subcontractors' files and records relating to the services performed hereunder, and may review and copy the files and records at appropriate stages during performance of the services and during the one (1) year period following termination or expiration of this Agreement. CONSULTANT shall include this provisions in its contracts with all subcontractors.

7. Time is of the Essence. Time is of the essence of this Agreement.

8. Compliance with Laws. CONSULTANT shall comply with all federal, state and local laws, ordinances and policies as may be applicable to the performance of services under this Agreement.

9. Ability to Perform. CONSULTANT agrees and represents that it has the time, ability and professional expertise to perform the services required under this Agreement.

10. Governing Agreement. In the event of any conflict between this Agreement and its EXHIBITS, the provisions of this Agreement shall govern. In the event of any conflict between any of the EXHIBITS, the provisions of the first in order of attachment shall govern.

11. Assignment. CONSULTANT is employed to perform unique personal services.

CONSULTANT shall not assign this Agreement without the prior written consent of CITY.

CONSULTANT shall not employ or otherwise incur any obligation to pay other specialists or experts for services in connection with this Agreement, without prior written consent of CITY.

12. Independent Contractor. CONSULTANT 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.

13. Representations and Warranties. CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working for CONSULTANT, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, CITY shall have the right to terminate as void this Agreement, without liability, or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

14. Successors in Interest. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

15. Copyright, Ownership and Use of Materials. All tangible material ("Material") created or delivered pursuant to this Agreement is considered a work made for hire under the Copyright Act. To the extent such Material does not qualify as a work made for hire, CONSULTANT hereby assigns to CITY all right, title, and interest, including but not limited to all copyrights, in all Material created by CONSULTANT in its performance under this Agreement. Material constitutes the scope of work outlined in Exhibit A and attached hereto, and all written and other tangible expressions, including but not limited to, drawings (including



computer aided drawings), papers, documents, reports, surveys, renderings, exhibits, sketches, maps, models, prints, paintings or photographs, in any and all media or formats in which such materials have been created or are maintained. All Material furnished by CONSULTANT is, and shall remain, the property of CITY.

CONSULTANT shall execute any documents necessary to effectuate such assignment. In the event that CONSULTANT uses, employs, designates, or retains any person or entity who is not an employee of CONSULTANT, to perform any work required of it pursuant to this Agreement, CONSULTANT shall require said person or entity to execute an agreement containing the preceding paragraph.

16. Termination of Agreement. CITY may terminate this Agreement without cause by giving CONSULTANT ten (10) days advance written notice from the City Manager. CONSULTANT may terminate this Agreement without cause by giving CITY thirty (30) days advance written notice. CONSULTANT understands that continuation of this Agreement past June 30<sup>th</sup> of any given year is contingent upon appropriation of funds for such purpose in the budget of the City of Roseville in the sole discretion of the City Council. In the event of termination through no fault of CONSULTANT, CITY shall compensate CONSULTANT for services performed as of the date of termination, upon the release to CITY of all Material hereunder, in any and all media or formats in which such materials have been created or are maintained. CITY retains the right to receive and use any Material, notwithstanding any termination or any dispute regarding the amount to be paid.

17. 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.

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

19. 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.

20. 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

Rhon Herndon  
Public Works Director  
311 Vernon Street  
Roseville, CA 95678

CONSULTANT

Chris Stabenfeldt  
Project Manager  
2525 Warren Drive  
Rocklin, CA 95677

Either party may amend its address for notice by giving notice to the other party in writing.

21. 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 the authority of Resolution No. \_\_\_\_\_, adopted by the Council of the City of Roseville on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and CONSULTANT has caused this Agreement to be executed.

**[SIGNATURES ON FOLLOWING PAGE]**

CITY OF ROSEVILLE, a  
municipal corporation

BY: \_\_\_\_\_  
DOMINICK CASEY  
Acting City Manager

ATTEST:

BY: \_\_\_\_\_  
SONIA OROZCO  
City Clerk

APPROVED AS TO FORM:

BY: \_\_\_\_\_  
ROBERT R. SCHMITT  
City Attorney

APPROVED AS TO SUBSTANCE:

BY:  \_\_\_\_\_  
RHON HERNDON  
Public Works Director

ECORP CONSULTING, INC., a  
California corporation

  
BY: EDDYN GREGERSEN  
its: PRESIDENT

and   
BY: HAL FREEMAN  
its: VICEPRESIDENT / CFO

## EXHIBIT “A”

## TAB D: PROJECT UNDERSTANDING

ECORP has considerable experience and has managed on-call environmental services contracts for more than 50 clients. Because on-call contracts require varied responses to a number of different kinds of tasks, ECORP has developed a management process for efficient initiation, performance, and completion of contract task orders and projects. ECORP's combination of small business efficiency, technical expertise, experience with state and federal environmental regulations, and our local knowledge of the City will ensure that our project managers provide the City with the expertise needed to complete the projects by assisting the City in compliance with all environmental regulations.

ECORP has conducted environmental services for more than 500 projects in the City, an average of more than 16 projects per year since the company's inception. ECORP has multiple Senior Project Managers with extensive knowledge of local conditions, CEQA/NEPA and regulatory permitting available to serve the City.

The Program Manager, Project Managers, and supporting technical staff have managed the preparation of dozens of EIRs, IS/MNDs, EAs, and CEs supported by technical studies for a full range of project types. Key team members have conducted regulatory permitting with the USACE (Regulatory and 408 Divisions), USFWS, NMFS, CDFW, RWQCB, and SHPO. Our experience with the local resources and local representatives of agencies likely to be involved in City projects will enable us to efficiently guide the City through the environmental process for its projects. Please see Tab C. Qualifications of Team and the resume section of this submittal for a more detailed description of this experience.

ECORP's experience and successful completion of task orders under numerous on-call contracts with public agencies provides us with a keen understanding of the importance of the project initiation process. Beginning at the initial project planning level, ECORP staff will work closely with City staff to determine the environmental constraints for the project so that they may be identified and addressed early in the process, if possible. We will provide assistance to the City in the development of practical and effective mitigation measures. The ECORP assigned Project Manager will maintain frequent contact with key City staff member(s) to make sure project descriptions have not changed significantly and to coordinate any changes that are required. We have used this methodology successfully on all ECORP on-call contracts, as well as individual projects.



*ECORP's local experience includes the Placer Vineyards project, for which ECORP has provided a variety of environmental services*

## **TAB E: PROJECT PLAN**

ECORP's experience and successful completion of task orders under numerous on-call contracts with public agencies provide us with a keen understanding of the importance of the project initiation process. For example, Mr. Stabenfeldt managed our recent three-year California Department of General Services on-call services contract under which we completed more than 40 task orders.

For each on-call contract task order, ECORP will hold a kick-off meeting with City staff to discuss the project scope, required tasks, estimated project budget, and the proposed agreement; outcomes of these meetings will be summarized and distributed to all parties working on the task order. Once the project is underway in its earliest stages, the ECORP project manager will maintain daily contact with the key City staff member(s) to make sure the project description has not changed significantly and to coordinate any changes that are required. We have used this methodology successfully on all ECORP on-call contracts, as well as individual projects.

ECORP typically schedules project kickoff meetings with the client within 5 to 10 working days of an executed task order and notice to proceed (NTP). Field work is typically completed within 4 weeks, depending on the specific species protocol and the time of year since many biological surveys must be scheduled during appropriate survey periods. MNDs are typically completed within 3 to 6 months and EIRs are typically completed within 9 to 12 months. Recognizing that many of the City's upcoming projects will utilize federal funding, ECORP understands and can implement the Caltrans Local Assistance process. We have prepared CE/CEs, EA), joint IS/EAs, and MND/FONSIs for a series of projects with Caltrans involvement. In addition, ECORP has prepared technical studies in support of the PES and NEPA/CEQA documents per the requirements from Caltrans' SER and FHWA. These include, but are not limited to: Section 106 NHPA compliance, Natural Environment Studies (NES), Biological Assessments (BA), Community Impact Assessments, Section 4f analyses, and Clean Air Act compliance. Based on our experience with similar projects with Caltrans involvement and federal funding, ECORP understands the added level of effort for NEPA documentation and coordination, including public participation, which needs to be factored into the overall schedule and budget for a successful project.

### **RATE SCHEDULE FOR PROFESSIONAL SERVICES<sup>1</sup>**

#### **ECORP's Team Key Personnel:**

|                                                                                    |          |
|------------------------------------------------------------------------------------|----------|
| Chris D. Stabenfeldt, AICP, Program Manager, CEQA/NEPA Task Manager .....          | \$200.00 |
| Lisa Westwood, RPA, Cultural Resources Task Manager.....                           | \$260.00 |
| Shawn Munger, CHG, Environmental Due Diligence Task Manager (ENGEO) .....          | \$260.00 |
| Jeffrey K. Meyer, P.E. Water Resources Task Manager.....                           | \$220.00 |
| Jeff Swager, GIS Task Manager .....                                                | \$150.00 |
| Kenneth D. Anderson, P.E., Traffic Task Manager (KDA).....                         | \$150.00 |
| Krissy walker-Berry, Biological Resources/ Regulatory Permitting Task Manager..... | \$145.00 |
| Seth Myers, Air Quality/Noise Task Manager.....                                    | \$145.00 |

#### **Other:**

|                                                                             |                 |
|-----------------------------------------------------------------------------|-----------------|
| Project Principal .....                                                     | \$150.00-250.00 |
| Project Managers .....                                                      | \$80.00-250.00  |
| Cultural Resources .....                                                    | \$60.00-260.00  |
| Engineer/Biologist/ Ecologist/Scientist.....                                | \$95.00-220.00  |
| Environmental Specialist/Planner .....                                      | \$55.00-190.00  |
| Construction Monitoring .....                                               | \$70.00-190.00  |
| CAD / GIS / <i>Software Specialist</i> .....                                | \$70.00-190.00  |
| QAQC/Technical Editor .....                                                 | \$90.00-150.00  |
| Air Quality/GHG/Noise Analyst.....                                          | \$90.00-145.00  |
| Staff Engineer/Biologist/Ecologist/Scientist .....                          | \$65.00-135.00  |
| Assistant/Associate/Staff Project Manager .....                             | \$45.00-135.00  |
| Project Assistant/Project Administrator/Project Accountant/Controller ..... | \$45.00-175.00  |
| Lab Technician.....                                                         | \$45.00-90.00   |
| Word Processing / Production Coordinator .....                              | \$45.00-100.00  |

<sup>1</sup>Rates effective April 2018-April 2021. Depending on the project requirements, titles may vary from this general list.



Expect Excellence

GEOTECHNICAL  
ENVIRONMENTAL  
WATER RESOURCES  
CONSTRUCTION SERVICES

# SUMMARY OF HOURLY RATES PROFESSIONAL SERVICES Effective April 2018 - April 2021

|                                                |                        |
|------------------------------------------------|------------------------|
| President .....                                | \$385.00 per hour      |
| Principal Engineer/Geologist/Seismologist..... | \$295.00 per hour      |
| Associate Engineer/Geologist/Seismologist..... | \$240.00 per hour      |
| Senior Engineer/Geologist/Seismologist.....    | \$215.00 per hour      |
| Project Engineer/Geologist/Seismologist.....   | \$198.00 per hour      |
| Environmental Scientist.....                   | \$186.00 per hour      |
| Staff Engineer/Geologist/Seismologist .....    | \$177.00 per hour      |
| Assistant Engineer .....                       | \$149.00 per hour      |
| Construction Services Manager.....             | \$170.00 per hour      |
| Senior Field Representative II.....            | \$156.00 per hour**/** |
| Senior Field Representative I.....             | \$140.00 per hour**/** |
| Field Representative .....                     | \$125.00 per hour**/** |
| Environmental Technician.....                  | \$136.00 per hour**/** |
| Senior Laboratory Technician .....             | \$160.00 per hour      |
| Laboratory Technician.....                     | \$145.00 per hour      |
| Senior CAD Specialist.....                     | \$155.00 per hour      |
| CAD Specialist .....                           | \$142.00 per hour      |
| GIS Analyst.....                               | \$160.00 per hour      |
| Network Administrator.....                     | \$205.00 per hour      |
| Project Assistant.....                         | \$121.00 per hour      |

\* Two-hour minimum portal to portal.

\* **OVERTIME RATES:** Rates increased by factor of 1.5 for all hours worked in excess of eight (8) Monday through Friday, and the first eight (8) hours worked on Saturday. Rates increased by factor of 2.0 for all hours worked in excess of twelve (12) Monday through Friday, all hours worked in excess of eight (8) on Saturday and all hours worked on Sunday and holidays.

\*\* For Prevailing Wage projects, increase the hourly rate by \$15.

\*\* Rates increased by factor of 1.25 for night shift hours (hours commencing after 4:00 p.m. or before 4:00 a.m.); rates increased by factor of 1.875 (an additional factor of 1.5) for all night shift hours in excess of eight (8).

## ADDITIONAL SERVICES OFFERED

In addition to our core services of geotechnical, hydrologic and environmental engineering, including construction-phase testing and observation, ENGEO provides clients with services for establishment and management of Geologic Hazard Abatement Districts (GHAD) and for Entitlement and Permitting Support (EPS). For more information about these services and associated pricing, please contact ENGEO at (925) 866-9000.

## OTHER FEES

- Equipment and materials will be charged in addition to the above hourly rates.
- Outside Consultants, Subcontracted Services and Equipment Rental .....Cost plus 20%
- Deposition, Mediation, Arbitration, or Court Appearance (Minimum Charge)..... \$2,000.00 half day, \$4,000.00 full day

## TERMS

Invoices will be submitted at completion of work or at approximately four week intervals and are due and payable upon receipt. Statements will be issued at monthly intervals. Charges not paid within 30 days of invoice date will accrue a late charge at a rate of 1.5 percent per month. In the event it becomes necessary to commence suit to collect amount due, Client agrees to pay attorney's fees and costs, as the court may deem reasonable until amount is paid. Fees will be applicable for one year from the effective date above; thereafter, fees will be adjusted annually. Our fees will be billed using an invoice format produced by a standardized accounting software package. A more customized itemization of charges and backup data will be provided upon Client's requests, but at additional fees. Final reports may be withheld until outstanding invoices are paid in full.

Many risks potentially affect ENGEO by virtue of entering into this agreement to perform services on behalf of client. A principal risk is the potential for human error by ENGEO. For client to obtain the benefit of a fee that includes a nominal allowance for dealing with our liability, client agree to limit ENGEO's liability to Client and all other parties for claims arising out of our performance of the services described in the agreement. The aggregate liability will not exceed \$50,000 (ENGEO's fee, whichever is greater, but not more than \$1,000,000) for professional acts, errors, or omissions, including attorney's fees and costs that may be awarded to the prevailing party and client agrees to indemnify and hold harmless ENGEO from and against all liabilities in excess of the monetary limit established above.



## EQUIPMENT AND MATERIALS CHARGES

| DESCRIPTION                                                              | COST PER UNIT (\$) | UNIT        |
|--------------------------------------------------------------------------|--------------------|-------------|
| Air Content Meter                                                        | 7.00               | hour        |
| Bailers (Disposable)                                                     | 8.00               | each        |
| Concrete Crack Monitor                                                   | 20.00              | each        |
| Coring Machine                                                           | 25.00              | hour        |
| Electronic Water Level Indicator                                         | 5.00               | hour        |
| Engineering Analysis Software                                            | 25.00              | hour        |
| Equipment Transport(er)                                                  | 100.00             | hour        |
| Exploration Equipment (Percussion Penetrometer)                          | 50.00              | hour        |
| Floor Flatness/Floor Level Equipment                                     | 20.00              | hour        |
| Generator                                                                | 15.00              | hour        |
| GIS Website Portal Maintenance                                           | 100.00             | month       |
| GPR/GPS Handheld Device                                                  | 10.00              | hour        |
| GPR/GPS/Drone Survey Grade Equipment                                     | 250.00             | hour        |
| Hand Auger and Soil Sampler                                              | 15.00              | hour        |
| Hydraulic Pull-Test Equipment                                            | 25.00              | hour        |
| Interface Probe                                                          | 2.00               | hour        |
| Magnetic Particle Test Equipment                                         | 25.00              | hour        |
| Moisture Content Test Equipment                                          | 6.00               | hour        |
| Multi-Parameter Water Meter                                              | 15.00              | hour        |
| pH Meter/Turbidity Meter                                                 | 10.00              | hour        |
| Photo Ionization Detector                                                | 15.00              | hour        |
| Pachometer                                                               | 100.00             | hour        |
| Sampling Tubes                                                           | 10.00              | each        |
| Sand Cone Equipment and Material                                         | 5.00               | hour        |
| Schmidt Hammer                                                           | 20.00              | hour        |
| Skidmore Wilhelm Bolt Tension Calib.                                     | 40.00              | hour        |
| Slope Inclinator/Settlement Indicator/VW Readout                         | 50.00              | hour        |
| Torque Wrench                                                            | 15.00              | hour        |
| Transfer Pump                                                            | 3.00               | hour        |
| Ultrasonic Equipment                                                     | 50.00              | hour        |
| Vapor Emission Test Kit                                                  | 25.00              | kit         |
| Vector Conversion                                                        | 60.00              | conversion  |
| Vehicle, mileage, nuclear gauge, misc. equipment, wireless communication | 25.00              | hour        |
| Vehicle, mileage, misc. equipment, wireless communication                | 16.00              | hour        |
| Vibration Monitor                                                        | 1800.00            | month       |
| Water Sampling Pumps                                                     | 20.00              | hour        |
| Bridge Toll                                                              | actual             | actual      |
| Mileage                                                                  | .78                | mile        |
| Parking                                                                  | actual             | actual      |
| AutoCAD, Civil 3D, GIS, Drone Data Processing                            | 25.00              | hour        |
| Photocopies Black & White                                                | 0.25               | each        |
| Photocopies Color 11 x 17                                                | 1.50               | each        |
| Photocopies Color 8½ x 11                                                | 1.00               | each        |
| Plot - Black & White                                                     | 3.00               | square foot |
| Plot - Color                                                             | 4.00               | square foot |
| Postage                                                                  | actual             | actual      |
| Scan - Black & White                                                     | 1.50               | each        |
| Scan - Color                                                             | 3.75               | each        |
| Telephone                                                                | 0.50               | minute      |

RESOLUTION NO. 18-233

APPROVING AN ON-CALL PROFESSIONAL SERVICES AGREEMENT BY AND  
BETWEEN THE CITY OF ROSEVILLE AND ICF JONES & STOKES, INC., AND  
AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE  
CITY OF ROSEVILLE

WHEREAS, an on-call professional services agreement regarding on-call environmental compliance support services for design and construction, by and between the City of Roseville and ICF Jones & Stokes, 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 Acting 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 \_\_\_\_\_, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Clerk

## **ON-CALL PROFESSIONAL SERVICES AGREEMENT**

Services: Environmental Compliance Support Services for Design and Construction

THIS AGREEMENT is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by and between the City of Roseville, a municipal corporation ("CITY"), and ICF Jones &  
Stokes, Inc., a Delaware corporation ("CONSULTANT"); and

### **W I T N E S S E T H:**

WHEREAS, CITY issued Request for Proposal #15-58 for professional services  
consisting of on-call environmental compliance support services for design and construction; and

WHEREAS, CONSULTANT has prepared a response to the Request for Proposal dated  
October 19, 2017, which describes the scope of services to be performed by CONSULTANT,  
and the hourly rates for performance of such services; and

WHEREAS, CONSULTANT is qualified and experienced to provide professional  
environmental compliance support services for design and construction on an on-call basis.

NOW, THEREFORE, the parties agree as follows:

1. Term. The term of this Agreement shall commence upon execution and expire on  
June 6, 2021. The City Manager may, in his or her discretion, elect to extend the Agreement in  
one (1) year increments for up to an additional two (2) years by giving CONSULTANT thirty  
(30) days advance written notice of each optional one (1) year renewal. Such extensions shall be  
memorialized by a written amendment to this Agreement.

2. Services. CONSULTANT shall perform, at the direction of CITY, the scope of the on-call services as described in EXHIBIT "A," attached hereto and incorporated herein by this reference. Individual tasks will be awarded by CITY on an as-needed basis. CITY may assign work to one, or more than one CONSULTANT from an approved qualified list. CITY reserves the right to unilaterally assign work to any consultant as it deems prudent or, if no services are required, no work. CITY makes no specific guarantee of a minimum or maximum number of hours or amount of tasks or services, which shall be required of any single CONSULTANT. In addition, the inclusion of any CONSULTANT on any qualified list, if so utilized by CITY, shall in no way be considered an exclusive agreement to provide service for CITY.

3. Compensation. For its services provided hereunder, CONSULTANT shall be compensated on a time and expense basis in accordance with the hourly rates as described in EXHIBIT "B," attached hereto and incorporated herein by this reference. Any proposed increase in the effective rates for future services must be preceded by at least a 90-day written notice to the contracting department. Total compensation shall not exceed one hundred fifty thousand dollars per year (\$150,000) for an overall total compensation for the initial term not to exceed four hundred fifty thousand (\$450,000). Total compensation for optional renewal years of this Agreement shall not exceed one hundred fifty thousand dollars per year (\$150,000). Adjustment to the total compensation per year shall require a written amendment to this Agreement, subject to approval by the City Council.

CONSULTANT shall submit one monthly invoice for its services. Such invoices shall be delineated by task, the person performing the services, and the hourly rate, which shall be stated in time increments of not greater than one quarter (1/4) of an hour. CITY shall pay invoices

within thirty (30) days after receipt, if the services specified in the invoice have been satisfactorily completed.

4. Indemnification. To the fullest extent allowed by law, CONSULTANT 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 CONSULTANT'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.

CONSULTANT'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.

5. Insurance. CONSULTANT 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 | \$1,000,000 each occurrence<br>\$2,000,000 aggregate<br>Personal Injury:<br>\$1,000,000 each occurrence<br>\$2,000,000 aggregate |
| Automobile Liability         | \$1,000,000 combined single limit                                                                                                |

Professional Liability (errors and omissions)

\$1,000,000 per claim  
\$2,000,000 aggregate

a. Form. CONSULTANT 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. CONSULTANT 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 CONSULTANT. The additional insured coverage under the CONSULTANT'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. CONSULTANT 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. CONSULTANT 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, CONSULTANT shall require its subcontractors to agree to be bound to CONSULTANT and CITY in the same manner and to the same extent as CONSULTANT is bound to CITY under this Agreement. Additionally, CONSULTANT 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. CONSULTANT hereby agrees to waive subrogation which any insurer of CONSULTANT may acquire from CONSULTANT 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 CONSULTANT, its employees, agents and subcontractors.

h. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve CONSULTANT 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.

6. Records. CONSULTANT and its subcontractors shall maintain all files and records relating to the services performed hereunder during the term of this Agreement and for a period of not less than one (1) year after the date of termination or expiration. Provided, however, that in the event of litigation or settlement of claims arising from the performance of this Agreement, CONSULTANT and its subcontractors shall maintain all files and records until such litigation, appeals or claims are resolved. Duly authorized representatives of CITY shall have right of access during normal business hours and after reasonable notice to CONSULTANT's and subcontractors' files and records relating to the services performed hereunder, and may review and copy the files and records at appropriate stages during performance of the services and during the one (1) year period following termination or expiration of this Agreement. CONSULTANT shall include this provision in its contracts with all subcontractors.

7. Prevailing Wages. When applicable, for purposes of this Agreement, CONSULTANT and its subcontractors shall comply with all applicable prevailing wage laws, e.g., but not limited to, California Labor Code Sections 1770 et seq. In accordance with said Section 1775, CONSULTANT shall forfeit as a penalty to the City two hundred dollars (\$200)



for each calendar day or portion thereof for each worker paid less than the prevailing rates for such work or craft in which such worker is employed for any work done on-site under the Agreement by CONSULTANT or by any subcontractor in violation of the provisions of the Labor Code and in particular, Labor Code Sections 1770 to 1780, inclusive. In addition to said penalty and pursuant to said Section 1775, the difference between such stipulated prevailing wage rates and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the stipulated prevailing wage shall be paid to each worker by CONSULTANT or the applicable subcontractor.

Pursuant to the provisions of California Labor Code Section 1773, the contracting department has identified the source, stated below, of the general prevailing rate of wages applicable to the site to be done, for straight time, overtime, and holiday work. The holiday wage rate listed shall be applicable to all holidays recognized in the collective bargaining agreement of the particular craft, classification or type of worker concerned. These 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>.

Pursuant to Labor Code Section 1773.2, general prevailing wage rates set forth above, which forms a part of this Agreement, shall be posted by CONSULTANT at a prominent place at the work site. Prevailing wage rates to be posted at the work site will be furnished by the contracting department. The possibility of wage increases is one of the elements to be considered by CONSULTANT in determining its proposal, and will not under any circumstances be considered as the basis of a claim against CITY or the Agreement.

8. Contractor Registration. 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, CONSULTANT and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. CONSULTANT is hereby notified that this Agreement is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

9. Time is of the Essence. Time is of the essence of this Agreement.

CONSULTANT is not liable for delay in performance or nonperformance caused by Acts of God, war, civil disturbance, government action, labor dispute, computer virus, pandemic illness, inadequate access to CITY's site or data, or for other causes beyond CONSULTANT's reasonable control.

10. Compliance with Laws. CONSULTANT shall comply with all federal, state and local laws, ordinances and policies as may be applicable to the performance of services under this Agreement.

11. Ability to Perform. CONSULTANT agrees and represents that it has the time, ability and professional expertise to perform the services required under this Agreement.

12. Governing Agreement. In the event of any conflict between this Agreement and its EXHIBITS, the provisions of this Agreement shall govern. In the event of any conflict between any of the EXHIBITS, the provisions of the first in order of attachment shall govern.

13. Assignment. CONSULTANT is employed to perform unique personal services. CONSULTANT shall not assign this Agreement without the prior written consent of CITY. CONSULTANT shall not employ or otherwise incur any obligation to pay other specialists or experts for services in connection with this Agreement, without prior written consent of CITY.

14. Independent Contractor. CONSULTANT 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.

15. Representations and Warranties. CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working for CONSULTANT, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, CITY shall have the right to terminate as void this Agreement, without liability, or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

16. Successors in Interest. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

17. Copyright, Ownership and Use of Materials. All tangible material ("Material") created or delivered pursuant to this Agreement is considered a work made for hire under the Copyright Act. To the extent such Material does not qualify as a work made for hire, CONSULTANT hereby assigns to CITY all right, title, and interest, including but not limited to all copyrights, in all Material created by CONSULTANT in its performance under this Agreement. Material constitutes the scope of work outlined in Exhibit A and attached hereto, and all written and other tangible expressions, including but not limited to, drawings (including computer aided drawings), papers, documents, reports, surveys, renderings, exhibits, sketches, maps, models, prints, paintings or photographs, in any and all media or formats in which such materials have been created or are maintained. All Material furnished by CONSULTANT is, and shall remain, the property of CITY.

CONSULTANT shall execute any documents necessary to effectuate such assignment.

In the event that CONSULTANT uses, employs, designates, or retains any person or entity who is not an employee of CONSULTANT, to perform any work required of it pursuant to this Agreement, CONSULTANT shall require said person or entity to execute an agreement containing the preceding paragraph.

In addition to the rights granted under the preceding paragraphs, CONSULTANT may also provide "Consultant Property," which shall mean all material existing and within the possession of CONSULTANT prior to entering into this Agreement, including, but not limited to, any products, software, materials and methodologies proprietary to CONSULTANT or provided by its suppliers and any trade secrets, know-how, methodologies and processes related to CONSULTANT's products or services, all of which shall remain the sole and exclusive property of CONSULTANT or its suppliers. Subject to the terms of this Agreement, CONSULTANT grants CITY a non-exclusive, non-transferable, irrevocable license to use the Consultant Property contained in the deliverables provided hereunder for the purpose of this Agreement only.

18. Termination of Agreement. CITY may terminate this Agreement without cause by giving CONSULTANT ten (10) days advance written notice from the City Manager. CONSULTANT may terminate this Agreement without cause by giving CITY thirty (30) days advance written notice. CONSULTANT understands that continuation of this Agreement past June 30<sup>th</sup> of any given year is contingent upon appropriation of funds for such purpose in the budget of the City of Roseville in the sole discretion of the City Council. In the event of termination through no fault of CONSULTANT, CITY shall compensate CONSULTANT for services performed as of the date of termination, upon the release to CITY of all Material

hereunder, in any and all media or formats in which such materials have been created or are maintained. CITY retains the right to receive and use any Material, notwithstanding any termination or any dispute regarding the amount to be paid.

19. 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.

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

21. 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.

22. 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

Rhon Herndon  
Public Works Director  
311 Vernon Street  
Roseville, CA 95678

CONSULTANT

Susan Bushnell-Bergfalk  
Project Manager  
630 K Street, Suite 400  
Sacramento, CA 95814

Either party may amend its address for notice by giving notice to the other party in writing.

23. 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.

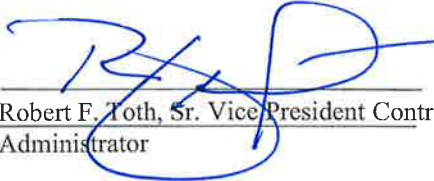
IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. \_\_\_\_\_, adopted by the Council of the City of Roseville on the \_\_\_\_ day of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

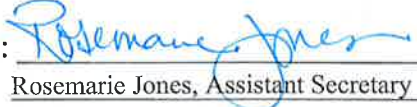
CITY OF ROSEVILLE, a  
municipal corporation

ICF JONES & STOKES, INC., a  
Delaware corporation

BY: \_\_\_\_\_  
DOMINICK CASEY  
Acting City Manager

ATTEST:

BY:   
its: Robert F. Toth, Sr. Vice President Contracts &  
Administrator  
and

BY:   
its: Rosemarie Jones, Assistant Secretary

BY: \_\_\_\_\_  
SONIA OROZCO  
City Clerk

APPROVED AS TO FORM:

BY: \_\_\_\_\_  
ROBERT R. SCHMITT  
City Attorney

APPROVED AS TO SUBSTANCE:

BY:   
RHON HERNDON  
Public Works Director

## TAB D: PROJECT UNDERSTANDING

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Based on the information presented in the RFP and our experience working on City Capital Improvement Program (CIP) projects, we understand the Public Works Engineering Division's need to have an environmental consulting team available and ready to respond to services related to design and construction of projects. The ICF team understands that successful compliance with environmental laws and regulations requires having qualified consultants who understand the City's guidelines and processes; know the local resources and agencies; and are available, responsive, flexible, and trustworthy.

Our team has a proven history of helping the City avoid permit triggers by providing on-the-ground guidance for avoiding such triggers (e.g., placement of fill below creek ordinary high water marks) or providing guidance on how best to obtain permits and deal with regulatory agencies given project schedule and design constraints. This requires not only an in-depth understanding of environmental and public issues, but also an understanding of the regulatory, engineering/design, and construction requirements of a particular project.

### General Approach

The ICF team's general approach to managing task orders under this on-call contract involves the following:

- ▶ Providing a single point of contact (Susan Bushnell-Bergfalk), who has the proven ability to assemble a technical team and respond quickly to City requests, and a team of local subconsultants that have worked in the City and understand City processes and expectations
- ▶ Being available to respond rapidly to task orders and provide unbiased results in a timely fashion
- ▶ Providing a diverse and experienced in-house and subconsultant team of technical specialists who are accustomed to working together to meet tight schedules
- ▶ Conducting thorough and defensible biological, wetland, and cultural resource evaluations
- ▶ Staying current with Caltrans guidelines and having a close working relationship with Caltrans District 3.
- ▶ Identifying constraints early to assist in avoiding significant impacts and costly mitigation
- ▶ Providing up-front and proactive regulatory guidance to help the City develop strategies for the CIP
- ▶ Providing complete, edited, and peer-reviewed deliverables to minimize errors and City review time

### Issues for Special Consideration

Based on our review of existing information and experience with similar projects, we believe the primary issues for special consideration will be:

- ▶ **Permitting and Regulatory Issues.** Avoiding and minimizing effects on biological, cultural, and tribal resources to avoid lengthy permitting processes is critical. A variety of sensitive cultural resources and federally and state-listed species occur in the City and could be affected as part of CIP projects. We will work with the City to identify these sensitive resources and help develop engineering, timing, and construction measures to avoid potential effects and associated permits and fees, if feasible.
- ▶ **AB 52 and Native American Tribal Coordination.** As the City is aware, local tribes are becoming more involved in reviewing projects as part of the CEQA process. Assisting with AB 52 consultation and supporting tribal monitoring requests will be key services we can provide to support the City in your efforts to comply with state requirements and local tribe requests. Our team includes cultural resource specialists that have strong relationships with the local tribes (United Auburn Indian Community) and tribal monitors that will be available if needed.
- ▶ **Caltrans NEPA Technical Studies and Appropriate Level of Documentation.** Understanding the Caltrans process and providing the appropriate level of documentation will be important for expediting project review. We know from experience on other local assistance projects that understanding Caltrans current guidance is

important in preparing the appropriate level of documentation. This reduces Caltrans review times and ensures the NEPA process is completed in a timely manner.

- ▶ **Current Regulatory Processes.** Providing guidance to the City on new and evolving regulatory processes, including new CDFW 1602 LSAA requirements and State Water Resources Control Board definitions of waters of the state, will be important for CIP projects that cross waterways. A thorough understanding of the current regulatory environment and knowledge of what to permit or not permit will be key to saving time and permit costs.
- ▶ **State-of-the-Practice Transportation Analysis Tools and Techniques.** Having access to the most current transportation system evaluations will be important to provide guidance to the City on engineering approaches. Our team includes Fehr & Peers, which developed the City's 2035 CIP travel demand model and analyzed operations at all signalized intersections throughout the City. Fehr & Peers routinely uses micro-simulation models to analyze traffic operations, estimate the trip generation of proposed land developments using the Mixed-Use Trip Generation (MXD+) WebApp, and analyze bicycle and pedestrian facilities using advanced methods such as BikeScore+ and Streetscore+.
- ▶ **Hydraulic and Floodplain Issues.** The most challenging hydraulic/floodplain issue related to bridge and bike trail projects along creeks is to identify and mitigate potential increases in water surface elevations. In some special cases, modifications to existing flood protection measures, such as floodwalls, may be required and therefore would also need to be addressed. The first step in evaluating a project from a flood impact perspective is to determine if the project may impact a Federal Emergency Management Agency regulatory floodway and if it is possible to avoid it. Additionally, to address City requirements, any potential rise in water surface elevation must be addressed. Furthermore, designated floodways in Title 23 of the California Code of Regulations must address specific requirements of the Central Valley Flood Protection Board. Wood Rodgers will apply its detailed knowledge of the Dry Creek and Pleasant Grove Creek watersheds to identify the specific issues and requirements that need to be addressed for each project.



## TAB E: PROJECT PLAN

To support City staff with environmental services related to design, construction, and post-construction phases of capital improvement projects, our team understands the importance of having working knowledge of the full range of CEQA, NEPA, and permit requirements that could be involved with the various environment tasks. The ICF team will work closely with the City to prepare the required technical studies to support NEPA (Caltrans/Federal Highway Administration [FHWA]), CEQA, and associated state and federal permit applications. We believe that any one or a combination of the following services may be required to support the City from design to construction of projects under the CIP. The following discussion provides our team's approach to delivering services described in the RFP.

**Task 1: Identify Environmental Scope and Strategy.** Our scope of work and strategy approach is to provide comprehensive assessment of the regulatory requirements balanced with pragmatic delivery of services to help the City implement your projects efficiently. When the City identifies a project, the ICF team (led by Susan Bushnell-Bergfalk) will work closely with you to identify the appropriate level of services and best regulatory strategy for accomplishing your project goals and schedule. We understand that the work will be provided on an "as-needed" basis and under a task order system. For each potential task, the City will request a proposal that will include a description of work, name of person(s) to perform services, not-to-exceed cost, and schedule for completion. After reviewing the proposal, the City will authorize the task by issuing a task order.

**Task 2: Prepare Project Description.** Preparing a detailed project description that contains all the required elements to support the NEPA technical studies, CEQA document, and permit applications is key to expediting the schedule and developing feasible project alternatives for any project. ICF will work with the project team to prepare appropriate project descriptions for each type of compliance document.

**Task 3: Prepare Caltrans' Preliminary Environmental Study to Support the Caltrans NEPA Process.** For CIP projects that involve federal funds, the ICF team will work closely with the City and Caltrans to complete the Caltrans' Preliminary Environmental Study (PES) form using the Caltrans Local Assistance Procedures Manual Chapter 6, Environmental Procedures.

**Task 4: Prepare Caltrans' Technical Studies.** Based on the Caltrans PES requirements, the ICF team will prepare the Caltrans technical studies, which may include noise and air quality studies (ICF), water quality studies (JJ&A), NESs (including wetland delineation, BAs, and arborist reports) (ICF), historic preservation and archaeological study reports (ICF), traffic study reports (Fehr & Peers), floodplain/hydraulic study reports (Wood Rodgers), community impact assessments (ICF), Phase I and II studies/ADL screening investigations (Blackburn Consulting), and visual impact assessment and Section 4(f) resource reports (ICF). In addition, we have the staff and expertise to support Native American tribal coordination and tribal monitoring (Aerotek), if required.

ICF will implement several levels of quality control during the preparation of the environmental documentation. Our in-house technical editors will edit the various documents and permit applications for internal consistency and clarity and to ensure that references and citations are supported.

**Sub-task 4a: Biological Resource Studies (NES, Wetland Delineation, BA, Arborist Survey).** As part of this subtask, the ICF biological team (consisting of a botanist/wetland ecologist/arborist and wildlife biologist) will conduct the appropriate levels of surveys and prepare an NES report, wetland delineation report, arborist report, and U.S. Fish and Wildlife Service BA (if necessary) that will be used to support the NEPA CE, CEQA biological resources section, and state and federal permit applications. All surveys and reports will conform to Caltrans' Guidance for Consultants Procedures for Completing the Natural Environmental Study and Related Biological Reports (1997 and April 30, 2002, memorandum).

**Sub-task 4b: Cultural Resource Studies (HPSR, Archeological Survey Report, and HRER).** A team of ICF archeologists and historians will conduct cultural resource studies consistent with the guidelines and recommended procedures outlined in Caltrans' Standard Environmental Reference, Volume 2: Cultural Resources and in

accordance with Section 106 of the National Historic Preservation Act. The cultural resource staff will follow methods outlined in the Caltrans Programmatic Agreement and any reasonable additional methods requested by Caltrans at the time the project is initiated. ICF will provide support for the City on consultation and documentation of tribal cultural resources as required under CEQA by AB 52.

**Sub-task 4c: Noise Study Report.** ICF noise specialists will conduct noise studies in accordance with procedures specified by the Caltrans Traffic Noise Analysis Protocol and by the FHWA in Title 23, Section 772 of the Code of Federal Regulations (CFR) (23 CFR 772).

**Sub-task 4d: Air Quality Reports.** ICF air quality specialists will prepare the analyses and documentation to support the NEPA document and CEQA air quality and GHG analysis. The Caltrans technical reports may include an air quality study report, air quality conformity analysis, and air quality conformity checklist.

**Sub-task 4e: Visual Impact Assessment.** An ICF visual resource specialist will prepare a visual impact analysis. The level of visual impact analysis will be determined by completing the Caltrans' Visual Impact Assessment Guide. For most of the CIP projects, we anticipate that a minimal visual impact analysis will be sufficient for evaluating project impacts. We will perform the analysis using methods and protocol developed by FHWA and adopted by Caltrans.

**Sub-task 4f: Section 4(f) Study.** Depending on the types of impacts associated with a particular project, Section 4(f) compliance may be required by Caltrans. ICF's Section 4(f) specialist Kim Stevens will prepare a Section 4(f) analysis and documentation that is consistent with Caltrans' Standard Environmental Reference (SER) and FHWA guidance.

**Sub-task 4g: Land Use and Community Impact Assessment.** Some CIP projects may trigger the need for a community impact assessment. We will prepare the community impact assessment in accordance with Caltrans Environmental Handbook Volume 4: Community Impact Assessment.

**Sub-task 4h: Hydraulic Study Report.** Wood Rodgers will prepare a location hydraulic study, summary floodplain encroachment report, and, if necessary for encroachments, a floodplain evaluation report in accordance with described in the Caltrans Highway Design Manual and Caltrans SER.

**Sub-task 4i: Traffic Study.** Fehr & Peers, overseen by ICF, will prepare a traffic impact study in accordance with the Caltrans Guide for the Preparation of Traffic Impact Studies. We will prepare traffic memoranda or other similar supporting analyses as applicable to the project.

**Sub-task 4j: Phase I/II Study and ADL Investigation Screening.** Blackburn Consulting, overseen by ICF will prepare a Phase I initial site assessment, Phase II site investigation, and ADL investigation screening in accordance with Chapter 10 – Hazardous Materials, Hazardous Waste, and Contamination of Caltrans' SER.

**Sub-task 4k: Water Quality Study.** JJ&A, overseen by ICF, will prepare a water quality assessment report, water quality technical memorandum, or similar water quality studies in accordance with guidance in Caltrans' SER.

**Task 5: Complete NEPA Categorical Exclusion Form.** We anticipate that if NEPA is triggered for the CIP projects, the projects will likely qualify for a CE under NEPA. ICF will support the City and Caltrans in their efforts to complete the continuation page of the CE Determination Form listing all environmental commitments identified for the project.

**Task 6: Prepare CEQA Document.** Preparation and processing of the CEQA document will be conducted consistent with the City of Roseville CEQA Implementing Procedures for the Preparation, Processing, and Review of Environmental Documents, dated 2008. In most cases, preparation of the CEQA document will occur on a parallel path with the NEPA technical studies (if NEPA is triggered through federal funding). We will use the information used to prepare the technical studies to prepare the impact analyses for the CEQA document. We will draw upon the resources of our in-house CEQA expert (Terry Rivasplata, AICP) to help develop the project objectives and overall strategic approach for the CEQA document.

**Task 7: Prepare Permit Applications and Secure Permits.** If the project cannot be designed to avoid a permit trigger, the ICF team (ICF, JJ&A, and Wood Rodgers) will assist the City in acquiring the required permits. Our team has the expertise in and experience on other City CIP projects to support the acquisition of permits listed in the RFP.

**Task 8: Conduct Environmental Compliance Monitoring (Biological, Cultural, and Tribal)**

ICF has provided construction and post-construction monitoring services to the City for several years on a variety of projects (as listed in TAB D: Project Understanding). Our team includes CDFW-approved designated biologists (Angela Alcala and John Howe), cultural monitors with Roseville experience, tribal monitors (**Aerotek**), local SWPPP QSP/QSD monitors (**JJ&A**), and ICF restoration specialists. Services under this task will include the following:

- ▶ Review environmental documents and permits and identify monitoring and reporting tasks
- ▶ Provide preconstruction and post-construction notifications to the resource agencies, if requested
- ▶ Assist the City in identifying and securing mitigation bank credits
- ▶ Attend start-up meeting with the City, contractor, and inspectors.
- ▶ Conduct preconstruction surveys and support in compliance with various permit conditions
- ▶ Provide on-site biological (wildlife/fish), cultural, SWPPP, and tribal monitoring and training
- ▶ Prepare restoration plans and conduct annual monitoring and reporting
- ▶ Provide post-construction documentation to the City, including photographs, daily monitoring logs, environmental training sign-in sheets, and agency coordination.

City of Roseville On-Call Fee Schedule\*

| Labor Classification/Lead Staff           | Per Hour              |
|-------------------------------------------|-----------------------|
| <b>Project Director</b>                   |                       |
| ▪ Steven Centerwall                       | \$215                 |
| <b>Technical Director</b>                 |                       |
| ▪ Susan Bushnell Bergfalk                 |                       |
| ▪ Terry Rivasplata, AICP                  |                       |
| ▪ Susan Lassell                           |                       |
| ▪ Debbie Loh                              |                       |
| ▪ Dave Buehler, PE                        | \$200                 |
| <b>Senior Technical Analyst</b>           | \$190                 |
| <b>Managing Consultant</b>                | \$180                 |
| <b>Senior Consultant III</b>              |                       |
| ▪ Angela Alcalá                           | ▪ Christiaan Havelaar |
| ▪ Teresa Chan, JD                         | ▪ Carl Jensen         |
| ▪ Mike Vondergeest                        | ▪ Jeff Kozlowski      |
| ▪ Kathryn Haley                           | \$160                 |
| <b>Senior Consultant II</b>               |                       |
| ▪ Darren Andolina                         | ▪ Jennifer Ban        |
| ▪ Jennifer Haire                          | ▪ Lisa Webber         |
| ▪ John Howe                               | ▪ Mike Wingfield      |
| ▪ Rob Preston, PhD                        | ▪ Laura Yoon          |
| ▪ Kim Stevens                             | \$145                 |
| <b>Senior Consultant I</b>                |                       |
| ▪ Pat Crain                               | ▪ Cherry Zamora       |
| ▪ Lindsay Christensen                     |                       |
| ▪ Susan Swift                             | \$130                 |
| <b>Associate Consultant III</b>           |                       |
| ▪ Steve Pappas                            | \$120                 |
| <b>Associate Consultant II</b>            |                       |
| ▪ Renee Richardson                        |                       |
| ▪ Seth Taylor                             |                       |
| ▪ Editor                                  |                       |
| ▪ Graphic Artist                          |                       |
| ▪ GIS Specialist                          | \$110                 |
| <b>Associate Consultant I</b>             |                       |
| ▪ Field Environmental Compliance Monitors | \$100                 |
| <b>Assistant Consultant</b>               |                       |
| ▪ Word processor                          | \$94                  |
| <b>Administrative Technician</b>          | \$75                  |
| <b>Technician</b>                         | \$75                  |
| <b>Intern</b>                             | \$65                  |

**Other Direct Expenses**

**Copy Center Services**

- Color printing (8.5" x 11"—11" x 17") \$0.16 to \$0.32/page
- Black & White printing (8.5" x 11"—11" x 17") \$0.08 to \$0.16/page

**Automobile mileage at current IRS rate**

\$0.535/mile

**Electronic Field Equipment**

\$10.00/day

A general and administrative charge of 10% will be applied to all other direct costs, inclusive of subcontractor charges. Per diem is charged at \$175.00/day. A lodging surcharge will apply in high rate areas.

ICF Jones & Stokes, Inc.

**EXHIBIT "B"****SACRAMENTO FEE SCHEDULE**  
**Effective January 1, 2017**

| CLASSIFICATION                                                                     | STANDARD RATE |
|------------------------------------------------------------------------------------|---------------|
| Principal Engineer/Geologist/Surveyor/Planner/LA* II                               | \$235         |
| Principal Engineer/Geologist/Surveyor/Planner/LA* I                                | \$195         |
| Associate Engineer/Geologist/Surveyor/Planner/GIS/LA* III ( <i>Harvey Oslick</i> ) | \$185         |
| Associate Engineer/Geologist/Surveyor/Planner/GIS/LA* II                           | \$175         |
| Associate Engineer/Geologist/Surveyor/Planner/GIS/LA* I                            | \$165         |
| Engineer/Geologist/Surveyor/Planner/GIS/LA* III                                    | \$155         |
| Engineer/Geologist/Surveyor/Planner/GIS/LA* II                                     | \$145         |
| Engineer/Geologist/Surveyor/Planner/GIS/LA* I                                      | \$135         |
| Assistant Engineer/Geologist/Surveyor/Planner/GIS/LA*                              | \$110         |
| CAD Technician III                                                                 | \$125         |
| CAD Technician II                                                                  | \$115         |
| CAD Technician I                                                                   | \$105         |
| Project Coordinator                                                                | \$115         |
| Administrative Assistant                                                           | \$95          |
| 1 Person Survey Crew                                                               | \$180         |
| 2 Person Survey Crew                                                               | \$260         |
| 3 Person Survey Crew                                                               | \$340         |
| Consultants, Outside Services, Materials & Direct Charges                          | Cost Plus 10% |
| Overtime Work                                                                      | Rate Plus 50% |

\*LA = Landscape Architect

Blueprints, reproductions, and outside graphic services will be charged at vendor invoice. Auto mileage will be charged at the IRS standard rate, currently 53.5 cents per mile.

Fee Schedule subject to change January 1, 2018.

**Auburn Main Office:**  
11521 Blocker Drive, Suite 110  
Auburn, CA 95603  
(530) 887-1494 Fax (530) 887-1495

**West Sacramento Office:**  
2491 Boatman Avenue  
West Sacramento, CA 95691  
(916) 375-8706 Fax (916) 375-8709



www.blackburnconsulting.com

**Fresno Office:**  
360 W. Bedford Avenue, Suite 101  
Fresno, CA 93711  
(559) 438-8411

## 2017 SCHEDULE OF FEES & SERVICES

Geotechnical ▪ Geo-Environmental ▪ Construction Services ▪ Forensics

### PROFESSIONAL HOURLY RATES:

|                                                      |       |                       |       |
|------------------------------------------------------|-------|-----------------------|-------|
| Project Engineer/Geologist I ( <i>Ryan Schmidt</i> ) | \$136 | CAD/GIS               | \$128 |
| Project Engineer/Geologist II                        | \$146 | Lab Aide              | \$79  |
| Senior Engineer/Geologist ( <i>Laura Long</i> )      | \$163 | Lab Manager           | \$136 |
| Project Manager                                      | \$183 | Technician Manager    | \$136 |
| Senior Project Manager                               | \$206 | Clerical              | \$75  |
| Principal                                            | \$233 | Project Assistant     | \$99  |
| Senior Principal                                     | \$260 | Senior Administrative | \$136 |
| Expert Testimony & Deposition                        | \$430 |                       |       |

### SPECIAL INSPECTION PERSONNEL HOURLY RATES:

|                                                                                                                                         | Non-Prevailing Wage | Prevailing Wage |
|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------|
| <b>Group 1</b>                                                                                                                          | \$133               | \$162           |
| <i>ASNT Level II-III, DSA Shotcrete, Lead Inspector, NICET Level IV</i>                                                                 |                     |                 |
| <b>Group 2</b>                                                                                                                          | \$133               | \$156           |
| <i>AWS-CWI, ICC Certified Structural Inspector, NICET Level III, Shear Wall/Floor System Inspector, Building/Construction Inspector</i> |                     |                 |
| <b>Group 3</b>                                                                                                                          | \$111               | \$134           |
| <i>Soils/Asphalt, Earthwork Grading, Excavation and Backfill, NICET Level II</i>                                                        |                     |                 |
| <b>Group 4</b>                                                                                                                          | \$111               | \$134           |
| <i>ACI, ICC Fireproofing, NICET Level I, Proofload Testing, Torque Testing</i>                                                          |                     |                 |

### MINIMUM BASIC CHARGES:

|                              |                                                                                                                                                                                                                                                                                |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Outside Equipment & Services | Cost plus 20%                                                                                                                                                                                                                                                                  |
| Vehicle Charge               | \$8.00 per hour or \$0.85 per mile                                                                                                                                                                                                                                             |
| Per Diem                     | Location specific, minimum \$125 per night                                                                                                                                                                                                                                     |
| Technician Services          | Charge includes time from office and return to office, minimum charge - 2 hours                                                                                                                                                                                                |
| Overtime                     | Over 8 hours: 1.5 x Hourly Rate<br>Before 7:00am or after 4:00pm: 1.5 x Hourly Rate<br>Rush Charge (less than 24 hours notice): 1.5 x Hourly Rate<br>Saturday: 1.5 x Hourly Rate (minimum: 4 hr. increments)<br>Sunday & Holiday: 2.0 x Hourly Rate (minimum: 4 hr increments) |
| Report Copies                | 4 Report copies provided                                                                                                                                                                                                                                                       |
| Additional Report Copies     | \$100 for binding up to 50 pages, plus postage                                                                                                                                                                                                                                 |

### EQUIPMENT: (personnel not included)

|                                  |              |                                     |             |
|----------------------------------|--------------|-------------------------------------|-------------|
| Hand Sampling Equipment          | \$244 / Day  | Double Ring Infiltrometer Equipment | \$286 / Day |
| Nuclear Moisture/Density Testing | \$15 / Test  | Liquid Level Equipment              | \$239 / Day |
| 6" Sand Cone Testing             | \$37 / Test  | Pachometer                          | \$122 / Day |
| 12" Sand Cone Testing            | \$185 / Test | Rock Point Load Test Equipment      | \$122 / Day |
| Coring Bit Charge                | \$37 / Core  | Roto Hammer                         | \$116 / Day |
| Coring Machine                   | \$234 / Day  | Schmidt Hammer                      | \$96 / Day  |
| Dynamic Cone Penetrometer        | \$266 / Day  | Torque Wrench                       | \$59 / Day  |
| Electrical Resistivity Equipment | \$234 / Day  | Seismic Refraction: 12 Channel      | \$456 / Day |
| Generator                        | \$59 / Day   | Traffic Control/Safety              | \$286 / Day |
| Groundwater Level Indicator      | \$59 / Day   | Concrete Vapor Emission Test Kit    | \$25 / Ea   |
| Inclinometer Survey Equipment    | \$584 / Day  | pH Test Strip Package               | \$47 / Ea   |

# JACOBSON JAMES & ASSOCIATES, INC.

## Rate Schedule

| Position Title                       | Rates     | Staff          |
|--------------------------------------|-----------|----------------|
| Admin/Clerk                          | \$ 60.00  |                |
| Administrator/ Project Controller    | \$ 75.00  |                |
| Construction Manager I               | \$ 75.00  |                |
| Construction Manager II              | \$ 110.00 |                |
| Construction Manager III             | \$ 140.00 |                |
| Drafting/CADD I                      | \$ 75.00  |                |
| Drafting/CADD II                     | \$ 100.00 |                |
| Engineer I                           | \$ 95.00  |                |
| Engineer II                          | \$ 115.00 |                |
| Engineer III                         | \$ 140.00 | Al Pelly       |
| Engineer IV                          | \$ 175.00 |                |
| Field Technician I                   | \$ 75.00  |                |
| Field Technician II                  | \$ 95.00  |                |
| Field Technician III (Field Manager) | \$ 120.00 |                |
| GIS/Database I                       | \$ 85.00  |                |
| GIS/Database II                      | \$ 115.00 |                |
| Senior Technical Specialist          | \$ 185.00 |                |
| Principal                            | \$ 190.00 | Mike Tietze    |
| Program Manager                      | \$ 200.00 | Justin Quiggle |
| Project Manager I                    | \$ 120.00 |                |
| Project Manager II                   | \$ 140.00 |                |
| Project Manager III                  | \$ 160.00 | Mike Clegg     |
| Regulatory Specialist                | \$ 150.00 |                |
| Senior Regulatory Specialist         | \$ 200.00 |                |
| Staff Scientist I                    | \$ 90.00  |                |
| Staff Scientist II                   | \$ 110.00 |                |
| Staff Scientist III                  | \$ 130.00 |                |
| Staff Scientist IV                   | \$ 165.00 |                |
| Technical Writer/Editor              | \$ 105.00 |                |

Professional staff rates for legal proceedings or as expert witnesses will be at rates one and one-half times the rates specified above.

Markup is 10% on Subcontractor Subconsultant and Rebillable Direct Expenses

Markup on travel expenses is 0%

Reimbursement for vehicles used in connection with the work will be at the federally approved mileage rates or at an approved daily-weekly-monthly rate.



## COUNCIL COMMUNICATION

**CC #: 9279**

**File #: 0201-01 & 1006-01**

**Title:** 316 Vernon Retail Lease Broker Commission - Budget Adjustment

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

**Meeting Date: 6/6/2018**

**Item #: 7.28.**

### RECOMMENDATION TO COUNCIL

Staff recommends that the Council adopt an ordinance authorizing a budget adjustment of \$16,000 from the Strategic Improvement Fund for payment of the broker commission relating to the recently executed 316 Vernon retail space lease with Goose Port Inc.

### BACKGROUND

On August 16, 2017, the City executed an exclusive listing agreement with the commercial broker CBRE, Inc. to market and lease the ±5,200 s.f. retail space (known as "Retail 1") directly fronting Vernon Street on the City's behalf. Shortly after executing the listing agreement, CBRE presented the City with a prospective restaurant tenant doing business as "Goose Port Public House" to occupy approximately 2,641 s.f. of Retail 1. The lease with Goose Port was approved by the Council at its May 23, 2018 meeting.

The listing agreement provides a commission schedule upon which commissions are to be calculated. Commissions shall be earned and payable when the lease is executed by both parties, in accordance with the following rate: 5% of the total base rental for the first 60 months in which rent is to be paid, plus 3% of the total base rental for the remainder of the term. In the event a cooperating broker is involved, the commission shall be 6% of the total base rental for the first 60 months in which rent is to be paid, plus 3% of the total base rental for the remainder of the term. Payment shall be 50% upon a mutually executed lease agreement and 50% when the tenant has opened for business and has commenced paying rent.

In this case, a cooperating broker was involved, thus the 6% commission scenario applies. The total commission due to CBRE for the Goose Port lease is approximately \$30,424 (subject to final invoice). Half of the commission is due now; the other half will be due later this year once the tenant is open for business, which is expected sometime during the 2nd quarter of FY2018-19. A second budget adjustment will be required at that time for the balance.

### FISCAL IMPACT



Approval of the budget adjustment would result in a short term impact of \$16,000 to the strategic improvement fund. However, the Goose Port lease will generate \$35,654 (inclusive of six months free rent), growing to \$83,984 annually by the end of the initial term. The total projected revenue from the initial 126-month term is \$770,115.

#### ECONOMIC DEVELOPMENT / JOBS CREATED

Approval of the budget adjustment for payment of the broker commission is not expected to result in measurable economic development activity or job creation.

#### ENVIRONMENTAL REVIEW

The proposed project involves an activity associated with the leasing of an existing facility. This activity is categorically exempt from CEQA as a Class 1 Exemption (State CEQA Guidelines Section 15301).

Respectfully Submitted,

Mike Isom, Acting Development Services Director

A handwritten signature in blue ink, appearing to be 'Mike Isom', with a stylized, overlapping loop structure.

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Dominick Casey, Acting City Manager

#### **ATTACHMENTS:**

##### **Description**

Ordinance No. 5979

Budget Adjustment Form

ORDINANCE NO. 5979

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE  
AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18  
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 2017-18, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds for broker commission relating to the recently executed 316 Vernon retail space lease with Goose Port, Inc., per request of the Development Services Department, as listed on the attached Request for Budget Adjustment in the amount of \$16,000.00.

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 \_\_\_\_\_, 2018, 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.](#)

**REQUESTER\*:** Mike Isom, Acting Development Services Director

**DEPARTMENT/DIVISION\*:** Development Services

**FISCAL YEAR/EFFECTIVE DATE\*:** FY2017-18

**PROPOSED COUNCIL DATE (if applicable):** 06/06/2018

For more detailed budget adjustment training information, including examples, please click on the following link:  
[Miscellaneous Budget Training Information.](#)

| USE OF FUNDS* |                |         |       |         |          |                                        |
|---------------|----------------|---------|-------|---------|----------|----------------------------------------|
| AMOUNT*       | ACCOUNT NUMBER |         |       |         |          | Account Title/Activity Description*    |
|               | GL             |         |       | JL      |          |                                        |
|               | ORG KEY*       | OBJECT* | FUND* | PROJECT | ACTIVITY |                                        |
| 16,000        | 01010          | 5101    | 110   |         |          | Broker commission for 316 Vernon lease |
|               |                |         |       |         |          |                                        |
|               |                |         |       |         |          |                                        |
|               |                |         |       |         |          |                                        |
|               |                |         |       |         |          |                                        |
|               |                |         |       |         |          |                                        |
|               |                |         |       |         |          |                                        |
| \$ 16,000     | TOTAL          |         |       |         |          |                                        |

| SOURCE OF FUNDS* |                |        |       |         |          |                                     |
|------------------|----------------|--------|-------|---------|----------|-------------------------------------|
| AMOUNT*          | ACCOUNT NUMBER |        |       |         |          | Account Title/Activity Description* |
|                  | GL             |        |       | JL      |          |                                     |
|                  | ORG KEY        | OBJECT | FUND* | PROJECT | ACTIVITY |                                     |
| 16,000           |                |        | 110   |         |          | Available fund balance              |
|                  |                |        |       |         |          |                                     |
|                  |                |        |       |         |          |                                     |
|                  |                |        |       |         |          |                                     |
|                  |                |        |       |         |          |                                     |
|                  |                |        |       |         |          |                                     |
|                  |                |        |       |         |          |                                     |
| \$ 16,000        | TOTAL          |        |       |         |          |                                     |

|             |                         |                          |         |                    |         |
|-------------|-------------------------|--------------------------|---------|--------------------|---------|
| FINANCE USE | Approved:               | <i>Lancey R. Lisbuen</i> | 5/10/18 | <i>Don W. L...</i> | 5/10/18 |
|             | BUDGET MANAGER/DESIGNEE |                          | DATE    | Finance Director   | DATE    |

**Justification for Budget Adjustment\*:**

Per exclusive listing agreement with CBRE approved by City Council on August 16, 2017, City shall pay a 6% commission upon execution of a lease agreement for the 316 Vernon retail space. Half is due upon lease execution, the other half upon tenant occupancy. Lease execution scheduled for May 23rd. Occupancy won't occur until 2nd quarter FY2018-19, at which time a second BA will be required for the balance.

|                                       |                    |         |              |  |      |
|---------------------------------------|--------------------|---------|--------------|--|------|
| Approved:                             | <i>[Signature]</i> | 5/10/18 | Approved:    |  |      |
| REQUESTING DEPARTMENT HEAD / DESIGNEE |                    | DATE    | CITY MANAGER |  | DATE |



## COUNCIL COMMUNICATION

**CC #: 9307**

**File #: 0800-06 & 0201-01**

**Title:** Environmental and Planning Services - On-Call Professional Services Agreement, Citywide Qualified Climate Action Plan General Plan Update and Associated Environmental Impact Report - Professional Services Agreement Amendment, and Budget Adjustments

**Contact:** Tricia Stewart 916-774-5258 [tstewart@roseville.ca.us](mailto:tstewart@roseville.ca.us)

**Meeting Date: 6/6/2018**

**Item #: 7.29.**

### RECOMMENDATION TO COUNCIL

The Development Services Department, Planning Division, requests that the City Council take the following actions:

- A. Adopt an Ordinance approving a Budget Adjustment in the amount of \$87,000 for services related to the General Plan Update and Climate Action Plan Project.
- B. Adopt an Ordinance approving a Budget Adjustment in the amount of \$31,000 for services related to technical assistance and environmental review of projects related to long range and regional planning.
- C. Adopt a resolution authorizing the Acting City Manager to execute an On-Call Professional Services Agreement with Analytical Environmental Services Consultants.
- D. Adopt a resolution authorizing the Acting City Manager to execute a first amendment to the Professional Services Agreement with AECOM for changes to the scope of work with sub-consultant Fehr & Peers for the General Plan Update and Climate Action Plan Project.

### BACKGROUND

Due to recent organizational changes (retirements and promotions), the Development Services Department is facing a shortage of experienced staff in the Long Range Planning section. Two significant projects currently underway in Long Range Planning include the General Plan Update/Climate Action Plan and the City's review of the County's Sunset Area and Placer Ranch projects. In order to keep these important projects moving forward, in addition to other long range workload, staff proposes to retain Analytical Environmental Services (AES) under an On-call Professional Services Agreement for assistance with peer review of documents and technical expertise related to these projects.

Additionally, as part of the City's General Plan Update and Climate Action Plan Project, City staff has identified changes to the project scope related to traffic analysis (as described below). Based on these changes, the sub-consultant for the project, Fehr & Peers, has amended their scope to address the additional traffic analysis that is needed for the project.

## Evaluation

### *Professional Services Agreement with AES*

AES staff has recent experience with two of Long Range Planning's major efforts, the General Plan Update/Climate Action Plan and Placer County's Sunset Area and Placer Ranch Specific Plan projects. As needed, and at City staff's direction, AES would provide peer review of various documents and provide staff with technical expertise related to these projects. As described in the scope of work, this could include review and comment of technical studies, environmental impact reports, specific plan documents, and comment letters. Additional work could include peer review of the Amoroso Ranch Specific Plan (ARSP) Environmental Impact Statement (EIS) associated with the project's 404 (wetland) permit and other miscellaneous assistance related to regional coordination such as the Metropolitan Transportation Plan/Sustainable Communities Strategy and the State's upcoming Regional Housing Needs Allocation. City staff would continue to manage these projects, and any work performed by AES would be on a time and materials basis and performed at the City's direction as needed. Staff anticipates an 18-24 month term for this contract, which will allow long range planning projects to keep moving forward, while workload is redistributed and less-tenured staff gets fully up to speed with long range planning projects.

### *Professional Services Agreement Amendment with AECOM*

In January 2017, the Council approved a PSA with AECOM for the General Plan Update and Climate Action Plan Project. Since that time, City staff has identified changes to the land use assumptions as they relate to Traffic Area Zones that need to be included in the traffic analysis. This work was not included in the original scope of the project. The project's sub-consultant, Fehr & Peers, has provided an amended scope of work for this additional task. With this action, the term of the contract will be extended from December 2018 to December 2019.

### *Budget Adjustment*

As shown in the attached Budget Adjustments, these work efforts will be fully funded through various funding sources. The following is a breakdown of proposed work and funding sources:

| <i>Firm</i>                                    | <i>Project</i>                                | <i>Amount</i> | <i>Funding Source</i>                     |
|------------------------------------------------|-----------------------------------------------|---------------|-------------------------------------------|
| <b>AES</b>                                     | GPU/CAP                                       | \$50,000      | Revenue from General Plan Maintenance Fee |
|                                                | SAP/PRSP & Other                              | \$21,000      | General Fund Contingency                  |
|                                                | Legal consultation for Draft EIR for SAP/PRSP | \$10,000      | General Fund Contingency                  |
| <b>Shute, Mihaly &amp; Weinberger</b>          |                                               |               |                                           |
| <b>AECOM (Fehr &amp; Peers Sub-consultant)</b> |                                               |               |                                           |
|                                                | GPU/CAP - Traffic Scope Amendment             | \$37,000      | Revenue from General Plan Maintenance Fee |

As indicated in the table above, a budget adjustment of \$10,000 is proposed for legal counsel with Shute, Mihaly & Weinberger. The City Attorney's Office currently has an On-Call PSA with this firm to provide supplemental legal counsel on various projects. Shute, Mihaly & Weinberger will be retained to peer review the SAP/PRSP Draft EIR and provide legal guidance as needed as part of City staff's review of the project.

The contract with AES, identifies the potential for peer review of the ARSP EIS related to the applicant's 404 permit. The \$22,000 estimated for work related to this future review is not reflected in the Budget Adjustment. Funding for this review would be provided by the developer through full cost billing.

### FISCAL IMPACT

As described above under Budget Adjustment, funds utilized will be a combination of revenue from the General Plan Maintenance Fee, General Fund Contingency, and developer reimbursement. These contracts will allow the long range planning projects to continue moving forward without delay which is of benefit to the City.

### ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable

### ENVIRONMENTAL REVIEW

Budget adjustments and professional service agreements are not considered a "project" defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines 15061 (b) (3). Consequently, no CEQA action is required.

Respectfully Submitted,

Tricia Stewart, Senior Planner

Mike Isom, Acting Development Services Director



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Dominick Casey, Acting City Manager

## **ATTACHMENTS:**

### **Description**

On Call PSA with Analytical Environmental Services

Resolution No. 18-235

PSA Amendment AECOM

Resolution No. 18-236

Budget Adjustment General Plan Revenue

Ordinance No. 5982

Budget Adjustment Contingency Fund

Ordinance No. 5983

## ON-CALL PROFESSIONAL SERVICES AGREEMENT

### Master Services Agreement for On-Call Environmental and Planning Services

THIS AGREEMENT is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_,  
by and between the City of Roseville, a municipal corporation ("CITY"), and Analytical  
Environmental Services, a California corporation ("CONSULTANT"); and

### W I T N E S S E T H:

WHEREAS, CITY desires professional services consisting of on-call environmental and  
planning services; and

WHEREAS, CONSULTANT has prepared a proposal dated April 28, 2018, which  
describes the scope of services to be performed by CONSULTANT, and the hourly rates for  
performance of such services; and

WHEREAS, CONSULTANT is qualified and experienced to provide professional  
environmental and planning services on an on-call basis.

NOW, THEREFORE, the parties agree as follows:

1. Term. The term of this Agreement shall commence upon execution and expire on  
June 30, 2020.
2. Services. CONSULTANT shall perform, at the direction of CITY, the scope of  
the on-call services as described in EXHIBIT "A," attached hereto and incorporated herein by  
this reference. Individual tasks will be awarded by CITY on an as-needed basis. CITY may



assign work to one, or more than one CONSULTANT from an approved qualified list. CITY reserves the right to unilaterally assign work to any consultant as it deems prudent or, if no services are required, no work. CITY makes no specific guarantee of a minimum or maximum number of hours or amount of tasks or services, which shall be required of any single CONSULTANT. In addition, the inclusion of any CONSULTANT on any qualified list, if so utilized by CITY, shall in no way be considered an exclusive agreement to provide service for CITY.

3. Compensation. For its services provided hereunder, CONSULTANT shall be compensated on a time and expense basis in accordance with the hourly rates as described in EXHIBIT "B," attached hereto and incorporated herein by this reference. Any proposed increase in the effective rates for future services must be preceded by at least a 90-day written notice to the contracting department. Total compensation shall not exceed ninety three thousand dollars (\$93,000.00).

CONSULTANT shall submit one monthly invoice for its services. Such invoices shall be delineated by task, the person performing the services, and the hourly rate, which shall be stated in time increments of not greater than one tenth (1/10) hours. CITY shall pay invoices within thirty (30) days after receipt, if the services specified in the invoice have been satisfactorily completed.

4. Indemnification. To the fullest extent allowed by law, CONSULTANT 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 CONSULTANT'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.

CONSULTANT'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.

5. Insurance. CONSULTANT 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                  | \$1,000,000 each occurrence<br>\$2,000,000 aggregate<br>Personal Injury:<br>\$1,000,000 each occurrence<br>\$2,000,000 aggregate |
| Automobile Liability                          | \$1,000,000 combined single limit                                                                                                |
| Professional Liability (errors and omissions) | \$1,000,000 per claim<br>\$2,000,000 aggregate                                                                                   |

a. Form. CONSULTANT 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. CONSULTANT 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 CONSULTANT. The additional insured coverage under the CONSULTANT'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. CONSULTANT 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. CONSULTANT 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, CONSULTANT shall require its subcontractors to agree to be bound to CONSULTANT and CITY in the same manner and to the same extent as CONSULTANT is bound to CITY under this Agreement. Additionally, CONSULTANT 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. CONSULTANT hereby agrees to waive subrogation which any insurer of CONSULTANT may acquire from CONSULTANT 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 CONSULTANT, its employees, agents and subcontractors.

h. Liability/Remedies. Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve CONSULTANT 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.

6. Records. CONSULTANT and its subcontractors shall maintain all files and records relating to the services performed hereunder during the term of this Agreement and for a period of not less than one (1) year after the date of termination or expiration. Provided, however, that in the event of litigation or settlement of claims arising from the performance of this Agreement, CONSULTANT and its subcontractors shall maintain all files and records until such litigation, appeals or claims are resolved. Duly authorized representatives of CITY shall have right of access during normal business hours and after reasonable notice to CONSULTANT's and subcontractors' files and records relating to the services performed hereunder, and may review and copy the files and records at appropriate stages during performance of the services and during the one (1) year period following termination or expiration of this Agreement. CONSULTANT shall include this provisions in its contracts with all subcontractors.

7. Prevailing Wages. For purposes of this Agreement, CONSULTANT and its subcontractors shall comply with all applicable prevailing wage laws, e.g., but not limited to, California Labor Code Sections 1770 et seq. In accordance with said Section 1775, CONSULTANT shall forfeit as a penalty to the City two hundred dollars (\$200) for each calendar day or portion thereof for each worker paid less than the prevailing rates for such work or craft in which such worker is employed for any work done on-site under the Agreement by CONSULTANT or by any subcontractor in violation of the provisions of the Labor Code and in particular, Labor Code Sections 1770 to 1780, inclusive. In addition to said penalty and pursuant to said Section 1775, the difference between such stipulated prevailing wage rates and the amount paid to each worker for each calendar day or portion thereof for which each worker was

paid less than the stipulated prevailing wage shall be paid to each worker by CONSULTANT or the applicable subcontractor.

Pursuant to the provisions of California Labor Code Section 1773, the contracting department has identified the source, stated below, of the general prevailing rate of wages applicable to the site to be done, for straight time, overtime, and holiday work. The holiday wage rate listed shall be applicable to all holidays recognized in the collective bargaining agreement of the particular craft, classification or type of worker concerned. These 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>.

Pursuant to Labor Code Section 1773.2, general prevailing wage rates set forth above, which forms a part of this Agreement, shall be posted by CONSULTANT at a prominent place at the work site. Prevailing wage rates to be posted at the work site will be furnished by the contracting department. The possibility of wage increases is one of the elements to be considered by CONSULTANT in determining its proposal, and will not under any circumstances be considered as the basis of a claim against CITY or the Agreement.

8. Contractor Registration. 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, CONSULTANT and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. CONSULTANT is hereby notified that this Agreement is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

9. Time is of the Essence. Time is of the essence of this Agreement.

10. Compliance with Laws. CONSULTANT shall comply with all federal, state and local laws, ordinances and policies as may be applicable to the performance of services under this Agreement.

11. Ability to Perform. CONSULTANT agrees and represents that it has the time, ability and professional expertise to perform the services required under this Agreement.

12. Governing Agreement. In the event of any conflict between this Agreement and its EXHIBITS, the provisions of this Agreement shall govern. In the event of any conflict between any of the EXHIBITS, the provisions of the first in order of attachment shall govern.

13. Assignment. CONSULTANT is employed to perform unique personal services. CONSULTANT shall not assign this Agreement without the prior written consent of CITY. CONSULTANT shall not employ or otherwise incur any obligation to pay other specialists or experts for services in connection with this Agreement, without prior written consent of CITY.

14. Independent Contractor. CONSULTANT 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.

15. Representations and Warranties. CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working for CONSULTANT, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, CITY shall have the right to terminate as void this Agreement, without liability, or, in its discretion, to deduct from the

Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

16. Successors in Interest. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

17. Copyright, Ownership and Use of Materials. All tangible material ("Material") created or delivered pursuant to this Agreement is considered a work made for hire under the Copyright Act. To the extent such Material does not qualify as a work made for hire, CONSULTANT hereby assigns to CITY all right, title, and interest, including but not limited to all copyrights, in all Material created by CONSULTANT in its performance under this Agreement. Material constitutes the scope of work outlined in Exhibit A and attached hereto, and all written and other tangible expressions, including but not limited to, drawings (including computer aided drawings), papers, documents, reports, surveys, renderings, exhibits, sketches, maps, models, prints, paintings or photographs, in any and all media or formats in which such materials have been created or are maintained. All Material furnished by CONSULTANT is, and shall remain, the property of CITY.

CONSULTANT shall execute any documents necessary to effectuate such assignment.<sup>1</sup> In the event that CONSULTANT uses, employs, designates, or retains any person or entity who is not an employee of CONSULTANT, to perform any work required of it pursuant to this Agreement, CONSULTANT shall require said person or entity to execute an agreement containing the preceding paragraph.

18. Termination of Agreement. CITY may terminate this Agreement without cause by giving CONSULTANT ten (10) days advance written notice from the City Manager. CONSULTANT may terminate this Agreement without cause by giving CITY thirty (30) days



advance written notice. CONSULTANT understands that continuation of this Agreement past June 30<sup>th</sup> of any given year is contingent upon appropriation of funds for such purpose in the budget of the City of Roseville in the sole discretion of the City Council. In the event of termination through no fault of CONSULTANT, CITY shall compensate CONSULTANT for services performed as of the date of termination, upon the release to CITY of all Material hereunder, in any and all media or formats in which such materials have been created or are maintained. CITY retains the right to receive and use any MATERIAL, notwithstanding any termination or any dispute regarding the amount to be paid.

19. 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.

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

21. 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.

22. 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

CONSULTANT

Mike Isom  
Acting Development Services Director  
311 Vernon Street  
Roseville, CA 95678

David Zweig, PE  
President  
1801 7<sup>th</sup> Street, Ste. 100  
Sacramento, CA 95811

Either party may amend its address for notice by giving notice to the other party in writing.

23. 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 the authority of Resolution No. \_\_\_\_\_, adopted by the Council of the City of Roseville on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and CONSULTANT has caused this Agreement to be executed.

CITY OF ROSEVILLE, a  
municipal corporation

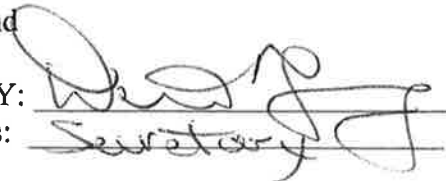
ANALYTICAL ENVIRONMENTAL  
SERVICES, a California corporation

BY: \_\_\_\_\_  
DOMINICK CASEY  
Acting City Manager

ATTEST:

BY: \_\_\_\_\_  
SONIA OROZCO  
City Clerk

BY:   
its: President

and  
BY:   
its: Secretary

APPROVED AS TO FORM:

BY: \_\_\_\_\_  
ROBERT R. SCHMITT  
City Attorney

APPROVED AS TO SUBSTANCE:

BY:  \_\_\_\_\_  
MIKE ISOM  
Acting Development Services Director

## EXHIBIT "A"



**ANALYTICAL ENVIRONMENTAL SERVICES**  
1801 7TH STREET, SUITE 100  
SACRAMENTO, CA 95811  
(916) 447-3479 | FAX (916) 447-1665

## MEMORANDUM

**TO:** City of Roseville

**FROM:** Analytical Environmental Services

**DATE:** 4/28/2018

**RE:** Master Services Agreement for On-Call Environmental and Planning Services

AES understands that the City is interested in entering into a master services agreement with AES for on-call services related to environmental compliance and planning. The following outlines the anticipated scope of services that could be completed under an on-call contract and associated billing rates for AES staff.

### Proposed Project Team

Analytical Environmental Services (AES) is a multidisciplinary environmental consulting firm specializing in compliance with CEQA, NEPA and related regulatory requirements, as well as City planning. Our staff includes approximately 25 full time-professionals in a range of disciplines, including biology, cultural resources, geology, hydrology, toxicology, air quality, socioeconomics, land use planning, and GIS.

Staff at the Project Director level would be the primary point of contact for the City. Additional technical staff would be utilized on an as needed basis by the professional staff at AES. Additional information regarding the qualifications of the AES team is available upon request.

### Scope of Services

AES shall provide services for specific projects as may be requested by the City.

Services would include providing peer review of technical studies and documents for the projects listed below as well as providing technical expertise to City staff on an as needed basis. City staff will continue to function as the project manager on these projects. All work would be on a time and materials basis and performed at the City's direction.

### Work Product:

AES will assist in performing professional planning work to assist the City of Roseville in completing its work program including:

#### 1. General Plan, Climate Action Plan and Environmental Review.

### ***General Plan***

The planned General Plan update is a major undertaking in order to bring the document up to existing and proposed state of California Office of Planning and Research General Plan Guidelines. AES would assist City staff in peer review of proposed consultant and City edits and provide guidance related to these items, along with associated tasks deemed necessary by the City.

### ***Climate Action Plan***

In order to provide existing development with legally defensible coverage for greenhouse gas (GHG) emissions a Climate Action Plan is being developed. AES would provide assistance to Roseville staff in the review of the CAP to make sure it meets the City's objectives. AES would assist City staff in peer review of proposed consultant and City edits and provide guidance related to the CAP, along with other tasks deemed necessary by the City.

### ***Environmental Review***

An Environmental Impact Report (EIR) will be prepared to cover both the General Plan update and CAP. In addition, a vehicle miles traveled (VMT) analysis will be prepared to cover new recommendations by the state of California Office of Planning and Research which is moving away from level of services analysis for CEQA traffic analysis. AES staff will work closely with the Engineering Division and Planning Division staff to make sure that any new VMT threshold makes sense for the City of Roseville, at the same time insulating approved development to the extent feasible. AES staff would review technical reports for adequacy including the VMT traffic report and greenhouse gas report, and review draft EIR and Final EIR for adequacy. In addition to peer review of the EIR, AES staff would be available to assist with tasks such as review of the mitigation monitoring report, assistance with preparation of staff reports, and public outreach as deemed necessary by the City.

## **2. Amoruso Ranch Specific Plan (ARSP)**

The ARSP is pending annexation through LAFCO. In addition, the Army Corps of Engineers is processing the Applicant's request for a federal 404 Clean Water Act permit to fill wetlands and an associated National Environmental Policy Act (NEPA) Environmental Impact Report (EIS). AES would assist City staff in peer review of the EIS. AES would also provide guidance related to potential impacts to the City's approved specific plan associated with the permit, along with other tasks deemed necessary by the City.

## **3. Other miscellaneous Planning assistance.**

### **Placer County's proposed Placer Ranch Specific Plan and Sunset Area Plan.**

Placer County's proposed Placer Ranch Specific Plan and Sunset Area Plan are important regional projects, but because of their size, scale and immediate proximity to the City of Roseville's border, these projects have the potential to significantly impact Roseville's traffic, utilities, and public services. AES staff would assist Roseville staff in the continuing review of planning documents, technical reports, review of the Environmental Impact Report, peer review staff's comment letters, and provide technical expertise to City staff, as needed.

## **Other**

As needed, City staff may consult with AES staff for technical expertise and assistance related to: regional coordination, Regional Housing Needs Allocation (RHNA) update, gearing up for the next Housing Element update due in 2021, and review and comment on the City's review and response to the Metropolitan Transportation Plan/Sustainable Communities Strategy. AES staff would be available to assist Roseville staff in the review of documents, preparation of comments, attendance at meetings, and other planning assistance, as needed.

AES will prepare, as directed, all compliance documents in accordance with applicable regulatory and agency requirements. Documents will be prepared consistent with the City or other applicable lead agency document templates and preferred style format. If requested, AES will attend meetings with City staff and consultants and public hearings on draft and/or final documents.

## **Billing Rates**

AES's current rate schedule for on-call services is provided in Attachment A.

**2018 FULLY BURDENED BILLING RATES**

| <b>EMPLOYEE<br/>POSITION</b> | <b>HOURLY<br/>BILLING RATE</b> |
|------------------------------|--------------------------------|
| Principal                    | \$290                          |
| Project Director             | \$220                          |
| Sr. Project Manager          | \$210                          |
| Project Manager              | \$205                          |
| Analyst III                  | \$175                          |
| Analyst II                   | \$150                          |
| Analyst I                    | \$135                          |
| Archeologist III             | \$175                          |
| Archeologist II              | \$150                          |
| Archeologist I               | \$135                          |
| Biologist III                | \$175                          |
| Biologist II                 | \$150                          |
| Biologist I                  | \$135                          |
| Sr. Graphics Designer        | \$140                          |
| Graphic Designer II          | \$130                          |
| Graphic Designer I           | \$115                          |
| Planner I                    | \$125                          |
| Office Administrator         | \$140                          |
| Administrative Assistant III | \$125                          |
| Administrative Assistant II  | \$115                          |
| Administrative Assistant I   | \$105                          |

**DIRECT COSTS**

|                                             |                                                    |
|---------------------------------------------|----------------------------------------------------|
| Postage / Overnight Mail                    | Actual cost + 15%                                  |
| Courier Charges                             | Actual cost + 15%                                  |
| Mileage                                     | Federal Rate - currently \$0.545 per<br>mile + 15% |
| GPS Unit and supporting computer equipment: | \$200/day + 15%                                    |
| In-house Copying Charges:                   |                                                    |
| Black & White                               | \$0.10 per page + 15%                              |
| Color                                       | \$1 per page + 15%                                 |
| CD duplication w/label & case               | \$2.50 each + 15%                                  |
| Subconsultants                              | Actual cost + 15%                                  |
| Other Direct Costs                          | Actual cost + 15%                                  |



RESOLUTION NO. 18-235

APPROVING AN ON-CALL PROFESSIONAL SERVICES AGREEMENT BY AND  
BETWEEN THE CITY OF ROSEVILLE AND ANALYTICAL ENVIRONMENTAL  
SERVICES, AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON  
BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an on-call professional services agreement regarding on-call environmental and planning services, by and between the City of Roseville and Analytical Environmental Services, 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 Acting 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 \_\_\_\_\_, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Clerk

**FIRST AMENDMENT TO  
PROFESSIONAL SERVICES AGREEMENT**

Project: Citywide Qualified Climate Action Plan,  
General Plan Update and Associated Environmental Impact Report

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 AECOM Technical Services, Inc., 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 February 15, 2017, ("Agreement") regarding the preparation of a Citywide Qualified Climate Action Plan, General Plan Update and Associated Environmental Impact Report ("Project"); and

WHEREAS, CITY desires to amend the Agreement to include additional services as described in CONSULTANT's letter/proposal dated April 27, 2018 which is attached hereto as Exhibit "A" and incorporated herein by reference; and

WHEREAS, CONSULTANT is willing and able to provide such additional services.

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. CITY wishes to extend the term of the Agreement for an additional year.

Paragraph 1 of the Agreement is amended by adding an additional paragraph to read as follows:

“CITY wishes to extend the term of the Agreement to December 31, 2019.”

3. Paragraph 3 of the Agreement is amended by adding an additional paragraph to read as follows:

“CITY shall pay thirty-six thousand, seven hundred eighty-six dollars (\$36,786.00), 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 six hundred seventy-three thousand and thirty-two dollars (\$673,032.00).”

4. 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

BY: \_\_\_\_\_  
DOMINICK CASEY  
Acting City Manager

AECOM Technical Services, Inc., a  
California corporation

BY:   
its: Jeffrey M. Goldman, Principal and  
Authorized Signatory

**SIGNATURES CONTINUED ON FOLLOWING PAGE**

**ATTEST:**

**BY:** \_\_\_\_\_  
**SONIA OROZCO**  
**City Clerk**

**APPROVED AS TO FORM:**

**BY:** \_\_\_\_\_  
**ROBERT R. SCHMITT**  
**City Attorney**

**APPROVED AS TO SUBSTANCE:**

**BY:**  \_\_\_\_\_  
**MIKE ISOM**  
**Acting Development Services Director**

## EXHIBIT “A”

[\\Rosenc\rosenetdfs\city attorney\cycom\WpDocs\D009\P003\00035289.DOCX:05/15/2018]



AECOM  
2020 L Street, Suite 400  
Sacramento, CA 95811  
[www.aecom.com](http://www.aecom.com)

916.414.5800 tel  
916.414.5850 fax

April 25<sup>th</sup>, 2018

Tricia Stewart, Senior Planner  
City of Roseville Development Services Department  
311 Vernon Street  
Roseville, CA 95678

**Subject: General Plan Contract Amendment, Fehr & Peers**

Dear Ms. Stewart:

During meetings thus far on the General Plan, some changes to the approach have been discussed for land use and transportation. AECOM can absorb any changes related to land use and the overall General Plan, EIR, and Climate Action Plan.

I have included a proposal to amend Fehr & Peers' scope to cover additional services related to:

- ▶ New land use changes, which creates the need to update the City of Roseville model and the SACSIM model.
- ▶ Updating all LOS analysis to HCM 6th Edition methodology.
- ▶ Develop a VMT sketch planning tool for project level analysis.

If you approve of the changes, please let me know and I'll draw up amendment paperwork straightaway.

If you have any questions, please contact Ron Milam at 916-262-7400 or by email at [r.milam@fehrandpeers.com](mailto:r.milam@fehrandpeers.com) or me at (916) 414-5892 or [matthew.gerken@aecom.com](mailto:matthew.gerken@aecom.com).

Sincerely,



J. Matthew Gerken  
Environmental Planning Department Manager  
Greater Northern California

## **CITY OF ROSEVILLE GENERAL PLAN TRANSPORTATION ANALYSIS**

### **SUPPLEMENTAL AGREEMENT NO. 1**

Fehr & Peers will complete the following tasks for the City of Roseville General Plan transportation analysis. These services are in addition to the original agreement and will be referred to below as Supplemental Agreement No 1.

#### **Scope of Work**

##### ***Task SA1.0 - Travel Forecasting Models Update***

The City of Roseville has developed new 2035 land use inputs for the following areas, which were submitted to Fehr & Peers by email from Scott Gandler on November 7, 2017.

- ▶ HP/NEC Foothills
- ▶ Foothills N/O Blue Oaks
- ▶ Gibson Drive
- ▶ Parcel 49/Freedom Way
- ▶ Fiddymont/Blue Oaks
- ▶ Gallilee/Industrial Ave
- ▶ Industrial Ave/ N/O Blue Oaks

The original scope of work did not include any land use changes. The transportation analysis was going to rely on the 2035 CIP Plus Project Model from the Amoruso Specific Plan EIR and the SACSIM model used for the SACOG MTP/SCS. For this task, Fehr & Peers will update both models.

The 2035 CIP Plus Project Model from the Amoruso Specific Plan EIR will be updated with the land use changes prescribed in Scott Gandler's email. The transportation network contained in the 2035 CIP Plus Project Model from the Amoruso Specific Plan EIR will be used without changes. This new version of the model will represent the updated City of Roseville General Plan under 2035 conditions. One preliminary run will be conducted with the new land uses to check the production/attraction balance and to verify the reasonableness of the traffic volume forecasts. If necessary, one set of refinements will be made and then a final model run will be produced. Outputs from the final run will include a.m. peak hour and p.m. peak-hour traffic volume forecasts for use in the traffic operations analysis to calculate intersection LOS.

For the SACSIM model, Fehr & Peers will also update the model with the land use changes prescribed in Scott Gandler's email. Since SACSIM is an activity based model (ABM), the land use changes also influence the synthetic population generation of the model. Fehr & Peers will modify both elements of the model and update the VMT forecasts that were previously generated for the General Plan transportation analysis. These previous runs will be retained and used to represent the no project alternative or current General Plan.

**Task SA2.0 – Update LOS Analysis to HCM 6th Edition**

The traffic operations analysis that generated the LOS results contained in the Amoruso Specific Plan EIR was based on the 2010 HCM. The 6th Edition has superseded the 2010 HCM, so the general plan traffic operations analysis will rely on the latest method. This change requires updating the previous Amoruso Specific Plan EIR 'Existing' and '2035 Plus Project' LOS analysis. The '2035 Plus Project' will now represent no project conditions for the General Plan Update. Fehr & Peers will also develop updated Synchro and SimTraffic models for the new General Plan scenario.

A preliminary set of LOS results will be produced for the no project scenario so that the results can be reviewed for reasonableness and to check for anomalies involving substantial differences from the original Amoruso analysis. These results will be shared with City staff and after staff approval, the analysis for the updated General Plan 'Plus Project' scenario will be developed. A similar preliminary set of LOS results will be reviewed with City staff prior to incorporating the results into The General Plan Circulation Element and EIR.

**Task SA3.0 – Develop a VMT Sketch Planning Tool**

For land use projects submitted after General Plan adoption, the City may require project-level VMT analysis, if the project generates vehicle trips in excess of City targets or is inconsistent with the General Plan. Fehr & Peers will create a VMT sketch planning tool that will allow the City to quickly evaluate the project generated VMT for these types of projects. The model will include a trip generation component with sensitivity to built-environment variables and trip lengths derived from the SACSIM model. Fehr & Peers will work closely with City staff on preferred VMT outputs, which could include Total VMT, VMT per capita, or VMT per service population.

**Fehr and Peers' Cost Estimate**

The cost to perform the work described in Tasks SA1-3 above is provided below.

|              |                                        |                 |
|--------------|----------------------------------------|-----------------|
| Task SA1.0   | Travel Forecasting Models Update       | \$18,950        |
| Task SA2.0   | Update LOS Analysis to HCM 6th Edition | \$9,795         |
| Task SA3.0   | Develop a VMT Sketch Planning Tool     | \$6,970         |
|              | Direct Costs                           | \$1,071         |
| <b>Total</b> |                                        | <b>\$36,786</b> |



RESOLUTION NO. 18-236

APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT  
BETWEEN THE CITY OF ROSEVILLE AND AECOM TECHNICAL SERVICES, INC.,  
AND AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT  
ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a first amendment to professional services agreement regarding citywide qualified climate action plan, general plan update and associated environmental impact report, by and between the City of Roseville and AECOM Technical Services, Inc., has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said first amendment is hereby approved and that the Acting 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



**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\*:** Brandy LeBeau

**DEPARTMENT/DIVISION\*:** Development Services Business Services

**FISCAL YEAR/EFFECTIVE DATE\*:** FY18

**PROPOSED COUNCIL DATE (if applicable):** 06/06/2018

| USE OF FUNDS* |                |         |       |         |          |                                                               |
|---------------|----------------|---------|-------|---------|----------|---------------------------------------------------------------|
| AMOUNT*       | ACCOUNT NUMBER |         |       |         |          | Account Title/Activity Description*                           |
|               | GL             |         |       | JL      |          |                                                               |
|               | ORG KEY*       | OBJECT* | FUND* | PROJECT | ACTIVITY |                                                               |
| 50,000        | 90018          | 5101    | 100   | 170058  | 30       | Fund AES Professional Services                                |
| 37,000        | 90018          | 5101    | 100   | 170058  | 30       | Fund AECOM Professional Services (subconsultant Fehr & Peers) |
|               |                |         |       |         |          |                                                               |
|               |                |         |       |         |          |                                                               |
|               |                |         |       |         |          |                                                               |
|               |                |         |       |         |          |                                                               |
|               |                |         |       |         |          |                                                               |
|               |                |         |       |         |          |                                                               |
| \$ 87,000     | TOTAL          |         |       |         |          |                                                               |

| SOURCE OF FUNDS* |                |        |               |         |          |                                     |
|------------------|----------------|--------|---------------|---------|----------|-------------------------------------|
| AMOUNT*          | ACCOUNT NUMBER |        |               |         |          | Account Title/Activity Description* |
|                  | GL             |        |               | JL      |          |                                     |
|                  | ORG KEY        | OBJECT | FUND*         | PROJECT | ACTIVITY |                                     |
| 87,000           | 90018          | 3421   | 100 <i>NR</i> |         |          | Extra Revenue from GPU Fee          |
|                  |                |        |               |         |          |                                     |
|                  |                |        |               |         |          |                                     |
|                  |                |        |               |         |          |                                     |
|                  |                |        |               |         |          |                                     |
|                  |                |        |               |         |          |                                     |
|                  |                |        |               |         |          |                                     |
|                  |                |        |               |         |          |                                     |
| \$ 87,000        | TOTAL          |        |               |         |          |                                     |

|             |                         |                                    |                             |
|-------------|-------------------------|------------------------------------|-----------------------------|
| FINANCE USE | Approved:               | <i>Nancy Rothlisberger</i> 5/14/18 | <i>Don Williams</i> 5/15/18 |
|             | BUDGET MANAGER/DESIGNEE | DATE                               | Finance Director: DATE      |

**Justification for Budget Adjustment\*:**

Additional revenue from the General Plan Update Fee collected yearly to fund AES professional services agreement to assist with general plan update. This will also fund the AECOM subconsultant Fehr & Peers for change to traffic study scope of work.

|                                       |                            |              |      |
|---------------------------------------|----------------------------|--------------|------|
| Approved:                             | <i>[Signature]</i> 5/14/18 | Approved:    |      |
| REQUESTING DEPARTMENT HEAD / DESIGNEE | DATE                       | CITY MANAGER | DATE |

ORDINANCE NO. 5982

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE  
AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18  
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 2017-18, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds for services related to the general plan update and climate action plan update per request of the Development Services Department, as listed on the attached Request for Budget Adjustment in the amount of \$87,000.00.

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 \_\_\_\_\_, 2018, 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\*: Brandy LeBeau

DEPARTMENT/DIVISION\*: Development Services Planning Division

FISCAL YEAR/EFFECTIVE DATE\*: FY18

PROPOSED COUNCIL DATE (if applicable): 06/06/2018

| USE OF FUNDS* |                |         |       |         |          |                                     |
|---------------|----------------|---------|-------|---------|----------|-------------------------------------|
| AMOUNT*       | ACCOUNT NUMBER |         |       |         |          | Account Title/Activity Description* |
|               | GL             |         |       | JL      |          |                                     |
|               | ORG KEY*       | OBJECT* | FUND* | PROJECT | ACTIVITY |                                     |
| 21,000        | 08200          | 5101    | 100   |         |          | AES Professional Services           |
| 10,000        | 08200          | 5101    | 100   |         |          | Schute, Mihaly & Weinberger LLP     |
|               |                |         |       |         |          | Professional Services               |
|               |                |         |       |         |          |                                     |
|               |                |         |       |         |          |                                     |
|               |                |         |       |         |          |                                     |
|               |                |         |       |         |          |                                     |
|               |                |         |       |         |          |                                     |
| \$ 31,000     | TOTAL          |         |       |         |          |                                     |

| SOURCE OF FUNDS* |                |        |       |         |          |                                     |
|------------------|----------------|--------|-------|---------|----------|-------------------------------------|
| AMOUNT*          | ACCOUNT NUMBER |        |       |         |          | Account Title/Activity Description* |
|                  | GL             |        |       | JL      |          |                                     |
|                  | ORG KEY        | OBJECT | FUND* | PROJECT | ACTIVITY |                                     |
| 31,000           | 00100          | 5990   | 100   |         |          | Contingency Fund                    |
|                  |                |        |       |         |          |                                     |
|                  |                |        |       |         |          |                                     |
|                  |                |        |       |         |          |                                     |
|                  |                |        |       |         |          |                                     |
|                  |                |        |       |         |          |                                     |
|                  |                |        |       |         |          |                                     |
|                  |                |        |       |         |          |                                     |
| \$ 31,000        | TOTAL          |        |       |         |          |                                     |

|             |                         |                                    |                  |                            |
|-------------|-------------------------|------------------------------------|------------------|----------------------------|
| FINANCE USE | Approved:               | <i>Nancy Rothlisberger</i> 5/14/18 |                  | <i>Dan W. K...</i> 5/14/18 |
|             | BUDGET MANAGER/DISEGNEE | DATE                               | Finance Director | Date                       |

**Justification for Budget Adjustment\*:**

Use of contingency fund for the AES scope of work for SAP/PRSP, Regional Coordination, RHNA, Housing Element and Misc. items. This will also fund Shute, Mihaly and Weinberger LLP scope of work for SAP/PRSP that the City Attorney's office will be utilizing.

|                                       |                            |              |      |
|---------------------------------------|----------------------------|--------------|------|
| Approved:                             | <i>[Signature]</i> 5/14/18 | Approved:    |      |
| REQUESTING DEPARTMENT HEAD / DESIGNEE | DATE                       | CITY MANAGER | DATE |

ORDINANCE NO. 5983

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE  
AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18  
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 2017-18, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds for services related to technical assistance and environmental review of projects related to long range and regional planning, per request of the Development Services Department, as listed on the attached Request for Budget Adjustment in the amount of \$31,000.00.

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 \_\_\_\_\_, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Clerk



## COUNCIL COMMUNICATION

CC #: 9278

File #: 0201-01 & 0704

**Title:** Parks Maintenance - Budget Adjustment  
**Contact:** Eric Dexter 916-746-1769 edexter@roseville.ca.us

Meeting Date: 6/6/2018

Item #: 7.30.

### RECOMMENDATION TO COUNCIL

Recommend that City Council adopt an ordinance to approve a budget adjustment in the amount of \$14,700.00 for increased expenses in the Park Maintenance Budget (08555). The adjustment is fully funded with offsetting revenue, so there is no net impact to the General Fund in the FY 2017/18 budget.

### BACKGROUND

The Parks Maintenance Division has received revenue in excess of budget due to donations for park bench dedications as well as through accident subrogation. This excess revenue reimburses the City for expenses incurred for park bench installation as well as for repairs made due to auto accidents. The revenue and expenses were not included in the FY2017/18 budget.

The Parks, Recreation & Libraries Department is requesting a budget adjustment of \$14,700.00 to cover the increased expenses. There is no net impact to the General Fund as the expenditure of the funds is fully offset by donations received and funds remitted from funded accident repairs.

### FISCAL IMPACT

There is no net impact to the City's General Fund.

### ECONOMIC DEVELOPMENT / JOBS CREATED

Approval of this request will not create any 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)). This budget adjustment does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Eric Dexter, Parks Superintendent

Dion Louthan, Parks, Recreation & Libraries Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, likely representing the name Dominick Casey.

---

Dominick Casey, Acting City Manager

**ATTACHMENTS:**

**Description**

Ordinance No. 5978

Parks Maintenance Budget Adjustment

ORDINANCE NO. 5978

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE  
AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18  
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 2017-18, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds for Park Maintenance Operating Expenses at the request of the Parks, Recreation & Libraries Department, as listed on the attached Request for Budget Adjustment in the amount of \$14,700.00.

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 \_\_\_\_\_, 2018, 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.

**REQUESTER\*:** Eric Dexter

**DEPARTMENT/DIVISION\*:** Parks, Recreation & Libraries/Park Maintenance

**FISCAL YEAR/EFFECTIVE DATE\*:** FY2017-18

**PROPOSED COUNCIL DATE (if applicable):** 06/06/2018

For more detailed budget adjustment training information, including examples, please click on the following link:

Miscellaneous Budget Training Information.

| USE OF FUNDS* |                |         |       |         |          |                                     |
|---------------|----------------|---------|-------|---------|----------|-------------------------------------|
| AMOUNT*       | ACCOUNT NUMBER |         |       |         |          | Account Title/Activity Description* |
|               | GL             |         |       | JL      |          |                                     |
|               | ORG KEY*       | OBJECT* | FUND* | PROJECT | ACTIVITY |                                     |
| 14,700        | 08555          | 5998    | 100   |         |          | Park Maintenance Operating Expenses |
|               |                |         |       |         |          |                                     |
|               |                |         |       |         |          |                                     |
|               |                |         |       |         |          |                                     |
|               |                |         |       |         |          |                                     |
|               |                |         |       |         |          |                                     |
|               |                |         |       |         |          |                                     |
|               |                |         |       |         |          |                                     |
| \$ 14,700     | TOTAL          |         |       |         |          |                                     |

| SOURCE OF FUNDS* |                |        |       |         |          |                                            |
|------------------|----------------|--------|-------|---------|----------|--------------------------------------------|
| AMOUNT*          | ACCOUNT NUMBER |        |       |         |          | Account Title/Activity Description*        |
|                  | GL             |        |       | JL      |          |                                            |
|                  | ORG KEY        | OBJECT | FUND* | PROJECT | ACTIVITY |                                            |
| 3,800            | 08555          | 3805   | 100   |         |          | Park Maintenance Accident Recovery revenue |
| 6,600            | 08555          | 3809   | 100   |         |          | Park Maintenance Donations revenue         |
| 4,300            | 08555          | 3850   | 100   |         |          | Park Maintenance Reimbursement revenue     |
|                  |                |        |       |         |          |                                            |
|                  |                |        |       |         |          |                                            |
|                  |                |        |       |         |          |                                            |
|                  |                |        |       |         |          |                                            |
|                  |                |        |       |         |          |                                            |
| \$ 14,700        | TOTAL          |        |       |         |          |                                            |

|             |                         |  |         |                  |         |
|-------------|-------------------------|--|---------|------------------|---------|
| FINANCE USE | Approved:               |  | 5/13/18 |                  | 5/14/18 |
|             | BUDGET MANAGER/DESIGNEE |  | DATE    | Finance Director | Date    |

## Justification for Budget Adjustment\*:

The Parks, Recreation & Libraries Parks Maintenance division is requesting to increase budgeted appropriations by \$14,700. The increase in expenses is completely offset by an increase in revenue. The revenue increase is primarily due to accident expense recovery through subrogation as well as donations received for park bench dedications. There is no impact to the General Fund.

|                                       |      |              |      |
|---------------------------------------|------|--------------|------|
| Approved:                             |      | Approved:    |      |
| REQUESTING DEPARTMENT HEAD / DESIGNEE | DATE | CITY MANAGER | DATE |



## COUNCIL COMMUNICATION

**CC #: 9283**

**File #: 0201-01 & 0203-02**

**Title:** Fuel Costs - Budget Adjustment

**Contact:** Brian Craighead 916-774-5731 bcraighead@roseville.ca.us

**Meeting Date: 6/6/2018**

**Item #: 7.31.**

### RECOMMENDATION TO COUNCIL

Staff recommends the Council adopt an ordinance to approve a budget adjustment of \$142,894.00 to the FY2017-18 Fleet Services fuel budget to cover increased fuel costs for City vehicles and equipment.

### BACKGROUND

On November 1, 2017 California's fuel tax was raised 12 cents per gallon for gasoline and 20 cents per gallon for diesel, expectedly we have seen dramatic price increases since then. Requesting authorization to increase the FY2017-18 Fleet Services fuel expense budget by 7%. The increased expense will be offset by fuel revenues in the same fund.

### FISCAL IMPACT

The actions requested will have an approximate impact of \$38,581.00 to the general fund. The remainder will come from various enterprise funds throughout the City.

### 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)). A budget adjustment does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Brian Craighead, Fleet Manager

Rhon Herndon, Public Works Director

A handwritten signature in blue ink, consisting of several overlapping loops and a final horizontal stroke.

---

Dominick Casey, Acting City Manager

**ATTACHMENTS:**

**Description**

Ordinance No. 5980

Budget Adjustment

ORDINANCE NO. 5980

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE  
AUTHORIZING CERTAIN AMENDMENTS TO THE 2017-18  
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 2017-18, is hereby amended by transferring appropriation to and from the activities indicated below:

Appropriate funds for fleet services fuel costs per request of the Public Works Department, as listed on the attached Request for Budget Adjustment in the amount of \$142,894.00.

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 \_\_\_\_\_, 2018, 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\*:** Brian Craighead

**DEPARTMENT/DIVISION\*:** Public Works/Fleet Services

**FISCAL YEAR/EFFECTIVE DATE\*:** FY2017-18

**PROPOSED COUNCIL DATE (if applicable):** 06/06/2018

| USE OF FUNDS* |                |         |       |         |          |                                     |
|---------------|----------------|---------|-------|---------|----------|-------------------------------------|
| AMOUNT*       | ACCOUNT NUMBER |         |       |         |          | Account Title/Activity Description* |
|               | GL             |         |       | JL      |          |                                     |
|               | ORG KEY*       | OBJECT* | FUND* | PROJECT | ACTIVITY |                                     |
| 89,872        | 03321          | 5010    | 501   |         |          | Diesel Fuel                         |
| 53,022        | 03321          | 5011    | 501   |         |          | Unleaded Fuel                       |
|               |                |         |       |         |          |                                     |
|               |                |         |       |         |          |                                     |
|               |                |         |       |         |          |                                     |
|               |                |         |       |         |          |                                     |
|               |                |         |       |         |          |                                     |
|               |                |         |       |         |          |                                     |
|               |                |         |       |         |          |                                     |
| \$ 142,894    | TOTAL          |         |       |         |          |                                     |

| SOURCE OF FUNDS* |                |        |       |         |          |                                     |
|------------------|----------------|--------|-------|---------|----------|-------------------------------------|
| AMOUNT*          | ACCOUNT NUMBER |        |       |         |          | Account Title/Activity Description* |
|                  | GL             |        |       | JL      |          |                                     |
|                  | ORG KEY        | OBJECT | FUND* | PROJECT | ACTIVITY |                                     |
| 142,894          | 03321          | 3345   | 501   |         |          | Fuel Revenue                        |
|                  |                |        |       |         |          |                                     |
|                  |                |        |       |         |          |                                     |
|                  |                |        |       |         |          |                                     |
|                  |                |        |       |         |          |                                     |
|                  |                |        |       |         |          |                                     |
|                  |                |        |       |         |          |                                     |
|                  |                |        |       |         |          |                                     |
|                  |                |        |       |         |          |                                     |
| \$ 142,894       | TOTAL          |        |       |         |          |                                     |

|             |                         |                                    |                            |
|-------------|-------------------------|------------------------------------|----------------------------|
| FINANCE USE | Approved:               | <i>Nancy R. H. Schorger</i> 5/3/18 | <i>Don Williams</i> 5/3/18 |
|             | BUDGET MANAGER/DESIGNEE | DATE                               | Finance Director: DATE     |

**Justification for Budget Adjustment\*:**

On November 1 2017 California's fuel tax was raised by 12 cents a gallon for gasoline and 20 cents a gallon for diesel, expectedly we have seen dramatic price increases since then. Requesting authorization to increase the fuel expense budget by 7%. The increased expense will be offset by fuel revenues in the same ORG key.

|                                     |                             |              |      |
|-------------------------------------|-----------------------------|--------------|------|
| Approved:                           | <i>[Signature]</i> 5-3-2018 | Approved:    |      |
| REQUESTING DEPARTMENT HEAD/DESIGNEE | DATE                        | CITY MANAGER | DATE |



## COUNCIL COMMUNICATION

**CC #: 9260**  
**File #: 0800-06**

**Title:** Second Reading - Accessory Dwelling Units Ordinance Amendments and  
Accessory Dwelling Units Fee Policy

**Contact:** Tricia Stewart 916-774-5258 [tstewart@roseville.ca.us](mailto:tstewart@roseville.ca.us)

**Meeting Date: 6/6/2018**  
**Item #: 7.32.**

### RECOMMENDATION TO COUNCIL

ORDINANCE NO. 5974 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS 14.08.026 AND 14.08.105 OF CHAPTER 14.08, AMENDING SECTION 14.12.020 OF CHAPTER 14.12, AMENDING SECTION 14.16.010 OF CHAPTER 14.16 OF TITLE 14, AMENDING SECTIONS 19.08.030 AND 19.08.080 OF CHAPTER 19.08, AMENDING SECTIONS 19.10.020 AND 19.10.030 OF CHAPTER 19.10, AMENDING SECTION 19.12.020 OF CHAPTER 19.12, AMENDING SECTIONS 19.26.030 AND 19.26.040 OF CHAPTER 19.26, AMENDING SECTION 19.46.010 OF CHAPTER 19.46, REPEALING AND REPLACING CHAPTER 19.60, AMENDING SECTION 19.72.020 OF CHAPTER 19.72, AND AMENDING SECTION 19.95.030 OF CHAPTER 19.95 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNITS for second reading adoption; and re-adopt RESOLUTION NO. 18-185 APPROVING AN ACCESSORY DWELLING UNITS FEE POLICY due to noticing error.

### BACKGROUND

Not applicable.

### FISCAL IMPACT

Not applicable.

### ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

### ENVIRONMENTAL REVIEW

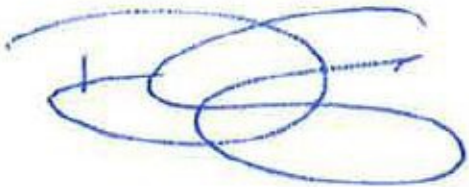
Consistent with California Environmental Quality Act (CEQA) Guidelines Section 15282(h) and

pursuant to Public Resources Code Section 21080.17, adoption of ordinances regarding accessory dwelling units are considered exempt. In addition, 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 adoption of the Accessory Dwelling Units Fee Policy does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Tricia Stewart, Senior Planner

Mike Isom, Acting Development Services Director



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Dominick Casey, Acting City Manager

**ATTACHMENTS:**

**Description**

Ordinance No. 5974

Resolution No. 18-185 (re-adopted)

ORDINANCE NO. 5974

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS 14.08.026 AND 14.08.105 OF CHAPTER 14.08, AMENDING SECTION 14.12.020 OF CHAPTER 14.12, AMENDING SECTION 14.16.010 OF CHAPTER 14.16 OF TITLE 14, AMENDING SECTIONS 19.08.030 AND 19.08.080 OF CHAPTER 19.08, AMENDING SECTIONS 19.10.020 AND 19.10.030 OF CHAPTER 19.10, AMENDING SECTION 19.12.020 OF CHAPTER 19.12, AMENDING SECTIONS 19.26.030 AND 19.26.040 OF CHAPTER 19.26, AMENDING SECTION 19.46.010 OF CHAPTER 19.46, REPEALING AND REPLACING CHAPTER 19.60, AMENDING SECTION 19.72.020 OF CHAPTER 19.72, AND AMENDING SECTION 19.95.030 OF CHAPTER 19.95 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING ACCESSORY DWELLING UNITS

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 14.08.026 of Chapter 14.08 of Title 14 of the Roseville Municipal Code is hereby amended to read as follows:

**14.08.026 Standard connection fee.**

A. The standard connection fee for various types of service and applicable DUEs are based upon water service sizes required by the Uniform Plumbing Code and DUEs as shown in Section 14.08.029 for nonresidential connections and upon large lot use density categories for residential connections as defined herein. The standard connection fee shall be calculated as follows:

For all dwellings, as defined in Roseville Municipal Code Section 19.08.080(F), the connection fee shall be based upon the large lot land use density as defined within the Land Use Element of the city's general plan, the water service size as required by the Uniform Plumbing Code, and the equivalent DUEs as shown in Section 14.08.029. The minimum connection fee shall be based on a three-quarter-inch service size and the equivalent dwelling unit shall be one DUE if zoned low density residential; 60 percent of the cost of one DUE for each dwelling unit if zoned medium density residential; and, 40 percent of the costs of one DUE for each dwelling unit if zoned high density residential. Fees shall not be based on the size of the master meter to a multifamily dwelling. Multifamily dwellings shall also pay an irrigation connection fee as defined in Roseville Municipal Code Section 19.08.027.

B. For all dwellings, as defined in Roseville Municipal Code Section 19.08.080(F), that require automatic fire protection systems pursuant to Roseville Municipal Code Section 16.16.120, the increased service size will not be assessed an additional fee associated with the fire protection system requirement. Connection fees shall be based on a three-quarter inch service size and the equivalent dwelling units required by subsection A without consideration for any fire protection system required by Roseville Municipal Code Section 16.16.120.

C. No additional water connection fee shall be charged for facilities located within a multifamily dwelling complex that are appurtenant to the general function of the multifamily



dwelling complex. Such facilities include, but shall not be limited to, community centers, recreational centers, rental offices, maintenance offices and fire systems.

D. Pursuant to the fee policy identified in Roseville Municipal Code Section 19.60.100, no water connection fee shall be charged for accessory dwelling units developed within existing structures.

SECTION 2. Section 14.08.105 of Chapter 14.08 of Title 14 of the Roseville Municipal Code is hereby amended to read as follows:

**14.08.105 Installation of water meters.**

A. New Construction. Except as otherwise provided in Chapter 19.60 of the Roseville Municipal Code, a water meter shall be required for all residential dwelling units for which a building permit was issued after January 1, 1992.

B. Installation and Location.

1. All water meters and metering equipment will be supplied and installed by the city upon the service premises at a location approved by the environmental utilities director.

2. The following charges for water meter installation shall be made:

a. A \$75.00 labor charge for installation shall be paid by the applicant for service prior to installation. The labor charge shall be increased by the finance director as labor costs increase, as reflected in the adoption of the city's salary ordinances.

b. A meter supply charge shall be paid by the applicant for service prior to installation. The meter supply charge shall be equal to the per meter amount of the most recent water meter bid awarded by the city.

c. In addition to the direct meter supply charge, additional charges may apply for meter appurtenances as required by the environmental utilities director. This includes, but is not limited to, features required to make meter ready for remote reading.

d. A \$75.00 water quantity charge per unit for water use during construction of residential units shall be paid by the applicant prior to meter installation. The water quantity charge shall be increased by the environmental utilities director to reflect increases in water supply rates.

3. All water meters shall be safely accessible to authorized employees of the city at all times for inspection, testing and reading.

4. The city may require a customer to relocate a metering installation, at customer's expense, if any existing water meter location becomes inaccessible or for other operational needs.

5. Property owners of condominium and apartment complexes are liable for costs to install meters on their property upon receipt of bill for such services.

C. Rights of Access.

1. The city shall have the right of access to the customer's premises, at all reasonable hours for any purpose related to the furnishing of water service including, but not limited to, meter reading, testing, inspection, construction, maintenance and repair of meter.

2. Service may be refused or disconnected if permanent safe accessibility is not provided by the customer.

3. Upon termination of service, the city shall have the right of access to the service premises to remove the water meter.

D. Customer Responsibilities. It shall be the duty of each customer upon whose premises the city has installed a water meter to ensure that such meters are not damaged, destroyed or interfered with and, in the case of any defect in any such meter, to notify the city. The customer is also responsible for keeping the meter box clear and accessible for reading and maintenance by keeping landscape and other improvements from covering or encroaching over the meter box.

E. Metered Water Rate. New services installed after January 1, 2002 will be placed on a metered water rate.

SECTION 3. Section 14.12.020 of Chapter 14.12 of Title 14 of the Roseville Municipal Code is hereby amended to read as follows:

**14.12.020 Use of public sewers required.**

A. It is unlawful for any person to place, deposit or permit to be deposited in any unsanitary manner on public or private property within the city, any human or animal excrement, garbage or other objectionable waste.

B. Except as hereinafter provided, it is unlawful to construct or maintain any privy, privy vault, septic tank, cesspool, or other facility intended or used for the disposal of sewage.

C. It is unlawful for any person to construct or use a graywater system or discharge graywater on public or private property within the city.

D. Except as otherwise provided in Chapter 19.60 of the Roseville Municipal Code, the owner of any house, building or property used for human occupancy, employment, recreation, or other purposes, situated within the city, adjacent to which there is located a public sanitary sewer, is required, at the owner's expense, to install suitable toilet facilities therein and to connect such facilities directly with the public sewer in accordance with the provisions of this chapter.

SECTION 4. Section 14.16.010 of Chapter 14.16 of Title 14 of the Roseville Municipal Code is hereby amended to read as follows:

**14.16.010 Sewer connection fee established.**

Except as otherwise provided by this chapter or the fee policy identified in Roseville Municipal Code Section 19.60.100, for each connection to the city-owned public sewer connection fees shall be paid as provided in this article.

SECTION 5. Section 19.08.030 of Chapter 19.08 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

**19.08.030 Listing of use classifications.**

All primary uses are classified into the following use types. The following primary use types are more fully described in Sections 19.08.060 through 19.08.110, inclusive.

**A. Agricultural and Open Space Use Types**

- Agricultural
- Animal Keeping
- Resource Protection and Restoration
- Resource Related Recreation

**B. Civic Use Types**

- Community Assembly
- Community Services
- Essential Services
- Hospital Services
  - General Hospital Services
  - Psychiatric Hospital Services
- Intensive Public Facilities
- Libraries and Museums, Private
- Power Generating Facilities
- Public Parking Services
- Schools
  - College and University
  - Elementary and Secondary
  - Private Elementary and Secondary
- Social Services
  - Emergency Shelter
  - Food Distribution
  - Food Service

**C. Residential Use Types**

- Accessory Dwelling Units
- Caretaker/Employee Housing

Community Care Facility, Small  
Community Care Facility, Large  
Dwelling

Multi-Family

Single-Family

Two-Family

Efficiency Units

Family Day Care Homes, Small

Family Day Care Homes, Large

Live/Work

Mobile Home Park

Rooming and Boarding Houses

Single Room Occupant

Supportive Housing

Transitional Housing

**D. Commercial Use Types**

Adult Oriented Business

Animal Sales and Service

Grooming and Pet Stores

Kennels

Veterinary Clinic

Veterinary Hospital

Automotive and Equipment

Automotive Body and Equipment Repair

Automotive Rentals

Automotive Repairs

Automotive Sales

Car Wash and Detailing

Commercial Parking

Gasoline Sales

Heavy Equipment Rental and Sales

Banks and Financial Services

Bars and Drinking Places

Broadcasting and Recording Studios

Building Material Stores

Business Support Services  
Commercial Recreation  
    Amusement Center  
    Indoor Entertainment  
    Indoor Sports and Recreation  
    Large Amusement Complexes  
    Outdoor Entertainment  
    Outdoor Sports and Recreation  
    Residential Recreation Facilities  
Community Care Facility  
Day Care Centers  
Eating and Drinking Establishments  
    Convenience  
    Fast Food with Drive-Through  
    Full Service  
Food and Beverage Retail Sales  
Funeral and Interment Services  
Lodging Services  
Long Term Care Facility  
Maintenance and Repair  
Medical Services, General  
Neighborhood Commercial  
Nightclubs  
Nursery, Retail  
Offices, Professional  
Personal Services  
Retail Sales and Services  
Single Room Occupant  
Specialized Education and Training  
    Specialty Schools  
    Vocational Schools  
Storage, Personal Storage Facility

**E. Industrial Use Types**

Day Care Center, Secondary (employees only)  
Equipment and Materials Storage Yards  
General Industrial

Hazardous Materials Handling  
Impound Yards  
Laundries, Commercial  
Light Manufacturing  
Printing and Publishing  
Recycling, Scrap and Dismantling  
    Enclosed  
    Unenclosed  
Research Services  
Specialized Industrial  
Wholesale and Distribution  
    Heavy  
    Light

**F. Transportation and Communication Use Types**

Antennas and Communications Facilities  
    Developed Lot  
    Undeveloped Lot  
Heliport  
Intermodal Facilities

SECTION 6. Section 19.08.080 of Chapter 19.08 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

**19.08.080 Residential use types.**

Residential use types include the occupancy of living accommodations on a wholly or primarily non-transient basis and includes uses which are typically associated with and provide support to residential areas, but exclude institutional living arrangements providing 24-hour skilled nursing or medical care and those providing forced residence, such as asylums and prisons. Transitional housing and supportive housing are considered residential uses. Specific residential use types referred to in this title are:

**A. Accessory Dwelling Unit.** An accessory dwelling unit shall be as defined by Government Code Section 65852.2, as it now exists or may hereafter be amended, and means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. The unit shall be located on a permanent foundation, have an independent exterior access, and shall include permanent provisions or infrastructure to support permanent provisions (such as stubbing gas, water or sewer lines) for living, sleeping, eating, cooking, and sanitation on the same parcel as where a single-family dwelling is situated or proposed to be situated. Accessory dwelling units can also include efficiency units, as defined in Section 17958.1 of the Health and Safety Code, manufactured homes, as defined in Section 18007 of the Health and Safety Code, second dwelling units, granny flats, in-law quarters,

carriage units, and tiny houses as long as such units otherwise meet this definition. (Also see Chapter 19.60.)

**B. Caretaker/employee housing**, includes permanent or temporary housing that is secondary or accessory to the primary use of the property. Such housing is used for caretakers employed on the site of a non-residential use where a caretaker is needed for security or to provide 24-hour care or monitoring of facilities, equipment, or other conditions on the site.

**C. Community Care Facility, Small.** A dwelling where non-medical care is provided to six or fewer persons on a 24-hour basis. Small community care facilities shall be licensed by the State Department of Social Services.

**D. Community Care Facility, Large.** A dwelling where non-medical care is provided to no less than seven and no more than 12 persons on a 24-hour basis and which is operated and occupied by the owners. Large community care facilities shall be licensed by the State Department of Social Services, shall permit no more than two persons per bedroom and shall be designed so as to be compatible with the residential character of the neighborhood.

**E. Efficiency units**, includes a room or group of internally connected rooms that have independent sleeping, cooking, eating and sanitation facilities, which constitutes an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

**F. Dwelling**, includes a room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitutes an independent housekeeping unit, occupied by or intended for one household on a long-term basis. Types of dwellings include single-family dwellings, duplexes, accessory dwelling units, multi-family dwellings, mobile homes, condominiums, and townhouses, all of which are separately defined.

**1. Multi-family**, includes a building designed and intended for occupancy by three or more families living independently of each other, each in a separate dwelling unit, which may be owned individually or by a single landlord. Includes apartments, condominiums, rowhouses, triplexes and fourplexes.

**2. Single-family**, includes an attached or detached building designed exclusively for occupancy by one family. Includes houses, half-plexes and townhomes.

**3. Two-family**, includes a duplex, or other buildings designed for occupancy by two families living independently of each other, where both dwellings are located on a single lot.

**G. Family day care homes, small**, includes a private single-family dwelling where care, protection and supervision of seven or fewer minor children is provided for periods of less than 24 hours or as otherwise provided by state law.

**H. Family day care homes, large**, includes a private single-family dwelling where care, protection and supervision of eight and up to, and including, 14 children is provided for periods of less than 24 hours or as otherwise provided by state law. (Also see Chapter 19.46.)

**I. Live/work**, includes units that are occupied by business operators who live in the same structure that contains commercial activity. The units functions primarily as a workspace with incidental residential accommodations.

**J. Mobile home park**, includes any site that is planned and improved to accommodate two or more mobile homes used for residential purposes, or on which two or more mobile home lots are rented, leased, or held out for rent or lease, or were formerly held out for

rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate mobile homes used for residential purposes. (Also see Chapter 19.48.)

**K. Rooming and boarding houses.** includes the renting of individual bedrooms within a dwelling by a property owner or other manager in residence to three or more people, whether or not meals are provided; or a single-family dwelling occupied by six or more unrelated people, living together as a single housekeeping unit; by prearrangement for definite periods, with compensation.

**L. Single Room Occupant.** Lodging establishments providing a room(s) which does not include a kitchen or bathroom. These establishments include a communal bathroom and may have a communal kitchen and/or living area. This is not a temporary or transitional housing type and is typically found on the second story above a retail use.

**M. Supportive Housing.** Housing with no limit on length of stay, that is occupied by the target population as defined in Health and Safety Code Section 53260(d), and that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and when possible, work in the community. (California Health and Safety Section 50675.14(b).)

**1. Target Population.** Adults with low-income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. (California Health and Safety Section 53260(d).)

**N. Transitional Housing and Transitional Housing Development.** Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (California Health and Safety Section 50675.2(h).)

**SECTION 7.** Section 19.10.020 of Chapter 19.10 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

**19.10.020 Permitted use types.**

Primary uses are permitted in residential zones subject to the requirements of this title as designated below:

- A.** Principally permitted use, designated as “P”;
- B.** Conditionally permitted use, designated as “CUP”; and
- C.** Administratively permitted use, designated as “A.”

Primary use types not listed or designated by a dash (-) are not permitted in that zone district.

|                                            | <b>R1</b> | <b>RS</b> | <b>R2</b> | <b>R3</b> | <b>RMU</b> |
|--------------------------------------------|-----------|-----------|-----------|-----------|------------|
| <b>AGRICULTURE AND OPEN SPACE USE TYPE</b> |           |           |           |           |            |
| Animal Keeping                             | P         | P         | P         | P         | P          |



|                                                          | <b>R1</b> | <b>RS</b> | <b>R2</b> | <b>R3</b> | <b>RMU</b> |
|----------------------------------------------------------|-----------|-----------|-----------|-----------|------------|
| Resource Protection and Restoration                      | P         | P         | P         | P         | P          |
| Resource Related Recreation                              | P         | P         | P         | P         | P          |
| <b>CIVIC USE TYPES</b>                                   |           |           |           |           |            |
| Community Assembly                                       | CUP       | CUP       | CUP       | P         | P          |
| Community Services                                       | CUP       | CUP       | CUP       | CUP       | P          |
| Essential Services                                       | P         | P         | P         | P         | P          |
| Schools, Elementary and Secondary                        | P         | P         | P         | P         | P          |
| Schools, Private Elementary and Secondary                | CUP       | CUP       | CUP       | CUP       | P          |
| Power Generating Facilities <sup>(3)</sup>               |           |           |           |           |            |
| Emergency                                                | P         | P         | P         | P         | P          |
| Passive Power                                            | P         | P         | P         | P         | P          |
| <b>RESIDENTIAL USE TYPES</b>                             |           |           |           |           |            |
| Accessory Dwelling Units <sup>(1)</sup>                  | P         | P         | P         | P         | P          |
| Community Care Facilities, Small                         | P         | P         | P         | P         | P          |
| Community Care Facilities, Large                         | CUP       | CUP       | CUP       | P         | P          |
| Dwelling <sup>(5)</sup>                                  |           |           |           |           |            |
| Multi-Family                                             | -         | -         | -         | P         | P          |
| Single-Family                                            | P         | P         | P         | P         | P          |
| Two-Family                                               | -         | -         | P         | P         | P          |
| Family Day Care Homes, Small                             | P         | P         | P         | P         | P          |
| Family Day Care Homes, Large <sup>(2)</sup>              | A         | A         | A         | A         | P          |
| Mobile Home Park                                         | CUP       | CUP       | CUP       | CUP       | P          |
| Rooming and Boarding House                               | -         | -         | -         | P         | P          |
|                                                          |           |           |           |           |            |
| <b>COMMERCIAL USE TYPES</b>                              |           |           |           |           |            |
| Commercial Recreation, Residential Recreation Facilities | CUP       | CUP       | CUP       | CUP       | P          |
| Community Care Facility                                  | -         | -         | -         | P         | P          |
| Day Care Center                                          | CUP       | CUP       | CUP       | CUP       | P          |
| Long Term Care Facility                                  | -         | -         | -         | CUP       | P          |
| Neighborhood Commercial                                  | -         | -         | -         | CUP       | P          |

|                                                   | <b>R1</b> | <b>RS</b> | <b>R2</b> | <b>R3</b> | <b>RMU</b> |
|---------------------------------------------------|-----------|-----------|-----------|-----------|------------|
| <b>TRANSPORTATION AND COMMUNICATION USE TYPES</b> |           |           |           |           |            |
| Telecommunication Facilities <sup>(4)</sup>       | AP/CUP    | AP/CUP    | AP/CUP    | AP/CUP    | AP/CUP     |

Notes:

- (1) Accessory dwelling units are only permitted within areas zoned to allow single-family or multifamily use and must be located on a lot that contains an existing or proposed single-family dwelling unit as defined in Section 19.08.080(F)(2) (Residential Use Types). See Chapter 19.60 for additional accessory dwelling unit regulations.
- (2) See Chapter 19.46 for large family day care home regulations.
- (3) See Chapter 19.55 for power generating facilities requirements.
- (4) See Chapter 19.34 for antennas and communications facilities requirements.
- (5) Transitional housing and supportive housing are considered residential use types.

**SECTION 8.** Section 19.10.030 of Chapter 19.10 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

**19.10.030 Residential zone general development standards.**

**A. Residential Development Standards.** Permitted uses and associated structures shall comply with the following development standards, in addition to any other applicable requirements of this title:

**RESIDENTIAL ZONE GENERAL DEVELOPMENT STANDARDS**

|                     | Requirement by Zoning District |                                                    |                                                              |                            |                   |                     |
|---------------------|--------------------------------|----------------------------------------------------|--------------------------------------------------------------|----------------------------|-------------------|---------------------|
|                     | R1                             | RS<br>with<br>attached<br>sidewalk <sup>(10)</sup> | RS<br>with<br>separated<br>sidewalk <sup>(8),<br/>(10)</sup> | R2                         | R3 <sup>(2)</sup> | RMU                 |
| Area, interior lot  | 6,000 sq ft                    | 4,500 sq ft                                        | 4,275 sq ft                                                  | 6,000 sq ft                | 6,000 sq ft       | None <sup>(7)</sup> |
| Area, corner lot    | 7,500 sq ft                    | 5,500 sq ft                                        | 4,710 sq ft                                                  | 7,500 sq ft                | 7,500 sq ft       |                     |
| Width, interior     | 60 ft                          | 45 ft                                              | 45 ft                                                        | 60 ft                      | 60 ft             |                     |
| Width, corner       | 75 ft                          | 55 ft                                              | 50 ft                                                        | 75 ft                      | 75 ft             |                     |
| Residential Density |                                |                                                    |                                                              |                            |                   |                     |
| Maximum number of   | 1 dwelling                     | 1 dwelling                                         | 1 dwelling                                                   | 2 dwellings <sup>(1)</sup> | As provided       | As provided         |

|                                                                             | Requirement by Zoning District                                               |                                                                                                             |                                                                                                                                                                                                    |                                                                               |                                                      |                     |
|-----------------------------------------------------------------------------|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|------------------------------------------------------|---------------------|
|                                                                             | <b>R1</b>                                                                    | <b>RS</b><br>with<br>attached<br>sidewalk <sup>(10)</sup>                                                   | <b>RS</b><br>with<br>separated<br>sidewalk <sup>(8),<br/>(10)</sup>                                                                                                                                | <b>R2</b>                                                                     | <b>R3<sup>(2)</sup></b>                              | <b>RMU</b>          |
| primary dwelling units per lot                                              |                                                                              |                                                                                                             |                                                                                                                                                                                                    |                                                                               | by General Plan                                      | by General Plan     |
| Maximum number of accessory dwelling units per lot <sup>(11)</sup>          | 1 dwelling                                                                   | 1 dwelling                                                                                                  | 1 dwelling                                                                                                                                                                                         | 1 dwelling                                                                    | 1 dwelling                                           | 1 dwelling          |
| Setbacks (minimum) See Chapter 19.22 for setbacks for accessory structures. |                                                                              |                                                                                                             |                                                                                                                                                                                                    |                                                                               |                                                      |                     |
| Front <sup>(9)</sup>                                                        | 20 ft for interior lots; 15 ft for corner lots; 20 ft minimum driveway depth | 15 ft to living space or side wall of garage; 12.5 ft to porch; 18 ft minimum driveway depth <sup>(6)</sup> | 10 ft to first floor living space or side wall of garage; 7.5 ft to porch, but in no case may encroach into a PUE; 15 ft to second floor living space; 18 ft minimum driveway depth <sup>(6)</sup> | 20 ft for interior lots; 15 ft for corner lots; 20 ft minimum driveways depth | 20 ft minimum on all street frontages                | None <sup>(7)</sup> |
| Sides <sup>(9)</sup>                                                        | 5 ft interior; 15 ft street side on corner                                   | 5 ft interior; 12.5 ft street side on first floor; 15 ft street                                             | 5 ft interior; 10 ft street side on first floor; 13 ft street side on second                                                                                                                       | 5 ft interior; 15 ft street side on corner                                    | 5 ft interior; 20 ft minimum on all street frontages | None <sup>(7)</sup> |

|                                                                                  | Requirement by Zoning District                                                       |                                                                                                                                                                |                                                                                                |                                                                          |                                                          |                     |
|----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|----------------------------------------------------------|---------------------|
|                                                                                  | <b>R1</b>                                                                            | <b>RS</b><br>with<br>attached<br>sidewalk <sup>(10)</sup>                                                                                                      | <b>RS</b><br>with<br>separated<br>sidewalk <sup>(8),</sup><br>(10)                             | <b>R2</b>                                                                | <b>R3<sup>(2)</sup></b>                                  | <b>RMU</b>          |
|                                                                                  |                                                                                      | side on<br>second<br>floor                                                                                                                                     | floor                                                                                          |                                                                          |                                                          |                     |
| Rear                                                                             | 20% of lot<br>depth;<br>need not<br>exceed 20 ft;<br>10 ft<br>minimum <sup>(3)</sup> | 10 ft<br>minimum<br>with<br>minimum<br>useable<br>open space<br>of 700 sq ft<br>or 500 sq ft<br>where a<br>usable front<br>porch is<br>provided <sup>(4)</sup> | 10 ft<br>minimum<br>with<br>minimum<br>useable<br>open space<br>of 500 sq<br>ft <sup>(4)</sup> | 20% of lot<br>depth;<br>need not<br>exceed 20<br>ft;<br>10 ft<br>minimum | 20 ft;<br>20 ft<br>minimum<br>on all street<br>frontages | None <sup>(7)</sup> |
| <b>Site Coverage</b>                                                             | 35% for<br>2 story;<br>45% for 1<br>story                                            | None <sup>(4)</sup>                                                                                                                                            | None <sup>(4)</sup>                                                                            | 40%                                                                      | 50%                                                      | None <sup>(7)</sup> |
| <b>Height Limits</b>                                                             | 35 ft                                                                                | 35 ft                                                                                                                                                          | 35 ft                                                                                          | 35 ft                                                                    | 45 ft <sup>(5)</sup>                                     | None <sup>(7)</sup> |
| <b>Additions<br/>greater than<br/>700 square<br/>feet in area<sup>(12)</sup></b> | May only be<br>permitted<br>upon approval<br>of an<br>Administrative<br>Permit       |                                                                                                                                                                |                                                                                                |                                                                          |                                                          |                     |

Notes:

- (1) Attached or detached. Detached dwelling units must maintain a minimum 10-foot building separation.
- (2) The general development standards for the R3 district may be modified through approval of a Design Review Permit.
- (3) On corner lots, the minimum rear setback may be determined by using an average of three measurements taken at the ends of the structure and a point midway between the ends of the structure. The measurements shall be made perpendicular to the rear lot line.

- (4) The rear and side yards may be utilized to meet the minimum usable open space provided the minimum dimension, measured perpendicular to the applicable rear or side yard is 10 feet. Maximum coverage is a function of lot size, required setbacks and usable open space. A minimum usable open space of 500 square feet may be applied where a front porch is provided with minimum dimensions of six feet by 10 feet exclusive of entry way.
- (5) Except for units immediately adjacent to the R1 and RS zone districts, where the height limit shall be 35 feet.
- (6) Minimum driveway depth of 18 feet requires a roll-up garage door.
- (7) As provided in development standard overlay or special area overlay district.
- (8) Sidewalk separated from back of curb by five-foot planter strip.
- (9) Front setback (and side setback where adjacent to street) measured from back of walk. Fence side yard setback is five feet from back of walk where facing a street. In the absence of sidewalk, setbacks measured from the edge of right-of-way.
- (10) Variations to the standards and other housing product types may be permitted subject to processing of a Design Review Permit for Residential Subdivision (DRRS) concurrent with the approval of a tentative subdivision map and review of product type.
- (11) One accessory dwelling unit is permitted within areas zoned to allow single-family or multifamily use provided the lot contains an existing or proposed single-family dwelling unit as defined in Section 19.08.080(F)(2) (Residential Use Types) and the accessory dwelling unit complies with the standards identified in Chapter 19.60 (Accessory Dwelling Units). For purposes of density, accessory dwelling units shall be deemed to be an accessory use or an accessory building or structure and shall not be considered to exceed the allowable density for the lot upon which it is located.
- (12) Excludes accessory dwelling units complying with the standards identified in Chapter 19.60 (Accessory Dwelling Units).

**B. Clear Vision Triangle, Residential.** The following standards shall apply to the installation of structures on corner parcels:

**1.** On a corner parcel, no fence, wall, sign or other structure, mounds of earth, or other visual obstruction over 36 inches in height above the top of the existing or planned curb elevation shall be erected or placed within a residential clear vision triangle (see Chapter 19.95 Definitions).

**2.** The foregoing provision shall not apply to public utility poles; trees trimmed (to the trunk) to a line at least eight feet above the elevation of the intersection; saplings or plant species of open growth habits and not planted in the form of a hedge, which are so planted and trimmed as to leave, at all seasons, a clear and unobstructed cross view; supporting members of appurtenances to permanent structures existing on the date that the ordinance codified in this section becomes effective; and official warning signs or signals.

**C. Exceptions to Height Limits.** Notwithstanding the requirements of subsection A, the following structures are permitted to exceed the maximum height limits, as follows:

Architectural features, mechanical equipment. Chimneys, vents, and other architectural or mechanical appurtenances on buildings may be a maximum of 15 percent higher than the height limit of the applicable zone.

**D. Exceptions to Setbacks.** Notwithstanding the requirements of subsection A, the following structures are permitted to encroach into the required development setbacks, as follows:

**1.** Architectural features, such as but not limited to: cornices, eaves, canopies

fireplaces and similar features, but not any flat wall or addition creating living space, may encroach up to two feet into any required setback.

2. Covered, unenclosed projections attached to the primary structure may encroach up to six feet into any front yard setback.

E. Manufactured Homes. Manufactured homes are permitted in residential zones provided they meet the following architectural standards:

1. The manufactured home shall be covered with exterior material customarily used on conventional dwellings within the subdivision. The exterior covering material shall extend to the ground as close to grade as allowed by the manufacturer's recommendation;

2. The manufactured home shall have a minimum of 16-inch roof overhangs and roofing material on the manufactured home shall be compatible with other dwellings existing in the area and shall consist of materials customarily used on conventional dwellings. The roof shall have a minimum 2 1/2 in 12 pitch.

**F. Landscaping Requirements in Setback Areas.**

**1. Single-Family and Two-Family Dwellings—Front-Yard and Street Side-Yard Setbacks.**

a. Setback Area Paving Restrictions. A maximum of 50 percent of the required front-yard setback may be paved for off-street parking, driveways, walkways, or uncovered patio use. A maximum of 50 percent of the required street side-yard setback may be paved for off-street parking, driveways, walkways, or uncovered patio use; however, this maximum limitation does not apply to that portion of the street side-yard located behind a fence that is in compliance with the street side fence requirements set forth in Chapter 19.22 of this code. These requirements may be modified with approval of a Design Review Permit for Residential Subdivision (DRRS), as provided for in Article V of this title.

b. Landscape and Maintenance Requirements. The unpaved portion of a front-yard setback and street side-yard setback shall be landscaped, irrigated, and maintained. The landscape shall include grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation. Synthetic grass or artificial turf may be used if it is permeable and has a minimum pile height of 1.25 inches. Design elements like planters, rocks, mulch, or similar elements are permitted when integrated as part of the landscape. All landscaping materials shall be mowed, trimmed, and maintained as often as necessary to prevent overgrowth and blight. No junk, debris, or other similar materials shall be stored in the landscaped setback area.

c. Height Restrictions for Landscaping Located in the Clear Vision Triangle. All landscaping located within the clear vision triangle for driveways and corner lots, as defined in Section 19.95.030 of this code, shall not exceed two feet in height, except that trees exceeding two feet in height are allowed if the tree is maintained free of branches eight feet above the curb grade.

- d. **Vehicle Parking Requirements.** Vehicles, including without limitation, automobiles, boats, campers, trailers, and other recreational vehicles, must be parked on a paved surface, as provided for in Section 11.20.110 of this code. Vehicles shall not be parked within the landscaped setback area.

**2. Multi-Family Dwellings (Three or More Units)—Front-Yard and Street Side-Yard Setbacks.** All minimum front-yard and street side-yard setbacks shall be landscaped, irrigated and maintained with primarily low ground cover or turf. The landscape shall include grass, annuals, perennials, groundcover, shrubs, trees, or other living vegetation. Synthetic grass or artificial turf may be used if it is permeable and has a minimum pile height of 1.25 inches. Design elements like planters, rocks, mulch, or similar elements are permitted when integrated as part of the landscape. All landscaping materials shall be mowed, trimmed, and maintained as often as necessary to prevent overgrowth and blight. No junk, debris, or other similar materials shall be stored in the landscaped setback area. Driveways and uncovered walkways are permitted to cross over the required front-yard and street side-yard setback. The required front-yard and street side-yard setbacks may not be paved for parking or patio areas.

**SECTION 9.** Section 19.12.020 of Chapter 19.12 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

**19.12.020 Permitted use types.**

Primary uses are permitted in commercial zones subject to the requirements of this title as designated below:

- A.** Principally permitted use, designated as “P”;
- B.** Conditionally permitted use, designated as “CUP”;
- C.** Administratively permitted use, designated as “A.”

Refer to the Downtown Code for permitted uses within the CBD and HD zones.

**COMMERCIAL ZONE DISTRICTS PERMITTED USES**

|                                              | <b>BP</b> | <b>NC</b> | <b>CC</b> | <b>GC</b> | <b>HC</b> | <b>RC</b> | <b>CMU</b> |
|----------------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|------------|
| <b>AGRICULTURAL AND OPEN SPACE USE TYPES</b> |           |           |           |           |           |           |            |
| Resource Protection and Restoration          | CUP       | CUP       | CUP       | CUP       | CUP       | CUP       | P          |
| Resource Related Recreation                  | P         | P         | P         | P         | P         | CUP       | P          |
| <b>CIVIC USE TYPES</b>                       |           |           |           |           |           |           |            |
| Community Assembly                           | CUP       | P         | P         | P         | -         | -         | P          |
| Community Services                           | P         | CUP       | P         | P         | P         | P         | P          |
| Essential Services                           | P         | P         | P         | P         | P         | P         | P          |
| <b>Hospital Services</b>                     |           |           |           |           |           |           |            |
| General Hospital Services                    | -         | -         | CUP       | CUP       | -         | -         | P          |

|                                            | <b>BP</b> | <b>NC</b> | <b>CC</b> | <b>GC</b> | <b>HC</b> | <b>RC</b> | <b>CMU</b> |
|--------------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|------------|
| Psychiatric Hospital Services              | -         | -         | CUP       | CUP       | -         | -         | P          |
| Libraries and Museums, Private             | -         | CUP       | P         | P         | P         | P         | -          |
| Public Parking Services                    | P         | P         | P         | P         | P         | P         | P          |
| Schools                                    |           |           |           |           |           |           |            |
| College and University                     | A         | -         | P         | P         | -         | P         | P          |
| Elementary and Secondary                   | P         | P         | P         | P         | P         | P         | P          |
| Private Elementary and Secondary           | -         | CUP       | CUP       | CUP       | -         | -         | P          |
| Social Services                            |           |           |           |           |           |           |            |
| Emergency Shelter <sup>(5)</sup>           | -         | -         | -         | CUP       | CUP       | -         | CUP        |
| Food Distribution <sup>(3)</sup>           | -         | -         | -         | A/CUP     | A/CUP     | -         | A/CUP      |
| Food Service <sup>(4)</sup>                | -         | -         | -         | A/CUP     | A/CUP     | -         | A/CUP      |
| Power Generating Facilities <sup>(9)</sup> |           |           |           |           |           |           |            |
| Emergency                                  | A         | A         | A         | A         | A         | A         | A          |
| Supplemental/Individual Use                | CUP       | CUP       | CUP       | CUP       | CUP       | CUP       | CUP        |
| Passive Power                              | P         | P         | P         | P         | P         | P         | P          |
| <b>RESIDENTIAL USE TYPES</b>               |           |           |           |           |           |           |            |
| Accessory Dwelling Units <sup>(11)</sup>   | -         | CUP       | CUP       | CUP       | CUP       | -         | P          |
| Caretaker/Employee Housing                 | -         | CUP       | CUP       | CUP       | CUP       | CUP       | P          |
| Dwelling <sup>(10)</sup>                   |           |           |           |           |           |           |            |
| Multi-Family <sup>(1)</sup>                | -         | CUP       | CUP       | -         | -         | -         | P          |
| Single-Family <sup>(1)</sup>               | -         | CUP       | CUP       | CUP       | CUP       | -         | P          |
| Two-Family                                 | -         | CUP       | CUP       | CUP       | CUP       | -         | P          |
| Family Day Care Home, Small                | P         | P         | P         | P         | -         | P         | P          |
| Family Day Care Home, Large                | CUP       | CUP       | CUP       | CUP       | -         | CUP       | P          |
| Single Room Occupant <sup>(1)</sup>        | -         | -         | -         | -         | -         | -         | CUP        |



|                                          | BP  | NC  | CC  | GC  | HC | RC  | CMU |
|------------------------------------------|-----|-----|-----|-----|----|-----|-----|
| <b>COMMERCIAL USE TYPES</b>              |     |     |     |     |    |     |     |
| Adult Oriented Businesses <sup>(2)</sup> | -   | -   | -   | P   | -  | P   | P   |
| Animal Sales and Service                 |     |     |     |     |    |     |     |
| Grooming and Pet Stores                  | -   | P   | P   | P   | -  | P   | P   |
| Kennels                                  | -   | -   | -   | -   | -  | -   | P   |
| Veterinary Clinic                        | -   | CUP | P   | P   | -  | -   | P   |
| Veterinary Hospital                      | -   | -   | CUP | CUP | -  | -   | P   |
| Automotive and Equipment                 |     |     |     |     |    |     |     |
| Automotive Body and Equipment Repair     | -   | -   | -   | CUP | -  | CUP | CUP |
| Automotive Rentals                       | -   | -   | -   | P   | P  | P   | P   |
| Automotive Repairs                       | -   | -   | CUP | P   | P  | P   | P   |
| Automotive Sales                         | -   | -   | CUP | P   | -  | P   | P   |
| Car Wash and Detailing                   | -   | -   | CUP | P   | -  | P   | P   |
| Commercial Parking                       | P   | -   | -   | P   | P  | -   | P   |
| Gasoline Sales                           | CUP | P   | P   | P   | P  | P   | P   |
| Heavy Equipment Rental and Sales         | -   | -   | -   | P   | -  | P   | P   |
| Banks and Financial Services             | P   | P   | P   | P   | -  | P   | P   |
| Bars and Drinking Places                 | -   | -   | P   | P   | -  | P   | P   |
| Broadcasting and Recording Studios       | P   | -   | -   | P   | -  | -   | P   |
| Building Material Stores                 | -   | -   | CUP | P   | -  | P   | P   |
| Business Support Services                | P   | -   | P   | P   | -  | -   | P   |
| Commercial Recreation                    |     |     |     |     |    |     |     |
| Amusement Center                         | -   | CUP | P   | P   | -  | P   | P   |
| Indoor Entertainment                     | -   | -   | P   | P   | -  | P   | P   |
| Indoor Sports and Recreation             | -   | -   | P   | P   | -  | P   | P   |

|                                    | <b>BP</b> | <b>NC</b> | <b>CC</b> | <b>GC</b> | <b>HC</b> | <b>RC</b> | <b>CMU</b> |
|------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|------------|
| Large Amusement Complexes          | -         | -         | -         | CUP       | CUP       | P         | P          |
| Outdoor Entertainment              | -         | -         | -         | CUP       | -         | CUP       | P          |
| Outdoor Sports and Recreation      | -         | -         | -         | P         | CUP       | P         | P          |
| Community Care Facility            | P         | P         | P         | P         | -         | -         | P          |
| Day Care Center                    | P         | P         | P         | P         | -         | P         | P          |
| Eating and Drinking Establishments |           |           |           |           |           |           |            |
| Fast Food with Drive-Through       | -         | -         | P         | P         | P         | P         | P          |
| Convenience                        | P         | P         | P         | P         | P         | P         | P          |
| Full Service                       | P         | P         | P         | P         | P         | P         | P          |
| Food and Beverage Retail Sales     | -         | -         | P         | P         | -         | -         | P          |
| Funeral and Interment Services     | -         | -         | P         | P         | -         | -         | P          |
| Lodging Services                   | -         | -         | P         | P         | P         | P         | P          |
| Long Term Care Facility            | CUP       | CUP       | P         | P         | -         | -         | P          |
| Maintenance and Repair             | -         | P         | P         | P         | -         | -         | P          |
| Medical Services, General          | P         | P         | P         | P         | P         | P         | P          |
| Neighborhood Commercial            | P         | P         | -         | -         | -         | -         | P          |
| Nightclubs <sup>(6)</sup>          | -         | -         | CUP       | CUP       | -         | CUP       | CUP        |
| Nursery, Retail                    | -         | -         | -         | P         | -         | P         | P          |
| Offices, Professional              | P         | P         | P         | P         | -         | P         | P          |
| Personal Services                  | P         | P         | P         | P         | P         | P         | P          |
| Retail Sales and Services          | -         | -         | P         | P         | P         | P         | P          |
| Specialized Education and Training |           |           |           |           |           |           |            |
| Vocational Schools                 | -         | -         | P         | P         | -         | -         | P          |
| Specialty Schools                  | -         | CUP       | P         | P         | -         | P         | P          |
| Storage, Personal Storage Facility | -         | -         | CUP       | P         | -         | -         | P          |

|                                                   | BP      | NC      | CC      | GC      | HC      | RC      | CMU     |
|---------------------------------------------------|---------|---------|---------|---------|---------|---------|---------|
| <b>INDUSTRIAL USE TYPES</b>                       |         |         |         |         |         |         |         |
| Laundries, Commercial                             | -       | -       | CUP     | CUP     | -       | -       | P       |
| Printing and Publishing                           | -       | -       | -       | CUP     | -       | -       | P       |
| Research Services                                 | -       | -       | -       | P       | -       | -       | P       |
| Wholesaling and Distribution, Light               | -       | -       | -       | P       | -       | -       | P       |
| <b>TRANSPORTATION AND COMMUNICATION USE TYPES</b> |         |         |         |         |         |         |         |
| Heliport                                          | CUP     | CUP     | CUP     | CUP     | CUP     | CUP     | P       |
| Intermodal Facilities <sup>(8)</sup>              | CUP     | CUP     | CUP     | CUP     | CUP     | CUP     | P       |
| Telecommunication Facilities <sup>(7)</sup>       | P/A/CUP | P/A/CUP | P/A/CUP | P/A/CUP | P/A/CUP | P/A/CUP | P/A/CUP |

Notes:

- (1) Dwellings or single room occupants are principally permitted on the second floor of buildings in the historic district and the central business district. In all other instances, dwellings in the historic district and the central business district require a Conditional Use Permit.
- (2) Additional requirements are contained in Chapter 19.32.
- (3) Additional requirements are contained in Chapter 19.40.
- (4) Additional requirements are contained in Chapter 19.39.
- (5) Additional requirements are contained in Chapter 19.38.
- (6) Additional requirements are contained in Chapter 19.49.
- (7) Additional requirements are contained in Chapter 19.34.
- (8) Additional requirements are contained in Chapter 19.36.
- (9) Additional requirements are contained in Chapter 19.55.
- (10) Transitional housing and supportive housing are considered residential use types.
- (11) Accessory dwelling units are only permitted within areas zoned to allow single-family or multifamily use and must be located on a lot that contains an existing or proposed single-family dwelling unit as defined in Section 19.08.080(F)(2) (Residential Use Types). See Chapter 19.60 for additional accessory dwelling unit regulations.

**SECTION 10.** Section 19.26.030 of Chapter 19.26 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

### **19.26.030 Parking space requirements by use type.**

The number of off-street parking spaces required for the land uses identified by Article II (Zoning Districts and Permitted Uses) shall be as provided by this section, except where parking requirements are established by Article IV (Special Area and Specific Use Requirements) for a particular use.

**A. Number of Spaces Required.** The number of off-street parking spaces required for new uses shall be based upon the use type, listed below.

**1. Terms Used in Tables.** The following terms are used throughout the tables and are defined below:

“Square feet” means the total gross building/tenant space area;

“Use area” means the total of gross building/tenant space area plus the gross area of any outdoor/storage/activity.

**2.** Civic use types shall provide off-street parking spaces as follows:

| <b>CIVIC USE TYPES</b>         | <b>NUMBER OF PARKING SPACES REQUIRED</b>                                                           |
|--------------------------------|----------------------------------------------------------------------------------------------------|
| Community Assembly             |                                                                                                    |
| Places of Worship              | 1 per 3 fixed seats or 1:50 sq. ft. for non-fixed seats in the assembly area, plus 1 per classroom |
| Club, Lodges, Meeting Halls    | 1 per 3 fixed seats or 1:50 sq. ft. for non-fixed seats in the assembly area                       |
| Public Community Facilities    | As determined as part of the design review approval                                                |
| Community Services             | As determined as part of the design review approval                                                |
| Essential Services             | None                                                                                               |
| Hospital Services              |                                                                                                    |
| General Hospital Services      | 1 per doctor, plus 1 per 3 employees for the largest shift, plus 1 per 3 beds                      |
| Psychiatric Hospital Services  | 1 per doctor, plus 1 per 3 employees for the largest shift, plus 1 per 3 beds                      |
| Intensive Public Facilities    | As determined as part of the design review approval                                                |
| Libraries and Museums, Private | 1 per 400 sq. ft.                                                                                  |
| Public Parking Services        | As determined as part of the design review approval                                                |
| Schools                        |                                                                                                    |
| College and Universities       | As determined as part of the design review approval                                                |

| <b>CIVIC USE TYPES</b>             | <b>NUMBER OF PARKING SPACES REQUIRED</b>                                                                 |
|------------------------------------|----------------------------------------------------------------------------------------------------------|
| Elementary, Middle and Junior High | 2 per classroom, plus 60 lineal feet of loading area for every 100 students                              |
| High Schools                       | 1 per classroom, plus 1 per every 4 students, plus 60 lineal feet of loading area for every 200 students |
| Social Services                    |                                                                                                          |
| Emergency Shelter                  | 1 per staff member, plus 1 per every 10 shelter residents                                                |
| Food Distribution                  | 1 per employee, plus 1 per every 500 sq. ft. of floor area                                               |
| Food Service Facility              | 1 per employee, plus 1 per every 4 seats within facility                                                 |

**3. Residential use types shall provide off-street parking spaces as follows:**

| <b>RESIDENTIAL USE TYPES</b>   | <b>NUMBER OF PARKING SPACES REQUIRED</b>                                                                  |
|--------------------------------|-----------------------------------------------------------------------------------------------------------|
| Accessory Dwelling Units       |                                                                                                           |
| Studios                        | None                                                                                                      |
| 1+ Bedrooms                    | 1 per dwelling. For exceptions, see Chapter 19.60 (Accessory Dwelling Units).                             |
| Caretaker/Employee Housing     | 2 per dwelling                                                                                            |
| Community Care Facility, Small | 2 per dwelling                                                                                            |
| Community Care Facility, Large | 2 per dwelling plus 0.5 per sleeping room (a maximum of 2 spaces may be located within the front setback) |
| Dwelling                       |                                                                                                           |
| Multi-Family                   |                                                                                                           |

| <b>RESIDENTIAL USE TYPES</b> | <b>NUMBER OF PARKING SPACES REQUIRED</b>                                                                                  |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| Studio                       | 1.5 per unit, plus guest parking (see below)                                                                              |
| 1 Bedroom                    | 1.5 per unit, plus guest parking (see below)                                                                              |
| 2+ Bedrooms                  | 2 per unit, plus guest parking (see below)                                                                                |
| Senior Citizen Apartments    | 1 per unit, plus guest parking (see below)                                                                                |
| Guest Parking                | Projects with 10 or more dwelling units shall provide 1 additional space for each 10 dwelling units or portion thereof    |
| Single-Family and Two-Family | 2 per dwelling                                                                                                            |
| Family Day Care Home, Small  | 2 per dwelling plus 1 space for loading                                                                                   |
| Family Day Care Home, Large  | 2 per dwelling plus 1 space per employee not residing in the home, plus loading areas as required by Section 19.46.020(B) |
| Mobile Home Park             | 2 per dwelling unit plus 1 guest space for each 10 dwelling units or portion thereof                                      |
| Rooming and Boarding Houses  | 2 per dwelling plus 0.5 per sleeping room (a maximum of 2 spaces may be located within the front setback)                 |
|                              |                                                                                                                           |
|                              |                                                                                                                           |
|                              |                                                                                                                           |

4. Commercial use types shall provide off-street parking spaces as follows, but no fewer than four spaces for each separate commercial use or tenant:

| <b>COMMERCIAL USE TYPES</b> | <b>NUMBER OF PARKING SPACES REQUIRED</b> |
|-----------------------------|------------------------------------------|
|-----------------------------|------------------------------------------|

| <b>COMMERCIAL USE TYPES</b>   | <b>NUMBER OF PARKING SPACES REQUIRED</b>                                                                                                                      |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Adult Business Establishments | 1 per 300 sq. ft.                                                                                                                                             |
| Animal Sales and Service      |                                                                                                                                                               |
| Grooming and Pet Stores       | 1 per 300 sq. ft.                                                                                                                                             |
| Kennels                       | Minimum 10 spaces                                                                                                                                             |
| Veterinary Clinic             | 1 per 150 sq. ft.                                                                                                                                             |
| Veterinary Hospital           | 1 per 150 sq. ft.                                                                                                                                             |
| Automotive and Equipment      |                                                                                                                                                               |
| Automotive Rentals            | 1 per 300 sq. ft. of office plus 1 per 1,000 sq. ft. of fleet or vehicle storage area                                                                         |
| Automotive Repairs            | 1 per 400 sq. ft. plus 1 per bay plus 1 for every company vehicle                                                                                             |
| Automotive Sales              | 1 per 1,000 sq. ft. of indoor and outdoor display area                                                                                                        |
| Car Wash and Detailing        |                                                                                                                                                               |
| Full Service                  | 10 spaces or 3 times internal washing capacity, whichever is greater; additional parking required for drying or vacuum areas and 100 lineal feet for stacking |
| Self-Service                  | 4 spaces; additional parking required for drying or vacuum areas and 20 lineal feet in front of each bay for stacking                                         |
| Automatic Car Wash Service    | 1 space per drying and vacuum areas plus 100 linear feet in front of car wash for stacking                                                                    |
| Commercial Parking            | As determined as part of the design review approval                                                                                                           |
| Equipment Rental and Sales    | 1 per 300 sq. ft. of office plus 1 per 1,000 sq. ft. of outdoor display area                                                                                  |

| <b>COMMERCIAL USE TYPES</b>           | <b>NUMBER OF PARKING SPACES REQUIRED</b>                                                                                                    |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Gasoline Sales                        |                                                                                                                                             |
| With Neighborhood Commercial Sales    | 1 per 300 sq. ft. of commercial sales area with a 5 space minimum                                                                           |
| Without Neighborhood Commercial Sales | 5 spaces                                                                                                                                    |
| With Repair                           | 1 per 300 sq. ft. of commercial sales area with a 5 space minimum plus 2 spaces per service bay                                             |
| Impound Yards                         | 1 per 250 sq. ft. of office plus 1 for every company vehicle                                                                                |
| Storage of Operable Vehicles          | 1 per 250 sq. ft. of office plus 1 for every company vehicle                                                                                |
| Banks and Financial Institutions      | 1 per 250 sq. ft. plus 1 additional space per ATM machine which may be a reserved space at the discretion of the property owner or landlord |
| Bars and Drinking Places              | 1 per 50 sq. ft.                                                                                                                            |
| Broadcasting and Recording Studios    | As determined as part of the design review approval                                                                                         |
| Building Material Stores              | 1 per 300 sq. ft. of building area plus 1 per 1,000 sq. ft. of outdoor display/storage area                                                 |
| Business Support Services             | 1 per 300 sq. ft.                                                                                                                           |
| Commercial Recreation                 |                                                                                                                                             |
| Amusement Center                      | 1 per 200 sq. ft.                                                                                                                           |
| Indoor Entertainment                  |                                                                                                                                             |
| Theater                               | 1 per 3.5 fixed seats or 1 per 50 sq. ft. for non-fixed seating or as determined as part of the design review approval                      |



| <b>COMMERCIAL USE TYPES</b>                      | <b>NUMBER OF PARKING SPACES REQUIRED</b>                                                                                                                                                                                                                      |
|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Indoor Sports and Recreation</b>              |                                                                                                                                                                                                                                                               |
| Billiard and Pool Hall                           | 2 per table plus additional spaces as required for other uses in the facility (e.g., restaurant)                                                                                                                                                              |
| Bowling Center                                   | 5 per lane plus additional spaces as required for other uses in the facility (e.g. restaurant)                                                                                                                                                                |
| Handball, Tennis, Racquet Ball Facilities        | 2 per court plus additional spaces as required for other uses in the facility (e.g., restaurant)                                                                                                                                                              |
| Health Clubs and Athletic Clubs                  | 1 per 150 sq. ft. of weight room, pool and spa area plus 1 per 50 sq. ft. of aerobics or martial arts area plus 1 per tanning or massage room plus additional spaces as required for other uses in the facility, excluding area for locker and dressing rooms |
| Indoor Sport Arenas (such as soccer, volleyball) | 50 per field or sports court plus 1 per 3 fixed seats for spectator area plus additional spaces as required for other uses at the facility (e.g., retail)                                                                                                     |
| Skating/Ice Rinks                                | 1 per 175 sq. ft.                                                                                                                                                                                                                                             |
| Outdoor Entertainment                            | As determined as part of the design review approval                                                                                                                                                                                                           |
| <b>Outdoor Sports and Recreation</b>             |                                                                                                                                                                                                                                                               |
| Amusement Parks                                  | As determined as part of the design review approval                                                                                                                                                                                                           |
| Driving Range                                    | 1.5 per tee plus additional spaces as required for other uses at the facility (e.g., golf course)                                                                                                                                                             |
| Golf Course                                      | 6 per hole plus additional spaces as required for other uses at the facility (e.g., driving range, restaurant, pro shop)                                                                                                                                      |
| Handball, Tennis, Racquet Ball Facilities        | 2 per court plus additional spaces as required for other uses at the facility (e.g., restaurant)                                                                                                                                                              |
| Miniature Golf Course                            | 2 per hole plus additional spaces as required for other uses at the facility (e.g., restaurant)                                                                                                                                                               |

| <b>COMMERCIAL USE TYPES</b>                | <b>NUMBER OF PARKING SPACES REQUIRED</b>                                                                                                                                                                            |
|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Swimming Pools                             | 1 per 100 sq. ft. of pool area                                                                                                                                                                                      |
| Residential Recreation Facilities          | As specified for the sum of all of the uses within the facility by utilizing the parking requirement for each use as outlined throughout this chapter                                                               |
| Large Amusement Complexes                  | As determined as part of the design review approval                                                                                                                                                                 |
| Community Care Facilities                  | 0.75 per unit                                                                                                                                                                                                       |
| Day Care Centers                           | 1 per employee plus 1 per company vehicle plus a loading space for every 8 persons at the facility. The number of persons permitted at the facility is determined as a part of the licensing by the state or county |
| Eating and Drinking Establishments         |                                                                                                                                                                                                                     |
| Fast Food with Drive Through               | 1 per 50 sq. ft.                                                                                                                                                                                                    |
| Convenience                                | 1 per 100 sq. ft.                                                                                                                                                                                                   |
| Full Service                               | 1 per 100 sq. ft.                                                                                                                                                                                                   |
| Enclosed Outdoor Seating See Chapter 19.52 | 1 per 100 sq. ft.                                                                                                                                                                                                   |
| Food and Beverage Retail Sales             | 1 per 300 sq. ft.                                                                                                                                                                                                   |
| Funeral and Interment Services             | 1 per 3 fixed seats or 1 per 50 sq. ft. of assembly area                                                                                                                                                            |
| Lodging Services                           | 1 per room plus additional spaces as required for other uses in the facility                                                                                                                                        |
| Long Term Care Facilities                  | 1 per 3 employees for largest shift, plus 1 per 3 beds                                                                                                                                                              |

| <b>COMMERCIAL USE TYPES</b>                                                                                                                          | <b>NUMBER OF PARKING SPACES REQUIRED</b>                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Maintenance and Repair of Appliances                                                                                                                 | 1 per 300 sq. ft.                                                                                                                                                                                                                                                                                                                                                                                             |
| Medical Services, General                                                                                                                            | 1 per 150 sq. ft.                                                                                                                                                                                                                                                                                                                                                                                             |
| Neighborhood Commercial                                                                                                                              | 1 per 300 sq. ft.                                                                                                                                                                                                                                                                                                                                                                                             |
| Nightclubs                                                                                                                                           | 1 space per 2 occupants based on maximum occupancy load of the building as calculated by the California Building Code plus bus space as determined as part of the Conditional Use Permit                                                                                                                                                                                                                      |
| Nursery, Retail                                                                                                                                      | 1 per 300 sq. ft. plus 1 per 1,000 sq. ft. of outdoor display/storage area                                                                                                                                                                                                                                                                                                                                    |
| Offices, Professional                                                                                                                                | 1 per 250 sq. ft. of net leasable square footage as determined with approval of the initial building shell. Where a more intensive office use, as determined by the Planning Manager (i.e., call and telemarketing centers), is proposed the required parking shall be determined as part of the Design Review Permit approval, or via a zoning clearance pursuant to the provisions of Section 19.26.030(B). |
| Personal Services                                                                                                                                    | 1 per 300 sq. ft.                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Retail Sales and Services</b>                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                               |
| Furniture, Large Appliance, Floor Covering                                                                                                           | 1 per 400 sq. ft.                                                                                                                                                                                                                                                                                                                                                                                             |
| General Retail                                                                                                                                       | 1 per 300 sq. ft.                                                                                                                                                                                                                                                                                                                                                                                             |
| Shopping Centers (minimum of 4 commercial establishments, designed or planned in a coordinated fashion, utilizing such elements as common access and | Designed and planned at 1 per 200 sq. ft. As tenant spaces are leased, each tenant shall utilize the parking requirement for that use as outlined in this chapter                                                                                                                                                                                                                                             |

| <b>COMMERCIAL USE TYPES</b>          | <b>NUMBER OF PARKING SPACES REQUIRED</b>                                     |
|--------------------------------------|------------------------------------------------------------------------------|
| parking)                             |                                                                              |
| Specialized Education and Training   |                                                                              |
| Vocational Schools                   | 1 per 50 sq. ft. of instructional area plus 1 per 250 sq. ft. of office area |
| Specialty Schools                    |                                                                              |
| Storage, Personal Storage Facilities | 4 spaces plus 2 spaces for the manager's quarters                            |

5. Industrial use types shall provide off-street parking spaces as follows, but no fewer than four spaces for each separate industrial use or tenant:

| <b>INDUSTRIAL USE TYPES</b>          | <b>NUMBER OF PARKING SPACES REQUIRED</b>                                                                                                                                                                                                                  |
|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Day Care Centers, Secondary          | None, see parking requirements for applicable industrial use type                                                                                                                                                                                         |
| Equipment and Material Storage Yards | 1 per 300 sq. ft. plus 1 per 10,000 sq. ft. of yard area                                                                                                                                                                                                  |
| General Industrial                   | 1 per 1,000 sq. ft. Where other uses exceed 10% of the gross floor area (e.g., office, warehouse, etc.) the parking requirement shall be the combined total for each use as outlined in this chapter or as otherwise determined by design review approval |
| Hazardous Materials Handling         | 1 per 1,000 sq. ft. Where other uses exceed 10% of the gross floor area (e.g., office, warehouse, etc.) the parking requirement shall be the combined total for each use as outlined in this chapter or as otherwise determined by design review approval |
| Light Manufacturing                  | 1 per 1,000 sq. ft. Where other uses exceed 10% of the gross floor area (e.g., office, warehouse, etc.) the parking requirement shall be the combined total for each use as outlined in this chapter or as otherwise determined by design review approval |
| Recycling, Scrap and Dismantling     |                                                                                                                                                                                                                                                           |

| <b>INDUSTRIAL USE TYPES</b> | <b>NUMBER OF PARKING SPACES REQUIRED</b>                                                                                                                                                                                              |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Enclosed                    | 1 per 250 sq. ft. of office area, plus 1 per 10,000 sq. ft. of yard area                                                                                                                                                              |
| Unenclosed                  |                                                                                                                                                                                                                                       |
| Research Services           | 1 per 3000 sq. ft., plus 1 per company vehicle                                                                                                                                                                                        |
| Specialized Industrial      | As determined as part of the design review approval                                                                                                                                                                                   |
| Wholesale and Distribution  |                                                                                                                                                                                                                                       |
| Light                       | 1 per 1,000 sq. ft.                                                                                                                                                                                                                   |
| Heavy                       | Where other uses exceed 10% of the gross floor area (e.g., office, warehouse, etc.) the parking requirement shall be the combined total for each use as outlined in this chapter or as otherwise determined by design review approval |

**6.** Transportation and communication use types shall provide off-street parking spaces as follows:

| <b>TRANSPORTATION AND COMMUNICATION USE TYPES</b> | <b>NUMBER OF PARKING SPACES REQUIRED</b>               |
|---------------------------------------------------|--------------------------------------------------------|
| Antennas and Communications Facilities            |                                                        |
| Developed Lot                                     | None, see parking requirements for applicable use type |
| Undeveloped Lot                                   | 1 per full-time employee                               |
| Bus Depots                                        | As required by Chapter 19.36                           |
| Heliports                                         | As determined as part of the design review approval    |
| Intermodal Facilities                             | As determined as part of the design review approval    |

**B. Special Parking Requirements.** The number of parking spaces required for uses not specifically listed in subsection A shall be determined by the Planning Manager based on common functional, product or compatibility characteristics and activities, as provided for in Section 19.08.050 (Classification of uses not specifically listed).

**1. Uses Not Listed.** The number of parking spaces required for uses not specifically listed in subsection A shall be determined by the Planning Manager based on common functional, product or compatibility characteristics and activities, as provided for in Section 19.08.050 (Classification of uses not specifically listed).

**2. New Buildings or Development Projects Without Known Tenants.** If the type of tenants that will occupy a non-residential building are not known at the time of the development entitlement or building permit approval, the amount of parking to be provided shall be:

The minimum number of parking spaces required by subsection A for any land use allowed on the site by the applicable zoning, provided that the Planning Manager determines the proposed building as designed can reasonably accommodate such use, and provided further a zoning clearance certification is obtained to authorize the use.

**3. Mixed Use Projects.** Where a project contains more than one major use classification (such as a residential and a commercial use), the amount of parking to be provided shall be the total of that required for each use, except as otherwise provided by subsection C (Adjustment to number of required parking spaces).

**4. Tenant Spaces with Multiple Functions.** When a tenant has several functions, such as sales and office, the amount of parking to be provided for the tenant shall be calculated as specified by subsection A for the primary use, using the gross floor area of the tenant space.

**5. Tenant Spaces with Accessory Storage.** When a tenant has enclosed accessory storage in excess of 2,000 square feet, the required parking for that portion of the tenant space dedicated to storage shall be calculated as specified by subsection (A)(5) for warehousing which is one parking space per 1,000 square feet of warehousing. The required parking for the remainder of the tenant space shall be calculated as specified in subsection A using the primary use.

**6. Changes in Use.** When an existing use is enlarged, increased or intensified, or a new use having greater parking requirements than the previous use is proposed, the required number of parking spaces for the new use or existing, enlarged, increased or intensified use shall be calculated as specified by subsection A.

**7. Rounding Off.** When the required number of parking spaces is other than a whole number, the total number of spaces shall be rounded to the nearest whole number (0.49 and below round down, 0.50 and above round up).

**8. Commercial Centers.** Commercial centers and building complexes shall provide parking which is the sum of all users within the commercial center or building complex as specified in subsection A, regardless of whether or not the parking is provided on a single or multiple parcels. Where parking is provided on multiple parcels, reciprocal parking and access agreements shall be recorded to provide equal use and access to parking for all users within the commercial center or building complex.

**9. Professional Office Uses.** Professional office projects shall calculate parking based on the net leasable square footage of the proposed office building(s). Net square footage shall be 90 percent of the total square footage of the proposed building(s). The net square footage shall be determined at original building shell approval and subsequent tenant improvements shall not be granted any additional reduction for net square footage.

**C. Adjustment to Number of Required Parking Spaces.** The number of parking spaces required by subsection A may be reduced as follows:

**1. Specific Plan Provisions.** Provisions may be made in a specific plan to allow reductions in the number of required parking spaces based upon special provisions, such as providing golf cart or electric car parking where special provisions are made for golf carts or electric cars.

**2. Parking Reductions for Shared Parking.** If an applicant believes the number of parking spaces required for their building complex as specified in subsection A (which is the sum of all the users within the building complex) is not applicable because the hours of operation of different tenants/uses within the building complex will effectively allow for dual use of the parking spaces then the applicant may request an Administrative Permit. The Approving Authority shall be the Planning Manager. The applicant shall have the burden of proof for requesting a reduction in the total number of required off-street parking spaces, and documentation shall be submitted substantiating this request. Shared parking reductions shall only be approved by the Approving Authority if:

- a. A sufficient number of spaces are provided to meet the greatest parking demand of the participating uses;
- b. Satisfactory evidence is provided describing the nature of the uses and the times when the uses operate so as to demonstrate the lack of potential conflict between them;
- c. Overflow parking will not impact any adjacent use; and
- d. Additional documents, covenants, deed restrictions, or other agreements as may be deemed necessary by the Planning Manager are executed to assure that the required parking spaces provided are maintained and uses with similar hours and parking requirements as those uses sharing the parking facilities remain for the life of the project.

**3. Parking Reductions for an Individual Use.** If an applicant for a proposed use believes the number of parking spaces required for their use as specified in subsection A is not applicable because their use functions differently than the generic use type and associated parking standards established in this title, then the applicant may request an Administrative Permit. The Approving Authority shall be the Planning Manager. The applicant shall have the burden of proof for requesting a reduction in the total number of required off-street parking spaces, and documentation shall be submitted substantiating the request. Such documentation may include, but is not limited to: a parking study of another facility of the same use which is similar in size and operation, calculating the required parking spaces with field data of peak parking usage. Reduced parking shall only be approved by the Approving Authority if:

- a. Satisfactory evidence is provided describing the nature of the use, the operation and data from other facilities or similar facilities so as to demonstrate that the required parking standards are excessive and the proposed parking standards are appropriate; and
- b. Overflow parking will not impact any adjacent use.

**4. Parking Reductions for Eating and Drinking Establishments.** The Approving Authority for any application for a parking reduction by an eating and drinking establishment as defined in Section 19.08.030(L) shall be the Planning Commission.

**D. Downtown/Old Town Parking Requirements.** All principally permitted uses within the historic district (HD) and central business district (CBD) zone districts, with the exception of community assembly, colleges and universities, and new uses requiring and discretionary permit shall be permitted in the HD and CBD zone districts without the need to provide additional off-street parking.

Community assembly, college and university uses and new uses which require a discretionary permit, shall comply with the parking standards specified in subsection A, or request approval of a parking reduction or variance from the parking standards.

SECTION 11. Section 19.26.040 of Chapter 19.26 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

**19.26.040 Design and improvement of parking.**

Parking spaces and areas shall be designed in accordance with this section.

**A. Parking Lot and Parking Space Design and Layout.** Except where otherwise provided by Section 19.26.030(C) (Adjustments to number of required parking spaces), parking spaces shall be designed as follows:

**1. Parking Space Design.** Except as provided below, all parking spaces shall be standard spaces, designed to accommodate full-sized passenger vehicles.

a. **Parking Space Sizes.** Standard spaces shall be a minimum of nine feet by 18 feet; compact car spaces shall be a minimum of nine feet by 16 feet; and parallel parking spaces shall be a minimum of 10 feet wide by 22 feet long. Accessible spaces shall be a minimum of nine feet by 18 feet with a five-foot loading area; an accessible van space shall be a minimum of nine feet by 18 feet with an eight-foot loading area.

b. **Compact Car Space Substitution.** Parking lots with a minimum of 20 parking spaces may substitute standard spaces with compact spaces for up to 30 percent of the total parking spaces required. Each compact space shall be labeled "COMPACT" or "C."

c. **Motorcycle Space Substitution.** Parking lots with a minimum of 40 parking spaces may substitute standard parking spaces with motorcycle spaces. One standard parking space may be replaced with a motorcycle space for each 40 required standard parking spaces. Motorcycle spaces shall be a minimum size of three by six feet.

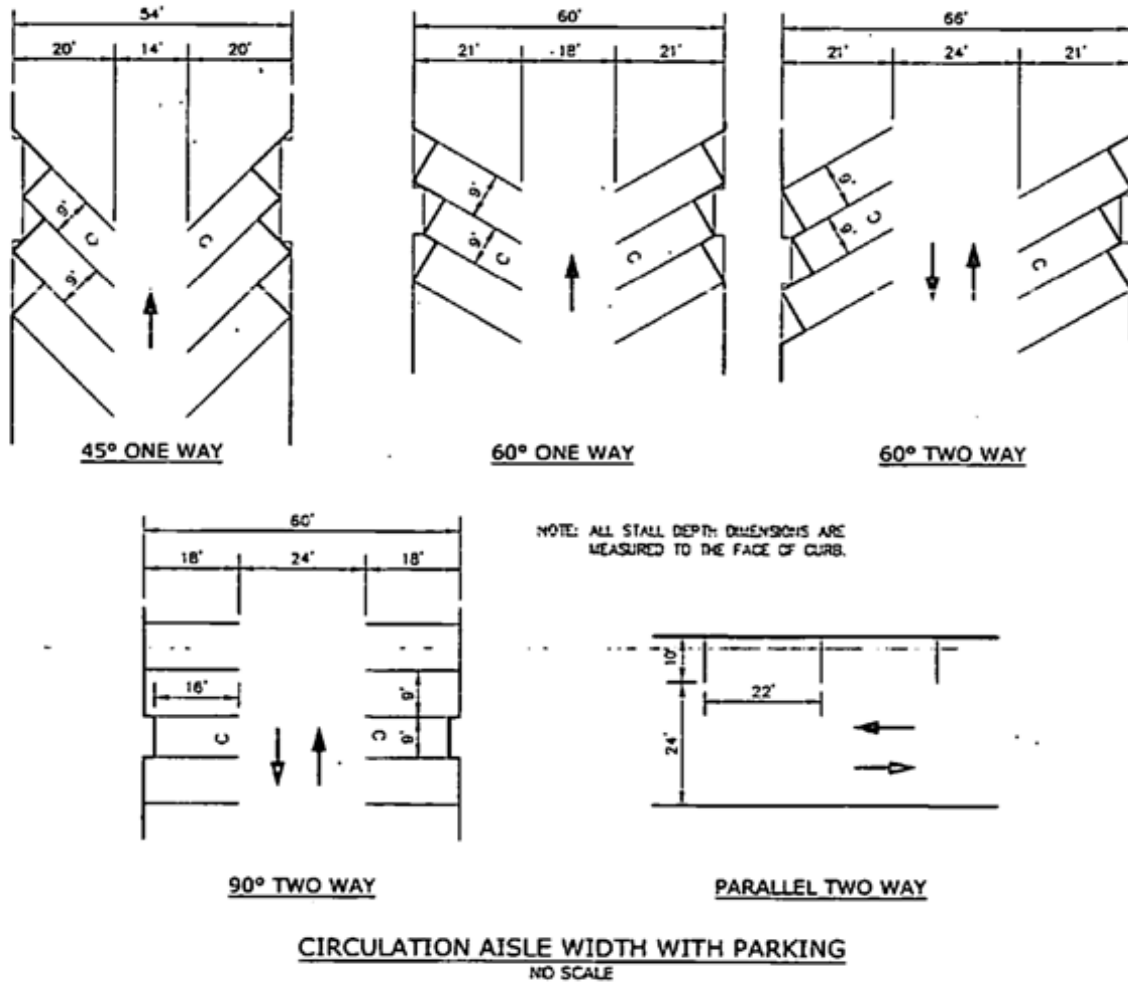
d. **Bicycle Space Sizes.** Each bicycle space shall be a minimum of two feet by six feet to prevent encroachment into any walkway, parking space, landscape area or similar.

**2. Parking Lot Design.** The design and layout of parking lots shall conform to the following standards:

a. **Circulation Aisle Width with Parking.** The minimum width of a two-way drive aisle providing access to parking spaces shall be 24 feet. The minimum width of a one-way drive aisle providing access to parking spaces shall be as follows:



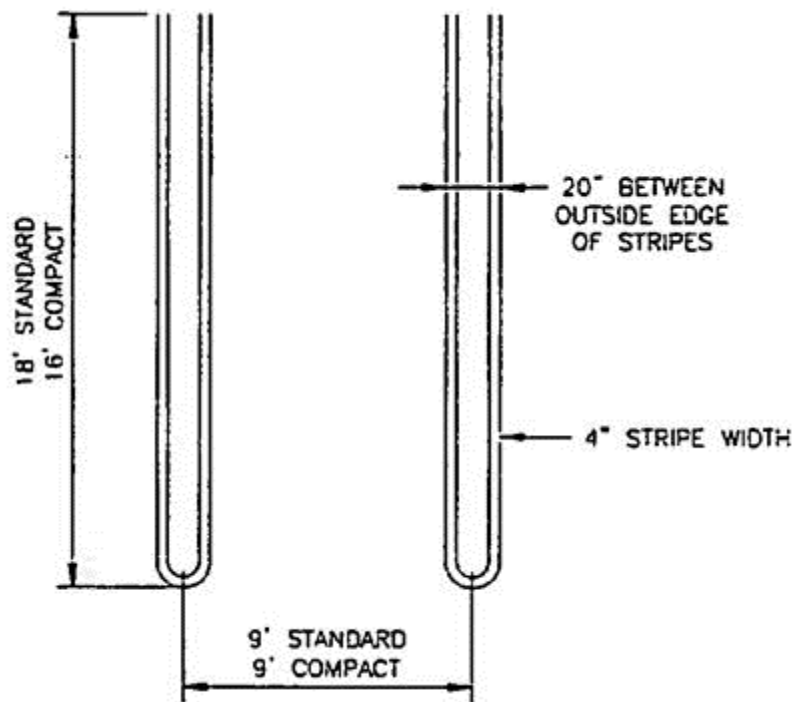
| ANGLE    | AISLE WIDTH |
|----------|-------------|
| 90°      | 24'         |
| 60°      | 18'         |
| 45°      | 14'         |
| PARALLEL | 12'         |



Other parking designs utilizing other parking angles may be approved upon securing an Administrative Permit.

b. **Circulation Aisle Width Without Parking.** The minimum width of a two-way drive aisle with no parking on either side of the drive aisle is 20 feet. The minimum width of a one-way drive aisle with no parking on either side of the drive aisle is 12 feet.

- c. Circulation Aisle for Emergency Access. The minimum width of a drive aisle needed for an emergency response vehicle shall be 20 feet.
- d. Vehicular Overhang. Vehicular overhang is permitted, provided no vehicle shall overhang into a sidewalk which would reduce the unencumbered width of a sidewalk to less than four feet. A vehicle is permitted to overhang into a landscaped area by two feet, provided that the required landscaped area is extended by two feet.
- e. Perimeter Landscaping. Where a parking lot is adjacent to a public right-of-way, a landscape planter shall be established and continuously maintained between the public right-of-way and the parking lot. The minimum width of the landscape planter shall be determined by the design guidelines or the applicable specific plan landscape guidelines. In addition, all unused right-of-way between the public street and the parking lot shall be landscaped and maintained by the property owner.
- f. Bicycle Racks and Lockers. When bicycle spaces are required, a bicycle rack or locker shall be installed. The bicycle rack shall be designed to allow a bicycle to be secured to the rack. The location of the bicycle rack or locker shall not encroach into the sidewalk which would reduce the unencumbered width of the sidewalk to less than four feet and shall provide adequate clearance surrounding the rack or locker such that bicycles shall not encroach into any walkway, parking space, landscape area or similar.
- g. Curb Stops. A permanent curb, bumper, wheel stop or similar device at least six inches in height shall be installed adjacent to sidewalks, planters and other landscaping areas, parking lot fixtures and buildings and walls to protect these improvements from vehicular damage. The stopping edge of such protected bumper shall be placed no closer than two feet from the above noted improvement.
- h. Parking Space Design. All parking spaces shall be delineated and separated by a painted divider (double stripe) as shown on the typical stall illustration below. The stripes shall be a four-inch solid line painted either white or yellow in color. The use of graphics or text in or around the striping is prohibited. The striping shall be maintained in a clear and visible manner.



However, existing parking areas with single striping, which require additional parking spaces or modified parking spaces due to building expansion, parking lot restriping or reconfiguration may maintain the single striping upon securing an Administrative Permit.

**B. Controlled Access Required.** All parking spaces (including garage spaces) required for any land use other than a single-family or two-family dwelling shall be designed and located to provide for vehicle maneuvering on the site so that vehicles will enter any adjacent public right-of-way or private road in a forward direction.

**C. Location of Parking on a Single-Family Lot.** Parking spaces may be located as needed on a site, provided that no required parking space shall be located within a front or street side setback required by Article II (Zoning Districts and Permitted Uses) except as provided in Chapter 19.60 (Accessory Dwelling Units), or other use types (community care facility, congregate residence and rooming and boarding house) according to Section 19.26.030. A driveway providing access to a street may be located within a front or street side setback.

**D. Surfacing of Parking Areas.** Required parking and circulation areas shall be surfaced with asphalt concrete or Portland cement concrete, or other approved all-weather, hard, non-eroding surface. It shall be the responsibility of the property owner to insure that the surface is maintained free from significant cracks or holes.

**E. Specialized Parking and Circulation.** The standards of this subsection apply to the design and construction of specialized parking and on-site circulation facilities. Additional information regarding stacking capacity for drive through facilities and other types of uses with stacking, are contained in the community design guidelines.

**1. Drive-Through Facilities.** The following requirements apply to any use with drive-through facilities:

a. Separation and Marking of Lanes. Drive-through aisles shall be a minimum of 12 feet wide and shall be separated from other circulation aisles necessary for ingress or egress, or aisles providing access to any parking space. Each such aisle shall be striped, marked, or otherwise distinctly delineated.

**F. Loading Requirements.** Loading shall be provided as identified below:

**1. No Maneuvering Within Public Rights-of-Way.** All site designs shall be designed so as to prevent truck back-up maneuvering within the public right-of-way.

**2. Design.** The location, number, size and access of the loading area shall be determined pursuant to design review.

SECTION 12. Section 19.46.010 of Chapter 19.46 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

**19.46.010 Purpose.**

This chapter establishes requirements and standards for the location and operation of large family day care homes, as defined in Section 19.08.080(H).

SECTION 13. Chapter 19.60 of Title 19 of the Roseville Municipal Code is hereby repealed and replaced with revised Chapter 19.60 to read as follows:

**Chapter 19.60**  
**ACCESSORY DWELLING UNITS**

**19.60.010 Purpose.**

This chapter provides criteria for the approval of accessory dwelling units. This chapter is adopted pursuant to the authority of Government Code Section 65852.2, as it now exists or may hereafter be amended.

**19.60.020 Findings.**

The City Council finds that accessory dwelling units are considered a residential use that is consistent with existing General Plan objectives and the zoning designation for the lot upon which the accessory dwelling unit is located. The City Council further finds that accessory dwelling units that comply with the requirements set forth in this chapter shall be deemed to be an accessory use or an accessory building or structure and shall not be considered to exceed the allowable density for the lot upon which the accessory dwelling unit is located.

**19.60.030 Definitions.**

For the purposes of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section. Words and phrases not defined in this section, shall

have the meanings respectively ascribed to them in Chapter 19.95 (Definitions of Terms and Phrases).

**A.** “Accessory dwelling unit” shall be as defined by Government Code Section 65852.2, as it now exists or may hereafter be amended, and means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. The unit shall be located on a permanent foundation, have an independent exterior access, and shall include permanent provisions or infrastructure to support permanent provisions (such as stubbing gas, water or sewer lines) for living, sleeping, eating, cooking, and sanitation on the same parcel as where a single-family dwelling is situated or proposed to be situated. Accessory dwelling units can also include efficiency units, as defined in Section 17958.1 of the Health and Safety Code, manufactured homes, as defined in Section 18007 of the Health and Safety Code, second dwelling units, granny flats, in-law quarters, carriage units, and tiny houses as long as such units otherwise meet this definition.

**B.** “Car share vehicle” means a vehicle that can be rented for short periods of time and is available 24-hours a day, 7 days a week at unattended self-service locations.

**C.** “Existing structure” for the purposes of defining an allowable space that can be converted to an accessory dwelling unit means within the four (4) walls and roofline of any structure existing on or after January 1, 2017 that can be made safely habitable under local building codes at the determination of the building official regardless of any non-compliance with zoning development standards.

**D.** “Living area” means the interior habitable area of a dwelling unit including basements and attics but does not include a garage or any accessory structure.

**E.** “Passageway” means a pathway that is unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

**F.** “Primary dwelling unit” means a proposed or existing single-family dwelling unit located on the lot where the accessory dwelling unit is proposed to be developed.

**G.** “Tandem parking” means that two (2) or more automobiles are parked on a driveway or in any other location on a lot, lined up behind one another.

**H.** “Within the existing space” includes areas within an existing primary dwelling unit or within an existing attached or detached accessory structure such as a garage, a carriage house, a pool house, studio, and similar enclosed structures. The addition of square footage including, but not limited to, the addition of another floor, is not considered to be “within the existing space.” Such situations are considered new construction.

#### **19.60.040 Permit requirements.**

Prior to the issuance of a building permit for an accessory dwelling unit, approval of a zoning clearance certification in accordance with Chapter 19.72 (Zoning Clearance Certification) is required.

#### **19.60.050 Designated areas.**

**A. Principally Permitted.** Accessory dwelling units are principally permitted in the commercial mixed use (CMU), single-family residential (R1), small lot residential (RS), two-family residential (R2), attached housing (R3), and residential mixed use (RMU) zoning districts, provided the lot contains an existing or proposed single-family dwelling unit as defined in

Section 19.08.080(F)(2) (Residential Use Types) and the accessory dwelling unit complies with the standards identified in this chapter. Only one accessory dwelling unit is permitted per lot.

**B. Conditionally Permitted.** Accessory dwelling units are conditionally permitted in the neighborhood commercial (NC), community commercial (CC), general commercial (GC), and highway commercial (HC) zoning districts, provided the lot contains an existing or proposed single-family dwelling unit as defined in Section 19.08.080(F)(2) (Residential Use Types) and the accessory dwelling unit complies with the standards identified in this chapter. Only one accessory dwelling unit is permitted per lot.

#### **19.60.060 Development standards for accessory dwelling units proposed within existing spaces or living areas.**

Accessory dwelling units are permitted to be developed within existing spaces or within the living area of an existing primary dwelling unit. Accessory dwelling units developed within existing spaces or living areas shall be allowed only in compliance with the following standards:

**A. Setbacks.** Accessory dwelling units developed within existing spaces shall have side and rear yard setbacks sufficient for fire safety, as required by the building division and the fire department. No setback shall be required for an existing garage that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit.

**B. Floor Area.** The total area of floorspace of an accessory dwelling unit developed within an existing living area shall not exceed fifty percent (50%) of the existing living area, with a maximum conversion in floor area not to exceed eight hundred (800) square feet. The total area of floorspace of an accessory dwelling unit developed within the existing space of a detached accessory structure, or within the existing non-living area attached to a dwelling unit (e.g., attached garage), shall not exceed the total area of floorspace as the existing space or existing non-living area.

**C. Minimum Unit Size.** An accessory dwelling unit shall not be less than the minimum size for an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code, as it now exists or may hereafter be amended.

**D. Minimum Facilities.** Accessory dwelling units developed within existing spaces or living areas shall include permanent provisions for independent living, sleeping, eating, cooking, and sanitation within the unit and must include a separate exterior entrance from the primary dwelling unit.

**E. Appearance.** The accessory dwelling unit shall be designed and constructed so as to be compatible with the existing primary dwelling unit and neighborhood in terms of height, form, and materials, as determined by the Planning Manager, and the accessory dwelling unit shall be subordinate to the primary dwelling unit.

**F. Parking Requirements.** Accessory dwelling units developed within existing spaces or living areas shall not be required to provide parking except that when a garage, carport, or covered parking structure is converted to an accessory dwelling unit, the required off-street parking spaces for the primary dwelling unit, if eliminated, shall be replaced. The replacement spaces may be located in any configuration on the same lot as the accessory dwelling unit, including within the front yard or street side setback, and may be covered spaces subject to conformance with the applicable requirements set forth in Section 19.22.030(C)(2) (Permitted

Accessory Structures Single-Family and Two-Family) or Section 19.22.030(D)(3) (Permitted Accessory Structures Multi-Family), uncovered spaces or tandem spaces. All replacement parking shall comply with the requirements set forth in Section 11.20.110 (Parking on Private Property Prohibited) and Section 19.10.030(F) (Residential Zone General Development Standards).

**G. Passageways.** No passageways shall be required in conjunction with accessory dwelling units developed within existing spaces or living areas.

**H. Building and Fire Codes.** Except as otherwise provided in this chapter, accessory dwelling units developed within existing spaces or living areas shall comply with all local building and fire codes.

**I. Fire Sprinklers.** Accessory dwelling units developed within existing spaces or living areas shall not be required to provide fire sprinklers if fire sprinklers were not required for the primary dwelling unit.

**J. Utilities.** Accessory dwelling units developed within existing spaces or living areas shall not be required to install a new or separate utility connection directly between the accessory dwelling unit and the public utility infrastructure. However, if necessary utility infrastructure does not exist with capacity available to serve both the primary dwelling unit and the accessory dwelling unit, the property owner shall be responsible for all costs related to installation of necessary infrastructure or upsizing existing infrastructure. Property owners may install a new or separate utility connection directly between the accessory dwelling unit and the public utility infrastructure at the property owner's option and expense.

**K. Height.** An accessory dwelling unit shall not exceed the height limits prescribed in Section 19.10.030 (Residential Zone General Development Standards) for the district in which the accessory dwelling unit will be located.

#### **19.60.070 Development standards for accessory dwelling units proposed as new construction.**

Newly proposed accessory dwelling units are permitted to be attached to a proposed or existing primary dwelling unit or detached from a proposed or existing primary dwelling unit as long as the newly proposed accessory dwelling unit is located on the same lot as a proposed or existing primary dwelling unit. Newly proposed accessory dwelling units shall be allowed only in compliance with the following standards:

**A. Minimum Lot Area.** Five thousand (5,000) square feet.

**B. Maximum Lot Coverage.** The maximum combined building coverage shall not exceed the percentage prescribed in Section 19.10.030 (Residential Zone General Development Standards) for the district in which the accessory dwelling unit will be located.

**C. Setbacks.** An accessory dwelling unit shall maintain the setbacks required in the zoning district in which the accessory dwelling unit will be located and shall comply with all local building and fire codes. A setback of five (5) feet from the side and rear lot lines shall be required for an accessory dwelling unit that is constructed above an existing garage.

**D. Floor Area.** The total area of floorspace of an attached accessory dwelling unit shall not exceed fifty percent (50%) of the proposed or existing primary dwelling unit living

area, with a maximum increase in floor area not to exceed eight hundred (800) square feet. The total area of floorspace for a detached accessory dwelling unit shall not exceed eight hundred (800) square feet.

**E. Minimum Unit Size.** An accessory dwelling unit shall not be less than the minimum size for an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code, as it now exists or may hereafter be amended.

**F. Minimum Facilities.** The accessory dwelling unit shall include permanent provisions for independent living, sleeping, eating, cooking, and sanitation within the unit and must include a separate exterior entrance from the primary dwelling unit.

**G. Appearance.** The accessory dwelling unit shall be designed and constructed so as to be compatible with the proposed or existing primary dwelling unit and neighborhood in terms of height, form, and materials, as determined by the Planning Manager, and the accessory dwelling unit shall be subordinate to the primary dwelling unit.

**H. Parking Requirements.** Except as otherwise provided by this chapter, the parking required by this section is in addition to that required for the primary dwelling unit located on the lot by Chapter 19.26 (Off-Street Parking and Loading).

**1.** Accessory dwelling units with one (1) or more bedrooms shall provide at least one off-street parking space. Studios shall not be required to provide any parking spaces. The parking requirement for accessory dwelling units with bedrooms can be met by providing the required parking space within the 20-foot front yard setback and may be located in tandem with other on-site parking as long as it complies with the requirements set forth in Section 11.20.110 (Parking on Private Property Prohibited) and Section 19.10.030(F) (Residential Zone General Development Standards).

**2.** When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit, the required off-street parking spaces for the primary dwelling unit, if eliminated, shall be replaced. The replacement spaces may be located in any configuration on the same lot as the accessory dwelling unit, including within the front yard or street side setback, and may be covered spaces subject to conformance with the applicable requirements set forth in Section 19.22.030(C)(2) (Permitted Accessory Structures Single-Family and Two-Family) or Section 19.22.030(D)(3) (Permitted Accessory Structures Multi-Family), uncovered spaces or tandem spaces. All replacement parking shall comply with the requirements set forth in Section 11.20.110 (Parking on Private Property Prohibited) and Section 19.10.030(F) (Residential Zone General Development Standards).

**3.** Notwithstanding the above, accessory dwelling units shall not be required to provide parking in any of the following circumstances:

a. When the accessory dwelling unit is located within one-half mile of a public bus stop, bus station or train station.

b. When the accessory dwelling unit is located within the Old Town Historic District or the Central Business District.

c. When the accessory dwelling unit is part of an existing or proposed primary dwelling unit or an existing accessory structure.

d. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.



e. When there is a car share vehicle located within one block of the accessory dwelling unit.

**I. Passageways.** No passageways shall be required in conjunction with the construction of an accessory dwelling unit.

**J. Building and Fire Codes.** Except as otherwise provided in this chapter, newly proposed accessory dwelling units shall comply with all local building and fire codes.

**K. Fire Sprinklers.** Accessory dwelling units shall not be required to provide fire sprinklers if fire sprinklers were not required for the primary dwelling unit.

**L. Utilities.** New or separate utility connections directly between the accessory dwelling unit and the public utility infrastructure shall only be required if directed by the environmental utilities department or the electric department. In such cases, if necessary utility infrastructure does not exist with capacity available to serve both the primary dwelling unit and the accessory dwelling unit, the property owner shall be responsible for all costs related to installation of necessary infrastructure or upsizing existing infrastructure.

**M. Height.** An accessory dwelling unit shall not exceed the height limits prescribed in Section 19.10.030 (Residential Zone General Development Standards) for the district in which the accessory dwelling unit will be located.

#### **19.60.080 Use restrictions.**

**A. Sales Prohibited.** Accessory dwelling units shall not be sold independently of the primary dwelling unit on the lot.

**B. Owner Occupancy.** Applications for building permits for accessory dwelling units must be submitted by the owner of the property proposed for an accessory dwelling unit. The owner of the property proposed for an accessory dwelling unit shall occupy as a principal residence either the primary dwelling unit or the accessory dwelling unit.

**C. Rentals.** Accessory dwelling units may be rented as long as the rental term exceeds thirty (30) calendar days or complies with all city short-term rental regulations, policies and procedures.

**D. Deed Restriction.** Following final inspection approval of a building permit for an accessory dwelling unit, a deed restriction, in a form approved by the City Attorney, shall be recorded with the Placer County Recorder's Office, which shall include the applicable restrictions and limitations of an accessory dwelling unit identified in this chapter. Said deed restriction shall run with the land, and shall be binding upon any future owners, heirs, or assigns. A copy of the recorded deed restriction shall be filed with the City stating that:

1. The accessory dwelling unit shall not be sold separately from the primary dwelling unit.

2. The accessory dwelling unit is restricted to the maximum size allowed per the development standards identified in this chapter.

3. The accessory dwelling unit shall be considered legal only so long as either the primary dwelling unit, or the accessory dwelling unit, is occupied by the owner of record of the property.

4. The restrictions shall be binding upon any successor in ownership of the property and lack of compliance with this provision may result in legal action against the property owner, including revocation of any right to maintain an accessory dwelling unit on the property.

#### **19.60.090 Accessory dwelling units with nonconforming primary dwelling unit.**

When the primary dwelling unit is nonconforming, an accessory dwelling unit in compliance with the above standards is still permitted, providing that the accessory dwelling unit does not increase the nonconformity.

#### **19.60.100 Fees.**

All fees and charges, including but not limited to, mitigation fees, development impact fees, and connection fees and capacity charges for water, sewer, and electric services, will be charged in accordance with the Accessory Dwelling Units Fee Policy adopted by the City Council on May 23, 2018 by Resolution No. 18-185, as amended from time to time.

#### **19.60.110 Administrative permit requirements.**

An accessory dwelling unit which does not meet the standards set forth in this chapter, shall be required to obtain an Administrative Permit pursuant to Chapter 19.74 (Permit and Variance Requirements). The provisions of this chapter do not apply to junior accessory dwelling units as defined in Government Code Section 65852.22, as it now exists or may hereafter be amended. Junior accessory dwelling units shall also be required to obtain an Administrative Permit pursuant to Chapter 19.74.

SECTION 14. Section 19.72.020 of Chapter 19.72 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

#### **19.72.020 Zoning clearance required.**

A zoning clearance certification shall be required prior to the issuance of a building permit for a parcel, prior to the initiation of a home occupation as provided in Chapter 19.42 (Home Occupations), or prior to the issuance of a building permit for an accessory dwelling unit as provided in Chapter 19.60 (Accessory Dwelling Units). In addition, any person may request and the Planning Division shall issue a zoning clearance certification stating the zoning standards for any parcel located within the City.

SECTION 15. Section 19.95.030 of Chapter 19.95 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

#### **19.95.030 Definitions.**

A. 1. **Accessory Building or Structure:** (See Building, Accessory).

2. **Act:** The Fair Housing Amendments Act of 1988.

3. **Amendment:** Any change, modification, deletion, or addition to the wording, text or substance of this title or any change, modification, deletion, or addition to the application of this title to property within the City of Roseville, including any alteration in the boundaries of a zone district, when adopted by ordinance passed by the City Council in the manner prescribed by law.

4. **Antenna:** A device used in communications which transmits or receives radio signals. Common forms of antennae are panel arrays and whip antennas. Panel arrays are designed to concentrate a radio signal in a particular area and are typically flat and rectangular in design. Whip antennas transmit a signal 360 degrees and are cylindrical with an 18-foot height limit.

a. **Co-Location.** Locating wireless communications equipment from more than one provider on a single site.

b. **Telecommunication Facility.** A land use facility supporting antennas and microwave dishes that sends and/or receives radio-frequency signals. Communication facilities include structures (aka monopole, towers) and accessory buildings.

c. **Dish Antenna.** A dish-like antenna used to link communication sites together by wireless transmission of voices or data. Also called microwave antenna or microwave dish antenna.

d. **Equipment Building, Shelter or Cabinet.** A structure designed and used to house equipment used by telecommunication providers at a facility.

e. **Monopole.** A structure of a single spire used to support communications equipment.

f. **Related Equipment.** All equipment ancillary to the transmission and reception of voice and data via radio frequencies. Such equipment may include, but is not limited to, cable, conduit and connectors.

g. **Satellite Antennas.** A satellite antenna is a dish like antenna used to link communications sites together by wireless transmission of voice or data. Also called microwave antenna or microwave dish antenna.

h. **Stealth Facility.** Any communications facility which is designed to blend into the surrounding environment. Examples of stealth facilities may include architecturally screened roof-mounted antennas, building mounted antennas painted to match the existing structure, antennas integrated into architectural elements, and antenna structures designed to look like light poles. Also called concealed antennas.

i. **Telecommunication Tower.** A mast, pole, monopole or guyed or lattice, free-standing tower designed and primarily used to support antennas, to include dishes, arrays and similar devices.

5. **Appellate Approving Authority:** As designated in Section 19.80.020, it is either the Planning Commission or the City Council that is authorized to hear and act on appeals to actions and decisions provided by this title.

6. **Approving Authority:** As designed in Section 19.80.020, it means one of the following depending on the nature of the application: City Council, Planning Commission, Design Review Commission, Planning Manager, Community Development Manager or designee.

B. 1. **Building:** Any structure having a roof supported by columns and/or walls and intended for the shelter, housing and enclosure of any individual, animal, process, equipment, vehicles, goods or materials of any kind or nature.

2. **Building or Structure, Accessory:** A building or structure detached from a principal building on the same lot and incidental to the principal building.

3. **Building or Structure, Nonconforming:** A building or structure, or portion thereof, which was lawfully erected, altered or maintained, prior to the effective date of the ordinance codified in this title, but which, because of the application of this title to it, no longer conforms to the specific regulations applicable to the zoning district in which it is located.

4. **Building Coverage:** The land area covered by all primary buildings on a lot.

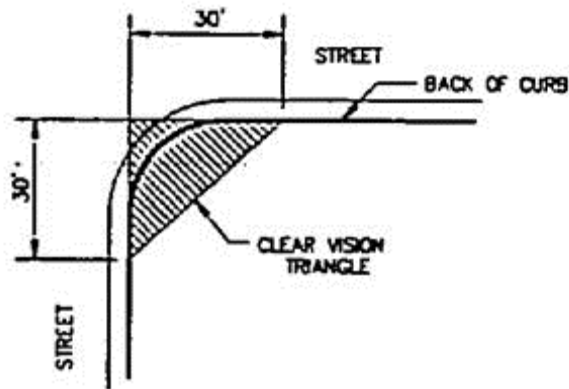
5. **Building, Primary:** A building devoted primarily to the principal or conditionally permitted use of the lot or building site on which it is situated, as permitted by this title.

6. **Bus Depot or Station:** A place of business serving as a point of arrival or departure for passengers traveling by intercity or interstate bus, except those buses operated by a governmental entity.

C. 1. **City:** The City of Roseville, California.

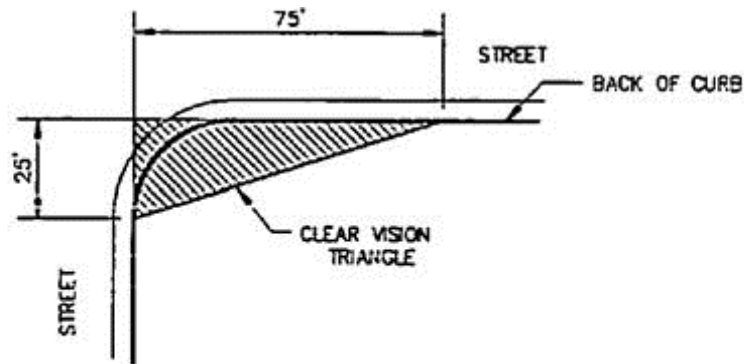
2. **City Council:** The City Council of the City of Roseville.

3. **Clear Vision Triangle, Commercial:** That portion of both private property and public right-of-way located at any corner defined by the triangular area created by the diagonal connection of two points measured 30 feet back from the intersection of the prolongation of points measures along the front and corner street side back of curb (see figure below). The dimensions of the clear vision triangle may be required to be increased if the Director of Public Works determines that additional area is needed to ensure that a potential traffic hazard is not created.



**CLEAR VISION TRIANGLE - COMMERCIAL**  
NO SCALE

4. **Clear Vision Triangle, Residential:** That portion of both private property and public right-of-way located at any corner defined by the triangular area created by the diagonal connection of two points measured 25 feet along the front and 75 feet along the side of a property measured from the back of curb. The third side of the clear vision triangle shall be the hypotenuse of the triangle described connecting the other two sides (see figure below). The dimensions of the clear vision triangle may be required to be increased if the Director of Public Works determines that additional area is needed to ensure that a potential traffic hazard is not created.



**CLEAR VISION TRIANGLE - RESIDENTIAL**  
NO SCALE

5. **Compact Residential Development:** Attached or detached single-family housing units on a parcel or parcels with a General Plan land use designation of medium density residential or higher (seven dwelling units per acre or higher, as depicted on the General Plan Land Use Map).

6. **Condominium:** An estate in real property consisting of an undivided interest in common in portions of a parcel of real property together with a separate interest in a dwelling, industrial or commercial building on such real property, such as an apartment, office, warehouse or store. A condominium may include, in addition, a separate interest in other portions of such real property.

**7. Condominium Conversion:** Condominium conversion occurs whenever a multiple residential dwelling unit building or a residential housing project containing three or more dwelling units under the same ownership, or such a project that has been granted an occupancy permit is subdivided so that individual dwelling units are available for sale as condominiums within the meaning of Civil Code Section 783.

**8. Cooking:** As referred to in Section 19.08.080 and Chapter 19.60, “cooking” means that the unit will contain a residential stove/oven/cooktop requiring dedicated utility connections such as large amperage wiring or a dedicated gas connection.

**9. Council, or City Council:** The City Council of the City of Roseville, California.

**10. Construction Trailer:** A trailer used as an on-site office only during actual construction of an approved building site.

**D. 1. Density:** The number of dwelling units per gross acre excluding accessory dwelling units pursuant to Government Code Section 65852.2.

**2. Department:** The planning and redevelopment department of the City of Roseville.

**3. Design Guidelines:** A set of guidelines adopted by the City of Roseville, defining elements and dimensions to be followed in site, building design, landscaping and development.

**4. Development:** Shall be as defined by California Government Code Section 65927.

**5. Development Standard:** Those parts of a zone district and any other regulation of this title which regulates aspects of physical development, including, but not limited to, density, lot area, lot width, lot coverage, building height, and setbacks.

**6. Disabled Person:** Any person who has a physical or mental impairment that substantially limits one or more major life activities; anyone who is regarded as having such impairment; or anyone who has record of such impairment. People who are currently using illegal substances are not covered under the Act unless they have a separate disability or otherwise qualify.

**7. Distance between Structures:** The shortest horizontal distance measured between two vertical walls of two structures.

**E. 1. Expansion, Building or Structure:** An alteration of a building/structure that results in an increase in its size, either in extent or bulk, or an increase in its area or volume.

**2. Expansion, Use:** An alteration of a use that results in an increase in its size, either in extent, intensity or in the nature of the activities conducted.

**F. 1. Family:** An individual or group of two or more persons occupying a dwelling and living together as a single housekeeping unit in which each resident has access to all parts of the dwelling and where the adult residents share expenses for food or rent.

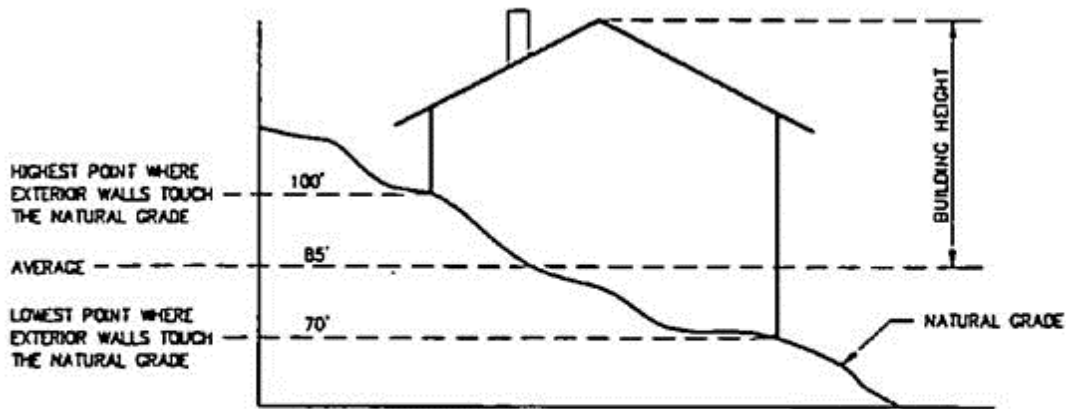
**2. Fence:** An artificially constructed barrier of any material or combination of materials erected to enclose, screen, or separate areas.

**G. 1. Garage Sale:** The temporary sale of used household or personal articles held on the seller’s own residential premises, also referred to as a yard sale or rummage sale.

2. **General Plan:** As used in this title, the term General Plan means the City of Roseville General Plan, and all revisions and amendments to the Plan.

3. **“Group Home”** shall mean those uses or facilities identified with Sections 19.08.070(J)(3), 19.08.080(C), 19.08.080(D) and such other sections of this title, which provide for the care of disabled or supervised individual(s).

H. 1. **Height, Building and Other Structures:** The vertical distance from the highest point of the building or structure to the average of the highest and lowest points where the exterior walls or supports touch the natural grade.



**BUILDING HEIGHT FROM AVERAGE GRADE**  
NO SCALE

2. **Height, Fence or Wall:** The height of a fence or wall shall be determined from the highest finished grade adjacent to the fence or wall.

3. **Home, Model Complex:** One or more dwelling units or one temporary trailer temporarily used for display purposes as an example of dwelling units available or to be available for sale or rental for the first time in a particular subdivision or residential development which may be comprised of single detached, semi-detached, or multiple unit dwellings, or a combination thereof. It also includes one sales office and associated parking.

I. **Reserved.**

J. 1. **Junk Yard:** Any area of 200 square feet or more used for the storage of junk, scrap materials, materials, salvaged from wrecked or demolished buildings, machinery or equipment; or used for the wrecking or demolishing of automobiles, other vehicles, or machinery.

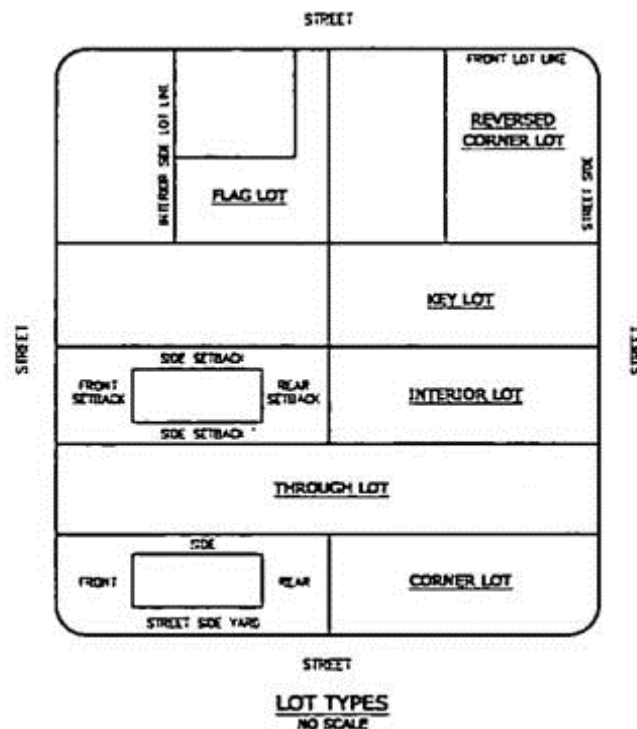
K. **Reserved.**

L. 1. **Landscaped Area:** An area devoted to lawn, groundcover, trees, or shrubs or hardscape, and as specified in this title, the Design Guidelines, any applicable specific plan or by other City requirement.

2. **Loading Space:** An area, other than a street, alley, or driving aisle, on the same lot with a building or a group of buildings which is permanently reserved and maintained for the temporary parking of commercial vehicles while loading or unloading merchandise or materials.

3. **Lot:** A legally created parcel of land used or capable of being used under the regulations of this title.

4. **Lot, Corner:** A lot located at the intersection of two or more streets, with one property boundary bordering on each street frontage (see figure).



5. **Lot, Developed:** A lot with buildings or structures.

6. **Lot, Flag:** A lot having access to a public or private street by a narrow strip of land (see figure under Lot, Corner).

7. **Lot, Frontage:** That portion of the lot contiguous to the street.

8. **Lot, Interior:** A lot, other than a corner lot, abutting only one street (see figure under Lot, Corner).

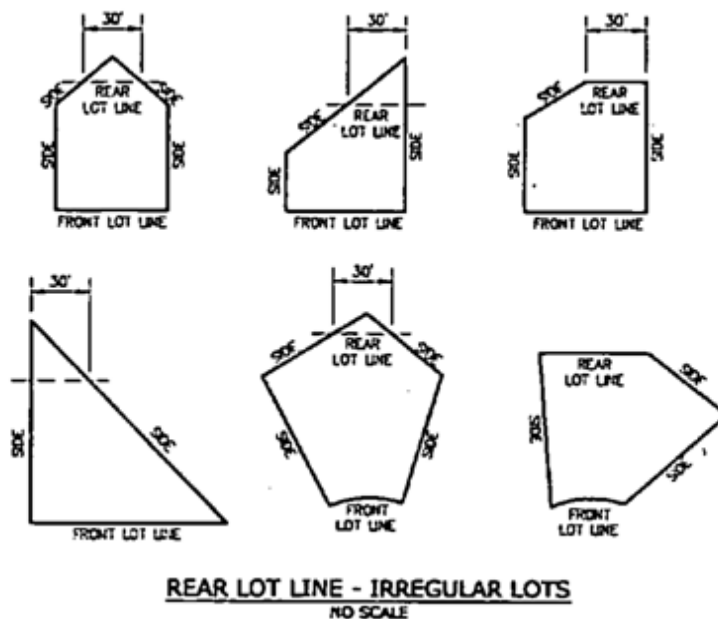
9. **Lot, Key:** A lot with a side line that abuts the rear line of any one or more adjoining lots (see figure under Lot, Corner).

10. **Lot Line, Front:** The lot line separating a lot from a street right-of-way. The front lot line of a corner lot may face either street frontage, at the option of the owner, provided that the required rear yard setback is obtainable opposite from the front lot line.

11. **Lot Line, Rear:** That lot line, not intersecting a front lot line, which is most distant from and most closely parallel to the front lot line. In the case of an irregularly shaped lot or a lot bounded by only three lot lines, a line within the lot having a length of 30 feet parallel to



and most distant from the front lot line shall be interpreted as the rear lot line for the purpose of determining required yards, setbacks, and other provisions of this title (see figures below).



12. **Lot Line, Side:** Any lot line which is not a front or rear lot line.
  13. **Lot, Reversed Corner:** A corner lot, the rear of which abuts the side of another lot (see figure under Lot, Corner).
  14. **Lot, Area:** The area contained within the boundary lines of a lot.
  15. **Lot, Through:** A lot having frontage on two generally parallel streets (see figure under Lot, Corner).
  16. **Lot, Width:** The horizontal distance between the side lot lines, measured at the front setback line.
- M.**
1. **Manager:** The Planning Manager of the City of Roseville or the Manager's designee.
  2. **Manufactured Home:** A factory built or manufactured home permitted by State of California and federal laws.
  3. **Mobile Home:** Same as manufactured home, but subject to the National Manufactured Housing Construction and Safety Act of 1974.
  4. **Mobile Home Park:** Any area or tract of land where one or more mobile home lots are rented or leased or held out for rent or lease to accommodate mobile homes used for human habitation. The rental paid for any such mobile home shall be deemed to include rental for the lot it occupies.
  5. **Model Home Complex:** One or more dwellings used for the display and sale of units and lots within a subdivision.
- N.**
1. **Nonconforming Structure or Building:** A structure or building, the size, dimensions, or location of which was lawful prior to the adoption, revision, or amendment to the

Zoning Ordinance but that fails by reason of such adoption, revision, or amendment to comply to the present requirements of the zoning district.

**2. Nonconforming Use:** A use or activity that was lawful prior to the adoption, revision or amendment of the Zoning Ordinance but that fails by reason of such adoption, revision, or amendment to comply to the present requirements of the zoning district.

**O. 1. Open Air Vending Facilities:** The sale of prepared food, fresh cut flowers or plants, or the sale of items determined by the Planning Manager to be consistent with this type of use, from a stand or non-motorized non-stationary cart or pushcart.

**2. Outdoor Sales Area:** An outdoor area located on the same lot as the principal business used for merchandise display or storage as allowed under this title.

**P. 1. Parcel:** Means an area of land.

**2. Parcel, Nonconforming:** A parcel of land having less area, frontage, or dimensions than required in the zoning district in which it is located.

**3. Parking Lot:** An area of land, a yard or other open space on a lot legally used for or designed for parking motor vehicles.

**4. Parking Space:** An unobstructed space or area other than a street or alley which is permanently reserved and maintained for the parking of one motor vehicle.

**5. Peak Load:** The generation of electricity during the highest electrical demand within a particular period of time. Daily electric peaks on weekdays occur in late afternoon and early evening. Annual peaks occur on hot summer days.

**6. Permitted:** Means any use or activity allowed by the provisions of this title, and subject to the applicable regulations contained within this title.

**7. Person:** An individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, City, local agency, or any other group or combination acting as an entity.

**8. Planning Commission:** The Planning Commission of the City of Roseville.

**9. Property Owner:** A person or persons having a possessory interest in the property, other than a periodic tenancy, estate at will, or sufferance, or a person having a contractual right which will ripen into such a possessory interest in the property.

**Q. Reserved.**

**R. Reserved.**

**S. 1. Sale, Fundraising:** The temporary sale of new or used merchandise conducted by a charitable, eleemosynary, or non-profit organization or by groups associated with churches, schools and clubs.

**2. Seating Capacity:** The actual seating capacity of an area based upon the number of seats of one seat per 18 inches of bench or pew length. For other areas where seats are not fixed, the seating capacity shall be determined as indicated by the Uniform Building Code.

**3. Secondary Use:** A purpose for which land or a building is or may be intended, occupied, maintained, arranged, or designed, which is less visible, prominent, or important than the primary use(s) on the same lot or parcel.

4. **Setback:** The required distance that a building, parking lot or other designated item must be located from a lot line.

5. **Setback, Front:** The front setback is an area formed by a line parallel to a front lot line. The front setback is measured at right angles to the front lot line.

6. **Setback, Rear:** The rear setback is an area formed by a line parallel to the rear lot line. Rear setbacks are measured at right angles to the rear lot lines.

7. **Setback, Side:** The side setback is an area formed by a line parallel to the side lot line, that extends between front and rear setback areas. Side setbacks are measured at right angles to the side lot lines.

8. **Shopping Center:** Two or more contiguous or separate retail commercial stores that share access and/or parking, which function by design, or ultimately function, as a single entity.

9. **Street:** A public or permanent private way 30 feet or more in width, which affords a primary means of access to property.

10. **Structural Alterations:** Any change in the supporting members of a building such as foundations, bearing walls, columns, beams, floor or roof joints, girders or rafters, or changes in roof or exterior lines.

11. **Structure:** Anything constructed or erected which requires location on the ground or attachment to something having a permanent location on the ground, including but not limited to antennas, signs and billboards, but not including outdoor areas such as paved areas, tennis courts, driveways, parking spaces where the area is unobstructed from the ground up.

T. 1. **“Theater”** means a building or structure used for the purpose of conducting live dramatic, comedic or musical performances, the showing of motion pictures or similar recorded media, or other live performing arts.

U. 1. **Uniform Building Code:** The Uniform Building Code currently in use and adopted by the City of Roseville.

2. **Usable Open Space:** One or more open areas adjacent to residential uses, the purpose of which is to provide an outdoor area designed for outdoor living and recreation, and which is located at, below, or above grade. This space is typically accommodated within side and rear yard areas.

3. **Use:** The purpose of which land or a building is arranged, designed, or intended, or for which either land or a building is or may be occupied or maintained.

4. **Use, Accessory:** See Accessory Uses, Article III, Chapter 19.22.

5. **Use, Conditionally Permitted:** A use type subject to a Conditional Use Permit, which use may be essential or desirable to the public convenience or welfare in one or more zones but which may also impair the integrity and character of the zone or adjoining zone or be detrimental to the public health, safety or welfare unless additional restrictions on location and extent of use are imposed and enforced. Such use shall be permitted when all specific additional restrictions are completed and permanently satisfied in conformance with an approved Conditional Use Permit. Should such restrictions be of a continuing nature, the use will remain conditional so long as the restrictions are complied with, but shall become an illegal use whenever and so long as the restrictions are not complied with.

6. **Use, Primary:** The primary use or uses for which land or a building is or may be intended, occupied, maintained, arranged or designed and includes principally, conditionally and administratively permitted uses.

7. **Use, Principally Permitted:** The primary use of land or of a main building which use is compatible with the purpose of the zone and which is permitted in the zone. If a use is listed in a specific zone as a principally permitted use, it means that the owner, lessee or other person who has legal right to use the land, has right to conduct such principally permitted use subject to the regulations and procedural requirements of this title.

8. **Use, Temporary:** See Temporary Uses, Article IV, Chapter 19.64.

9. **Use Type:** A category or class of land uses which share common functional, product or compatibility characteristics and which have been classified under a discreet use type in these regulations, commencing at Article II of this title.

V. **Reserved.**

W. **Reserved.**

X. **Reserved.**

Y. **Reserved.**

Z. 1. **Zoning District:** A designated/mapped portion of the City within which a uniform set of regulations apply.

SECTION 16. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 17. 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

RESOLUTION NO. 18-185

APPROVING AN ACCESSORY DWELLING UNITS FEE POLICY

WHEREAS, an internal fee policy was established in the 1990s to set clear expectations regarding the application of fees related specifically to accessory dwelling units (formerly second dwelling units); and

WHEREAS, in addition to periodic updates, recent changes to requirements mandated by the State have resulted in an update to that policy; and

WHEREAS, the Accessory Dwelling Units Fee Policy has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that the Accessory Dwelling Units Fee Policy is hereby approved.

PASSED AND ADOPTED by the Council of the City of Roseville this 23<sup>rd</sup> day of May, 2018, by the following vote on roll call:

AYES COUNCILMEMBERS: Gore, Alvord, Allard

NOES COUNCILMEMBERS: None

ABSENT COUNCILMEMBERS: Herman, Rohan

  
VICE MAYOR

ATTEST:

  
City Clerk



## COUNCIL COMMUNICATION

**CC #: 9259**  
**File #: 0800-06**

**Title:** Second Reading - Downtown Code Amendment - Regulations Related to Allowed Uses in the Dry Creek Mixed Use (D-7) District  
**Contact:** Greg Bitter 916-774-5294 gbitter@roseville.ca.us

**Meeting Date: 6/6/2018**  
**Item #: 7.33.**

### RECOMMENDATION TO COUNCIL

ORDINANCE NO. 5973 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTION 2.3.2 OF CHAPTER 2 OF THE ROSEVILLE DOWNTOWN CODE REGARDING ALLOWED LAND USES WITHIN THE DRY CREEK MIXED-USE (DT-7) DISTRICT for second reading adoption.

### BACKGROUND

Not applicable.

### FISCAL IMPACT

Not applicable.

### ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

### ENVIRONMENTAL REVIEW

This action is not a project subject to the California Environmental Quality Act (CEQA) because it involves only general policy and procedure making and does not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment (CEQA Guidelines, Sections 15002(d), 15378, 15061(b)(3).).

Respectfully Submitted,

Greg Bitter, Planning Manager

Mike Isom, Acting Development Services Director

A handwritten signature in blue ink, appearing to read 'Dominick Casey', with a stylized, overlapping loop structure.

---

Dominick Casey, Acting City Manager

**ATTACHMENTS:**

Description

Ordinance No. 5973

ORDINANCE NO. 5973

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTION  
2.3.2 OF CHAPTER 2 OF THE ROSEVILLE DOWNTOWN CODE REGARDING  
ALLOWED LAND USES WITHIN THE DRY CREEK MIXED-USE (DT-7) DISTRICT

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Background and Purpose. In 2009, the City Council, by Ordinance No. 4728, added Chapter 19.31 to the Roseville Municipal Code which adopted and incorporated by reference the Downtown Code. The proposed amendment of the Downtown Code would allow the College and University, Vocational School and Specialty School land use types as principally permitted uses within the Dry Creek Mixed-Use (DT-7) District, as shown in attached Exhibit A.

SECTION 2. Amendment of Downtown Code. Section 2.3.2 is hereby amended as shown in Exhibit A.

SECTION 3. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

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 Downtown Code a certificate or notation stating the time and place of said publication by posting. The Planning Manager is directed to replace pages 2-14 and 2-16 of the Downtown Code with new pages 2-14 and 2-16 as shown in Exhibit A.

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



## 2.0 Land Use and Zoning

|                                               | Washington Corridor | Washington Corridor (Intensified) | Old Town Bungalow Residential | Old Town Commercial | Old Town Commercial (Extension) | Vernon Street | Dry Creek Mixed-Use | Creek View Residential | Vernon Bungalow Residential | Douglas Boulevard |
|-----------------------------------------------|---------------------|-----------------------------------|-------------------------------|---------------------|---------------------------------|---------------|---------------------|------------------------|-----------------------------|-------------------|
|                                               | DT-1                | DT-2                              | DT-3                          | DT-4                | DT-5                            | DT-6          | DT-7                | DT-9                   | DT-10                       | DT-11             |
| <b>AGRICULTURE &amp; OPEN SPACE USE TYPES</b> |                     |                                   |                               |                     |                                 |               |                     |                        |                             |                   |
| Resource Protection & Restoration             | -                   | -                                 | -                             | -                   | P                               | P             | P                   | P                      | -                           | P                 |
| Resource Related Recreation                   | P                   | P                                 | P                             | P                   | P                               | P             | P                   | P                      | P                           | P                 |
| <b>CIVIC USE TYPES</b>                        | DT-1                | DT-2                              | DT-3                          | DT-4                | DT-5                            | DT-6          | DT-7                | DT-9                   | DT-10                       | DT-11             |
| Community Assembly (1)                        | P                   | -                                 | -                             | CUP                 | -                               | CUP           | -                   | CUP                    | -                           | P                 |
| Community Services                            | P                   | P                                 | P                             | P                   | P                               | P             | P                   | P                      | P                           | P                 |
| Essential Services                            | P                   | P                                 | P                             | P                   | P                               | P             | P                   | P                      | P                           | P                 |
| <b>Hospital Services</b>                      |                     |                                   |                               |                     |                                 |               |                     |                        |                             |                   |
| General Hospital Services                     | P                   | -                                 | -                             | -                   | -                               | -             | -                   | -                      | -                           | P                 |
| Psychiatric Hospital Services                 | CUP                 | -                                 | -                             | -                   | -                               | -             | -                   | -                      | -                           | CUP               |
| Libraries & Museums, Private                  | P                   | -                                 | -                             | P                   | P                               | P             | P                   | -                      | -                           | P                 |
| Public Parking Services                       | P                   | P                                 | P                             | P                   | P                               | P             | P                   | P                      | P                           | P                 |
| <b>Schools</b>                                |                     |                                   |                               |                     |                                 |               |                     |                        |                             |                   |
| College & University                          | P                   | -                                 | -                             | -                   | -                               | P             | P                   | P                      | -                           | P                 |
| Elementary & Secondary                        | P                   | -                                 | -                             | -                   | -                               | -             | CUP                 | -                      | -                           | P                 |
| Private Elementary & Secondary                | P                   | -                                 | -                             | -                   | -                               | -             | CUP                 | -                      | -                           | P                 |
| <b>Power Generating Facilities (2)</b>        |                     |                                   |                               |                     |                                 |               |                     |                        |                             |                   |
| Emergency                                     | ZC                  | ZC                                | ZC                            | ZC                  | ZC                              | ZC            | ZC                  | ZC                     | ZC                          | ZC                |
| Supplemental/Individual Use                   | CUP                 | CUP                               | CUP                           | CUP                 | CUP                             | CUP           | CUP                 | CUP                    | CUP                         | CUP               |
| Passive Power                                 | P                   | P                                 | P                             | P                   | P                               | P             | P                   | P                      | P                           | P                 |
| <b>RESIDENTIAL USE TYPES (13)</b>             | DT-1                | DT-2                              | DT-3                          | DT-4                | DT-5                            | DT-6          | DT-7                | DT-9                   | DT-10                       | DT-11             |
| Live/Work (3)                                 | P                   | P                                 | P                             | P                   | -                               | P             | P                   | P                      | P                           | P                 |
| Mixed Use (4)                                 | P                   | P                                 | -                             | P                   | P                               | P             | P                   | P                      | -                           | P                 |

## 2.0 Land Use and Zoning

|                                                        | Washington Corridor | Washington Corridor (Intensified) | Old Town Bungalow Residential | Old Town Commercial | Old Town Commercial (Extension) | Vernon Street | Dry Creek Mixed-Use | Creek View Residential | Vernon Bungalow Residential | Douglas Boulevard |
|--------------------------------------------------------|---------------------|-----------------------------------|-------------------------------|---------------------|---------------------------------|---------------|---------------------|------------------------|-----------------------------|-------------------|
|                                                        | DT-1                | DT-2                              | DT-3                          | DT-4                | DT-5                            | DT-6          | DT-7                | DT-9                   | DT-10                       | DT-11             |
| Indoor Entertainment                                   | CUP                 | CUP                               | -                             | P                   | P                               | P             | P                   | -                      | -                           | CUP               |
| Indoor Sports & Recreation                             | P                   | -                                 | -                             | P                   | P                               | P             | -                   | -                      | -                           | P                 |
| Outdoor Entertainment                                  | -                   | -                                 | -                             | -                   | -                               | -             | P                   | -                      | -                           | -                 |
| <b>Community Care Facility</b>                         | P                   | -                                 | -                             | -                   | -                               | P             | P                   | P                      | -                           | P                 |
| <b>Day Care Center</b>                                 | P                   | -                                 | -                             | -                   | -                               | P             | P                   | -                      | -                           | P                 |
| <b>Eating &amp; Drinking Establishments</b>            |                     |                                   |                               |                     |                                 |               |                     |                        |                             |                   |
| Convenience                                            | P                   | P                                 | -                             | P                   | P                               | P             | P                   | -                      | -                           | P                 |
| Full Service                                           | P                   | P                                 | -                             | P                   | P                               | P             | P                   | -                      | -                           | P                 |
| <b>Food &amp; Beverage Retail Sales<sup>(12)</sup></b> | P                   | P                                 | -                             | P                   | -                               | P             | P                   | P                      | -                           | P                 |
| <b>Funeral &amp; Internment Services</b>               | -                   | -                                 | -                             | -                   | -                               | CUP           | -                   | -                      | -                           | CUP               |
| <b>Lodging Services</b>                                | P                   | -                                 | -                             | P                   | -                               | P             | P                   | -                      | -                           | P                 |
| <b>Long Term Care Facility</b>                         | CUP                 | -                                 | -                             | -                   | -                               | -             | CUP                 | -                      | -                           | CUP               |
| <b>Maintenance &amp; Repair</b>                        | P                   | -                                 | -                             | P                   | P                               | P             | -                   | -                      | -                           | P                 |
| <b>Medical Services (General)</b>                      | P                   | -                                 | -                             | P                   | -                               | P             | P                   | -                      | -                           | P                 |
| <b>Neighborhood Commercial</b>                         | P                   | P                                 | -                             | P                   | P                               | P             | P                   | P                      | -                           | P                 |
| <b>Nightclubs (9)</b>                                  | -                   | -                                 | -                             | A                   | A                               | A             |                     | -                      | -                           | -                 |
| <b>Offices, Professional (10)</b>                      | P                   | P                                 | ZC                            | P                   | P                               | P             | P                   | -                      | ZC                          | P                 |
| <b>Personal Services (11)</b>                          | P                   | P                                 | ZC                            | P                   | CUP                             | P             | P                   | -                      | ZC                          | P                 |
| <b>Retail Sales &amp; Services (12)</b>                | P                   | P                                 | -                             | P                   | P                               | P             | P                   | -                      | -                           | P                 |
| <b>Specialized Education &amp; Training</b>            |                     |                                   |                               |                     |                                 |               |                     |                        |                             |                   |
| Vocational Schools                                     | P                   | -                                 | -                             | P                   | -                               | P             | P                   | -                      | -                           | P                 |
| Specialty Schools                                      | CUP                 | CUP                               | -                             | P                   | -                               | P             | P                   | -                      | -                           | CUP               |



## COUNCIL COMMUNICATION

**CC #: 9261**  
**File #: 0800-06**

**Title:** Second Reading - Wireless Telecommunications in the Public Right-Of-Way - Ordinance Amendment  
**Contact:** Derek Ogden 916-746-1348 dogden@roseville.ca.us

**Meeting Date: 6/6/2018**  
**Item #: 7.34.**

### RECOMMENDATION TO COUNCIL

ORDINANCE NO. 5975 OF THE COUNCIL OF THE CITY OF ROSEVILLE ADDING CHAPTER 13.30 TO TITLE 13 OF THE ROSEVILLE MUNICIPAL CODE REGARDING WIRELESS TELECOMMUNICATIONS FACILITIES IN THE PUBLIC RIGHT-OF-WAY AND AMENDING SECTION 19.34.010 OF CHAPTER 19.34 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING ANTENNAS AND COMMUNICATIONS FACILITIES for second reading adoption.

### BACKGROUND

Not applicable.

### FISCAL IMPACT

Not applicable.

### ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

### ENVIRONMENTAL REVIEW

The proposed RMC revisions to accommodate wireless telecommunication facilities would allow for the installation of new utility poles and installation of related ground equipment to support "small cell" facilities within public right-of-way. These activities are categorically exempt from CEQA under Classes 3 (New Construction or Conversion of Small Structures), and 4 (Minor Alterations to Land). The Exemption(s) has been prepared and no further CEQA action is required.

Respectfully Submitted,

Derek Ogden, Senior Planner

Mike Isom, Acting Development Services Director



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Dominick Casey, Acting City Manager

**ATTACHMENTS:**

Description

Ordinance No. 5975

ORDINANCE NO. 5975

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADDING CHAPTER 13.30 TO TITLE 13 OF THE ROSEVILLE MUNICIPAL CODE REGARDING WIRELESS TELECOMMUNICATIONS FACILITIES IN THE PUBLIC RIGHT-OF-WAY AND AMENDING SECTION 19.34.010 OF CHAPTER 19.34 OF TITLE 19 OF THE ROSEVILLE MUNICIPAL CODE REGARDING ANTENNAS AND COMMUNICATIONS FACILITIES

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Chapter 13.30 of Title 13 is hereby added to the Roseville Municipal Code and shall read as follows:

**Chapter 13.30**

**WIRELESS TELECOMMUNICATIONS FACILITIES IN THE  
PUBLIC RIGHT-OF-WAY**

**13.30.010 Purpose.**

The purpose and intent of this chapter is to provide a uniform and comprehensive set of regulations and standards for the permitting, development, siting, installation, design, operation, and maintenance of wireless telecommunications facilities in the city's public right-of-way. These regulations are intended to prescribe clear and reasonable criteria to assess and process applications in a consistent and expeditious manner, while reducing the impacts associated with wireless telecommunications facilities. This chapter provides standards necessary:

- A. For the preservation of the public right-of-way in the city for the maximum benefit and use of the public;
- B. To promote and protect public health and safety, community welfare, visual resources, and the aesthetic quality of the city consistent with the goals, objectives and policies of the general plan; and
- C. To provide for the orderly, managed and efficient development of wireless telecommunications facilities in accordance with state and federal laws, rules and regulations.

**13.30.020 Definitions.**

For the purposes of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section:

"Accessory equipment" means any equipment associated with the installation of a wireless telecommunications facility, including but not limited to cabling, generators, fans, air conditioning units, electrical panels, equipment shelters, equipment cabinets, equipment

buildings, pedestals, meters, vaults, splice boxes, uninterruptible power supplies, and surface location markers.

"Antenna" means that part of a wireless telecommunications facility which is designed to radiate or receive radio frequency signals.

"Base station" means a structure or equipment at a fixed location that enables Federal Communications Commission's ("FCC") licensed or authorized wireless communications between user equipment and a communications network.

"Cellular" means an analog or digital wireless telecommunications technology that is based on a system of interconnected neighboring cell sites.

"City" means the City of Roseville or a designated agent of the City of Roseville.

"City-owned property" means any property owned, rented or leased by the city, or in which the city has the right to use or occupancy by virtue of an easement or other similar interest, excluding the public right-of-way. For purposes of this definition, "property" includes real property or improvements thereon, and personal property, fixtures or equipment.

"Code" means the Roseville Municipal Code.

"Co-Location" means the mounting or installation of transmission equipment on an eligible support structure which is for the purpose of transmitting and/or receiving radio frequency signal for communication purposes.

"COW" means a "cell on wheels," which is a wireless telecommunications facility temporarily rolled in or temporarily installed.

"Director" means the director of development services, or his or her designee.

"Eligible facilities" means the modification of an existing wireless tower or base station that involves the co-location of new transmission equipment, the removal of transmission equipment, or the replacement of transmission equipment as defined in 47 U.S.C. § 1455 or its successor statute.

"Eligible support structure" means any tower or base station provided that it is existing at the time the application is filed with the city.

"Facility(ies)" means wireless telecommunications facilities.

"Ground-mounted" means placed directly on the ground.

"Located within the public right-of-way" includes any facility which in whole or in part, itself or as part of another structure, rests upon, in, over, or under the public right-of-way.

"Modification" means a change to an existing wireless telecommunications facility that involves any of the following: co-location, expansion, alteration, enlargement, intensification, reduction, augmentation, removal of transmission equipment, or replacement of transmission equipment, including, but not limited to, changes in size, shape, color, visual design, or exterior material. "Modification" does not include repair, replacement (excluding replacement of transmission equipment) or maintenance if those actions do not involve a change to the existing facility involving any of the following: co-location, expansion, alteration, enlargement, intensification, reduction, or augmentation.

"Monopole" means a structure composed of a pole or tower used to support antennas or related equipment. A monopole also includes a monopine, monopalm and similar monopoles camouflaged to resemble faux trees or other faux objects attached on a monopole (e.g., water tower).

"Mounted" means attached or supported.

"Permittee" shall include the applicant and all successors in interest to the wireless telecommunications facilities permit.

"Pole" means a single shaft of wood, steel, concrete or other material capable of supporting the equipment mounted thereon in a safe and adequate manner and as required by provisions of this code.

"Public right-of-way" means the area on, below, or above a public roadway, highway, street, or alley that is owned by the city, publicly held by the city or dedicated to the city for public use and over which the city has jurisdiction and control and may lawfully grant access pursuant to applicable law. "Public right-of-way" shall also include: (1) public utility easements adjacent to public roadways, highways, streets, or alleys that are under the jurisdiction and control of the city wherein the city now or hereafter acquires the right to locate or permit the location of wireless telecommunications facilities, provided that the terms and conditions of any such easement expressly allow, or any restrictions thereon do not expressly prohibit, the use of the particular easement for purposes other than which it was conveyed, dedicated or condemned; and (2) all landscape corridors adjacent to public roadways, highways, streets, or alleys that are owned by the city, publicly held by the city or dedicated to the city for public use and over which the city has jurisdiction and control and may lawfully grant access pursuant to applicable law.

"Public right-of-way" shall not include: (1) county, state or federal rights-of-way; (2) property owned by any person other than the city; (3) service entrances or driveways leading from the road or street onto adjoining property; or (4) except as described above, any real or personal property of the city, such as, but not limited to, bike trails, city parks, buildings, fixtures, poles, conduits, sewer lines, facilities, or other structures or improvements, regardless of whether they are situated in the public right-of-way.

"Street light pole" means a pole located on the edge of the public right-of-way containing a raised source of light whose main purpose is to light the public right-of-way.

"Substantial evidence" means such relevant evidence as a reasonable mind might accept as adequate to support a conclusion.

"Telecommunications tower" means a freestanding structure designed and primarily used to support wireless telecommunications facility antennas.

"Tower" means any structure built for the sole or primary purpose of supporting any FCC licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site.

"Traffic signal pole" means a pole containing signaling devices positioned at road intersections, pedestrian crossings, and other locations to control the flow of traffic.

"Utility pole" means any pole or tower owned by any utility company that is primarily used to support wires or cables necessary to the provision of electrical or other utility services.

"Wireless telecommunications facility," "facility" or "facilities" mean any facility that transmits and/or receives electromagnetic waves. It includes, but is not limited to, antennas and/or other types of equipment for the transmission or receipt of such signals, telecommunications towers or similar structures supporting such equipment, related accessory equipment, equipment buildings, parking areas, fences, and other accessory development.

The term "wireless telecommunications facility" does not apply to the following:

- A. Government owned and operated telecommunications facilities.
- B. Emergency medical care provider-owned and operated telecommunications facilities.
- C. A mobile wireless telecommunications facility operated by the media on a temporary basis at various locations in the city to provide public information coverage of news events.
- D. Any wireless telecommunications facilities exempted from this code by state or federal law.

"Wireless telecommunications services" means the provision of services using a wireless telecommunications facility or a wireless telecommunications co-location facility, and shall include, but is not limited to, the following services: personal wireless services as defined in the federal Telecommunications Act of 1996 at 47 U.S.C. § 332(c)(7)(C) or its successor statute, cellular service, personal communication service, and/or data radio telecommunications.

### **13.30.030      Applicability.**

- A. This chapter applies to the siting, construction or modification of any and all wireless telecommunications facilities proposed to be located in the public right-of-way.
- B. This chapter does not apply to the following:
  - 1. Wireless telecommunication facilities not located within the public right-of-way. These facilities are regulated by Chapter 19.34 of the Roseville Municipal Code.
  - 2. Amateur radio facilities.
  - 3. Over the air reception devices ("OTARD") antennas.
  - 4. Facilities owned and operated by the city for its use.
  - 5. Any entity legally entitled to an exemption pursuant to state or federal law or governing franchise agreement.
  - 6. Wireless telecommunications facilities proposed to be located on city-owned property.
  - 7. Wireless telecommunications facilities proposed to be located on city-owned street light poles, traffic signal poles, and utility poles located in the public right-of-way.



8. Like-kind replacements of antennas or accessory equipment.

#### **13.30.040 Wireless telecommunications facility permit requirements.**

##### **A. Wireless Telecommunications Facilities Permit.**

1. A wireless telecommunications facilities permit, subject to the director's approval, may be issued for new facilities or co-locations or modifications to existing facilities that comply with all applicable provisions in this chapter without need for an exception pursuant to Section 13.30.160 (Exceptions).

##### **B. Master Wireless Telecommunications Facilities Permit.**

1. Any applicant that seeks approval for five (5) or more wireless telecommunications facilities located within a one (1) mile radius (including new facilities and co-locations to existing facilities) may elect to submit an application for a master wireless telecommunications facilities permit subject to the director's approval. The proposed facilities in a master plan shall be reviewed together at the same time and subject to the same requirements and procedures applicable to a wireless telecommunications facilities permit.

2. A master wireless telecommunications facilities permit shall be deemed an approval for all wireless telecommunications facilities within the master plan; provided, however, that an individual encroachment permit shall be required for each wireless telecommunications facility.

3. After the director approves a master wireless telecommunications facilities permit, any deviations or alterations from the approved master plan for an individual wireless telecommunications facility shall require a new wireless telecommunications facilities permit.

**C. Other Permits Required.** In addition to any permit that may be required under this chapter, the applicant must obtain all other required prior permits or other approvals from other city departments, or state or federal agencies, including but not limited to building and encroachment permits. Any permit granted under this chapter is subject to the conditions and/or requirements of other required prior permits or other approvals from other city departments, state or federal agencies.

**D. Eligible Applicants.** Only applicants who have been granted the right to enter the public right-of-way pursuant to state or federal law shall be eligible for a permit to install or modify a wireless telecommunications facility or a wireless telecommunications co-location facility in the public right-of-way.

**E. Speculative Equipment Prohibited.** The city finds that the practice of pre-approving wireless equipment or other improvements that the applicant does not presently intend to install but may wish to install at some undetermined future time does not serve the public's best interest. The city shall not approve any equipment or other improvements in connection with a wireless telecommunications facility permit when the applicant does not actually and presently intend to install such equipment or construct such improvements.

#### **13.30.050 Application for wireless telecommunications facility permits.**

A. Application. In addition to the information required of an applicant for an encroachment permit or any other permit required by this code, each applicant requesting approval of the installation or modification of a wireless telecommunications facility in the public right-of-way shall fully and completely submit to the city a written application on a form prepared by the director.

B. Application Contents. The director shall develop an application form and make it available to applicants upon request. The application form for new wireless telecommunications facilities to be installed in the public right-of-way, or for modifications to existing wireless telecommunications facilities, shall require the following information, in addition to all other information determined necessary by the director:

1. The name, address and telephone number of the applicant, owner and the operator of the proposed or modified facility.

2. If the applicant is an agent, the applicant shall provide a duly executed letter of authorization from the owner of the facility. If the owner will not directly provide wireless telecommunications services, the applicant shall provide a duly executed letter of authorization from the person(s) or entity(ies) that will provide those services.

3. If the facility will be located on or in the property of someone other than city owned infrastructure or the owner of the facility (e.g., non-city owned utility pole, utility cabinet, vault, or cable conduit), the applicant shall provide a duly executed written authorization from the property owner(s) authorizing the placement of the facility on or in the property owner's property.

4. A list of applicant's existing facilities located in the city and any pending applications with the city.

5. Detailed engineering plans of the proposed facility and related report documenting the following:

a. Height, length, diameter and design of the facility, including technical engineering specifications, together with evidence that demonstrates that the proposed facility has been designed to be the least visible equipment within the particular technology the carrier chooses to deploy. A layout plan, section and elevation of the tower structure shall be included.

b. A photograph and model name and number of each piece of equipment included.

c. Power output and operating frequency for the proposed antenna.

d. Total anticipated capacity of the structure, indicating the number, types, power, and frequency ranges of applicant's antennas, which can be accommodated.

e. Sufficient evidence to the city's satisfaction of the structural integrity of the pole or other supporting structure as required by the city.

f. Electric service requirements to include metered service pedestal location, pedestal manufacturer and cut sheet, main bussing size of service in amps, voltage requested, service entrance conductor quantity and size, and load calculations.

g. Structural load calculations if planning on attaching antennae on existing poles or towers that shows the existing structure and base can support the new load without being replaced.

6. Site plan(s) to scale, specifying and depicting the exact proposed location of the pole, pole diameter, antennas, accessory equipment, public right-of-way, access or utility easements, landscaped areas, existing utilities, adjacent land uses, sidewalk, curb, road, street signs, traffic control devices, and showing compliance with Section 13.30.070 (Requirements for Facilities within the Public Right-of-Way).

7. Scaled elevation plans of proposed poles, antennas, accessory equipment, and related landscaping and screening.

8. If the applicant requests an exception to the requirements of this chapter (in accordance with Section 13.30.160 (Exceptions)), the applicant shall provide all information and studies necessary for the city to evaluate that request except that for eligible facilities, the city may only require the applicant to provide documentation or information only to the extent reasonably related to determining whether the request for an exception meets the requirements of this chapter.

9. An accurate visual impact analysis showing the maximum silhouette, color and finish palette and proposed screening for the facility, including scaled photo simulations from at least three (3) different angles. A visual impact analysis shall not be required for eligible facilities or for any application that will not impact appearance, such as a modification to equipment behind existing screening.

10. Completion of the radio frequency ("RF") emissions exposure guidelines checklist contained in Appendix A to the FCC's "Local Government Official's Guide to Transmitting Antenna RF Emission Safety" to determine whether the facility will be "categorically excluded" as that term is used by the FCC.

11. For a facility that is not categorically excluded under the FCC regulations for RF emissions, the applicant shall submit an RF exposure compliance report prepared and certified by an RF engineer acceptable to the city that certifies that the proposed facility will comply with applicable federal RF exposure standards and exposure limits. The RF report must include the actual frequency and power levels (in watts effective radio power "ERP") for all existing and proposed antennas at the site and exhibits that show the location and orientation of all transmitting antennas and the boundaries of areas with RF exposures in excess of the uncontrolled/general population limit (as that term is defined by the FCC) and also the boundaries of areas with RF exposures in excess of the controlled/occupational limit (as that term is defined by the FCC). Each such boundary shall be clearly marked and identified for every transmitting antenna at the project site.

12. A traffic control plan for any work or staging of work within the traveled way including streets and sidewalks.

13. Copies of any documents that the applicant is required to file pursuant to Federal Aviation Administration ("FAA") regulations for the facility.

14. A noise study prepared by a qualified acoustic engineer documenting that the level of noise to be emitted by the proposed wireless telecommunications facility will comply

with this code including Section 13.30.070(A)(16)(b), if requested by the director. In lieu of a noise study, the applicant may submit manufacturer specifications demonstrating no noise emissions. No noise study shall be required for modifications that will not introduce new noise-generating equipment.

15. Except for eligible facilities, a scaled conceptual landscape plan shall be prepared by a licensed landscape architect showing existing trees and vegetation and all proposed landscaping, concealment, screening and proposed irrigation with a discussion of how the chosen material at maturity will screen the site. Plans shall include repairs of any irrigation and plant replacements impacted by the proposed wireless telecommunications facility consistent with the city's parks construction standards.

16. A written description identifying the geographic service area for the subject installation including geographic maps, that identifies the location of the proposed facility in relation to all existing and planned facilities maintained within the city by each of the applicant, operator, and owner, if different entities. This requirement shall not apply to eligible facilities. In addition, applicant shall not be required to identify the location of its proposed facility in relation to existing and planned facilities of other entities.

17. Certification that applicant, owner, or operator is a telephone corporation or a statement providing the basis for its claimed right to enter the public right-of-way. If the applicant has a certificate of public convenience and necessity ("CPCN") issued by the California Public Utilities Commission, it shall provide a copy of its CPCN.

18. An application fee as established by resolution adopted by the city council, as amended from time to time.

19. Any other information and/or studies determined necessary by the director.

C. Effect of State or Federal Law Change. In the event a subsequent state or federal law prohibits the collection of any information required by Section 13.30.050(B), the director is authorized to omit, modify or add to that request from the city's application form. Nonetheless, for requests for eligible facilities, the director shall not require the applicant to submit information beyond what is necessary to determine whether the proposed facility qualifies as an eligible facility which must be approved by law.

### **13.30.060 Review procedure.**

A. Pre-submittal Conference. Prior to application submittal, the city strongly encourages all applicants to schedule and attend a pre-submittal conference with applicable city staff to receive informal feedback on the proposed location, design and application materials. The pre-submittal conference is intended to identify potential concerns and streamline the formal application review process after submittal. Development services department staff will endeavor to provide applicants with an appointment within approximately seven (7) calendar days after receipt of a written request and include other city departments as necessary.

B. Notice; Decisions. The provisions in this section describe the procedures for approval and any required notice for an application.

1. Director's Decision Notice; Public Hearings. The director may approve, or conditionally approve, an application only after he or she makes the findings required in Section 13.30.080 (Findings). Notice of an intent to approve a wireless telecommunications facilities permit shall be mailed or delivered at least ten (10) calendar days prior to an action to the applicant, the property owner, all property owners, as shown on the most recent secured assessor's roll, within three hundred (300) feet of the location where the wireless telecommunications facility is proposed to be located, and all persons who have requested notice. No public hearing shall be required unless a public hearing is requested in writing by anyone wanting to comment on the project prior to the scheduled approval date. Alternatively, if the director determines that because of the location, size or design of the wireless telecommunications facility that a public hearing should be required, the director shall refer the project for a public hearing within the applicable shot clock period. If a public hearing is requested or required, the director shall schedule and notice the project for public hearing by the planning commission. If no public hearing is requested or required, within five (5) calendar days after the director approves or conditionally approves an application under this chapter, the director shall mail a notice of the decision to the applicant at the address appearing on the application.

2. Notice of Shot Clock Expiration. The city acknowledges there are federal and state shot clocks which may be applicable to a proposed wireless telecommunications facility. That is, federal and state law provide time periods in which the city must approve or deny a proposed wireless telecommunications facility. As such, the applicant is required to provide the city written notice of the expiration of any shot clock, which the applicant shall ensure is received by the city (e.g., overnight mail) no later than twenty (20) calendar days prior to the expiration.

3. Written Decision Required. All final decisions made pursuant to this chapter shall be in writing and based on substantial evidence in the written administrative record. The written decision shall include the reasons for the decision.

C. Appeals. Any aggrieved person or entity may appeal a decision by the director to the planning commission in accordance with the provisions set forth in Chapter 19.80 (Appeals). Any aggrieved person or entity may appeal a decision by the planning commission to the city council in accordance with the provisions set forth in Chapter 19.80 (Appeals). All noticing and public hearing requirements shall be as set forth in Chapter 19.80 (Appeals).

### **13.30.070 Requirements for facilities within the public right-of-way.**

A. Design and Development Standards. All wireless telecommunications facilities that are located within the public right-of-way shall be designed and maintained as to minimize visual, noise and other impacts on the surrounding community and shall be planned, designed, located, and erected in accordance with the city's design and construction standards and the following:

1. General Guidelines.

a. The applicant shall employ screening, undergrounding and camouflage design techniques in the design and placement of wireless telecommunications facilities in order to

ensure that the facility is as visually screened as possible. Site lines for vehicular safety should be considered when adding screening.

b. All wireless telecommunications facilities that are located within the public right-of-way shall not obstruct vehicular travel, pedestrian travel, or any public utility.

c. Screening shall be designed to be architecturally compatible with surrounding structures using appropriate techniques to camouflage, disguise, and/or blend into the environment, including landscaping, color, and other techniques to minimize the facility's visual impact as well as be compatible with the architectural character of the surrounding buildings or structures in terms of color, size, proportion, style, and quality.

d. Screening of the metered service pedestal shall meet the minimum clear working space requirements per Section 10 of Roseville Electric's Specification for Commercial Construction, as amended from time to time.

e. All proposed equipment shall meet the minimum street light clear area per Section 10 of Roseville Electric's Specification for Commercial Construction, as amended from time to time.

f. If feasible, wireless telecommunications facilities shall not be installed directly in front of a residence. In locations where homes are only along one side of a street, it is the city's preference that such facilities be installed along the side of the street with no homes.

g. All network communications and power shall have a means of disconnection at the pole so that utility workers can turn off the antennae and accessory equipment while working on the pole.

2. Metered Service Pedestal. All power required shall come from an approved metered service location. The metered power pedestal shall meet the requirements of Roseville Electric's Metered Service Pedestal Requirements and the Roseville Electric approved pages of the Electric Utility Service Entrance Requirements Committee ("EUSERC"). All metered pedestals or any other above ground equipment shall be located a minimum of 3' from the edge of any existing joint utility trench. The owner or permittee is responsible for providing and paying for their own power. Any service pedestal with backup generation provisions must be disconnected from the utility service prior to operating any backup generation so that it does not back feed onto the utility system when in use. Any permanently installed backup generation will require a break-before-make automatic transfer switch.

3. Traffic Safety. All facilities shall be designed and located in such a manner as to avoid adverse impacts on traffic safety including sight distance requirements, traffic control and sign visibility, Americans with Disabilities Act ("ADA") requirements, and minimum road clearances.

4. Blending Methods. All facilities shall have subdued colors and non-reflective materials that blend with the materials and colors of the surrounding area and structures.

5. Equipment. It is the city's preference that antenna elements be flush mounted or top mounted, to the extent feasible. All antenna mounts shall be designed so as not to preclude possible future co-location by the same or other operators or carriers.

6. New Poles in the Public Right-of-Way. If new poles are proposed in the public right-of-way the following requirements shall apply:

a. Such new poles shall be designed to resemble existing poles in the public right-of-way near that location, including size, height, color, materials and style, with the exception of any existing pole designs that are scheduled to be removed and not replaced.

b. Except for eligible facilities, the maximum height of any antenna shall not exceed ten (10) feet above the average height of any nearby poles.

c. Such new poles shall be located at least twenty-five (25) feet from any existing pole to the extent feasible.

d. Such new poles shall be located to the extent feasible in an area where there is an existing natural or other feature that obscures the view of the pole. The applicant shall further employ concealment techniques to blend the pole with said features including but not limited to the addition of vegetation if appropriate.

e. Except for eligible facilities, a new pole justification analysis shall be submitted to demonstrate why existing infrastructure cannot be utilized and demonstrating the new pole is the least intrusive means possible including a demonstration that the new pole is designed to be the minimum functional height and width required to support the proposed facility.

f. All new poles and structures shall meet the minimum clearances to electric and other utility facilities per California Public Utilities Commission General Orders 95 and 128, as may be revised or superseded.

g. The owner must provide an engineered study demonstrating the minimum safe working distance from owner's active equipment. In addition, the minimum safe working distance must be clearly posted on the equipment. The owner shall also provide a method and procedure of disabling that same equipment if work closer than the minimum safe working distance is required.

h. All new poles shall be located such that there will be a minimum of 3' of native soil between the edge of any existing joint utility trench and the edge of the new pole or base.

i. All cables, including, but not limited to, electrical and utility cables, shall be run within the interior of the pole and shall be camouflaged or hidden to the fullest extent feasible. For all wooden poles wherein interior installation is infeasible, conduit and cables attached to the exterior of poles shall be mounted flush thereto and painted to match the pole.

7. Space. It is the city's preference that each facility shall be designed to occupy the least amount of space in the public right-of-way that is technically feasible.

8. Wind Loads. Each facility shall be properly engineered to withstand wind loads as required by this code or any duly adopted or incorporated code. An evaluation of high wind load capacity shall include the impact of modification of an existing facility.

9. Obstructions. Each component part of a facility shall be located so as not to cause any physical or visual obstruction to pedestrian or vehicular traffic, incommode the public's use of the public right-of-way, or safety hazards to pedestrians and motorists and in compliance with Sections 19.95.030(C)(3) and (C)(4) (Zoning Ordinance Definitions) so as not to obstruct the clear vision triangle.

10. Public Facilities. A facility shall not be located within any portion of the public right-of-way interfering with access to a fire hydrant, fire station, police station, fire escape, water valve, underground and pad mount utility vaults and structures, valve housing structure, bus stop, transportation facility, or any other public health or safety facility.

11. Screening. All ground-mounted facilities, pole-mounted equipment, or walls, fences, landscaping or other screening methods shall be installed at least eighteen (18) inches from the face of curb.

12. Accessory Equipment. Not including the electric meter, it is the city's preference that all accessory equipment be located underground if feasible.

a. If accessory equipment will be ground-mounted, such accessory equipment shall: (i) be enclosed within a structure; (ii) be located in adjacent landscape corridors if feasible; (iii) not exceed a height of five (5) feet and a total footprint of fifteen (15) square feet; and (iv) be fully screened and/or camouflaged, including the use of landscaping, architectural treatment, or acceptable alternate screening. Required electrical meter cabinets shall be screened and/or camouflaged and located in adjacent landscape corridors if feasible. Screening of the metered service pedestal shall meet the minimum clear working space requirements of Roseville Electric's Specifications for Commercial Construction, as amended from time to time.

b. If feasible, above-ground accessory equipment shall not be installed directly in front of a residence. In locations where homes are only along one side of a street, it is city's preference that such above-ground accessory equipment be installed along the side of the street with no homes.

13. Landscaping. Except for eligible facilities and where appropriate, each facility shall be installed so as to maintain and enhance existing landscaping on the site, including trees, foliage and shrubs. Additional landscaping shall be planted, irrigated and maintained at applicant's expense where such landscaping is deemed necessary by the city to provide screening or to conceal the facility.

14. Signage. No facility shall bear any signs or advertising devices other than certification, warning or other signage required by law or permitted by the city.

15. Lighting.

a. No facility may be illuminated unless specifically required by the FAA or other government agency. Beacon lights are not permitted unless required by the FAA or other government agency.

b. Legally required lightning arresters and beacons shall be included when calculating the height of facilities such as towers, lattice towers and monopoles.

c. Any required lighting shall be shielded to eliminate, to the maximum extent possible, impacts on the surrounding neighborhoods.

d. Unless otherwise required under FAA or FCC regulations, applicants may install only timed or motion-sensitive light controllers and lights, and must install such lights so as to avoid illumination impacts to adjacent properties to the maximum extent feasible. The city may, in its discretion, exempt an applicant from the foregoing requirement when the applicant demonstrates a substantial public safety need.



e. The applicant shall submit a lighting study which shall be prepared by a qualified lighting professional to evaluate potential impacts to adjacent properties. Should no lighting be proposed, no lighting study shall be required.

16. Noise.

a. Backup generators shall only be operated during periods of power outages, and shall not be tested on weekends or holidays, or between the hours of 7:00 p.m. and 7:00 a.m.

b. At no time shall equipment noise from any facility exceed the exterior noise levels set forth in Chapter 9.24 (Noise Regulation).

17. Security. Each facility shall be designed to be resistant to, and minimize opportunities for, unauthorized access, climbing, vandalism, graffiti and other conditions that would result in hazardous situations, visual blight or attractive nuisances. The director may require the provision of warning signs, fencing, anti-climbing devices, or other techniques to prevent unauthorized access and vandalism when, because of their location and/or accessibility, a facility has the potential to become an attractive nuisance. Additionally, no lethal devices or elements or electric fences shall be installed as a security device.

18. Timeframe to Construct. The installation and construction approved by a wireless telecommunication facility permit shall begin within one (1) year after its approval or it will expire without further action by the city.

B. Conditions of Approval. In addition to compliance with the design and development standards outlined in this section, all facilities shall be subject to the following conditions of approval (approval may be by operation of law), as well as any modification of these conditions or additional conditions of approval deemed necessary by the director:

1. The permittee shall submit an as-built drawing within ninety (90) calendar days after installation of the facility. As-builts shall be in an electronic format acceptable to the city which can be linked to the city's GIS.

2. The permittee shall submit and maintain current at all times basic contact and site information on a form to be supplied by the city. The permittee shall notify the city of any changes to the information submitted within thirty (30) calendar days of any change, including change of the name or legal status of the owner or operator. This information shall include, but is not limited to, the following:

a. Identity, including the name, address and 24-hour local or toll free contact phone number of the permittee, the owner, the operator, and the agent or person responsible for the maintenance of the facility.

b. The legal status of the owner of the wireless telecommunications facility.

3. The permittee shall notify the city in writing at least ninety (90) calendar days prior to any transfer or assignment of the permit. The written notice required in this section must include:

a. The transferee's legal name;

b. The transferee's full contact information; and

c. A statement signed by the transferee that the transferee shall accept all permit terms and conditions.

The director may require the transferor and/or the transferee to submit any materials or documentation necessary to determine that the proposed transfer complies with the existing permit and all its conditions of approval, if any. Such materials or documentation may include, but shall not be limited to: federal, state and/or local approvals, licenses, certificates or franchise agreements; statements; photographs; site plans and/or as-built drawings; and/or an analysis by a qualified radio frequency engineer demonstrating compliance with all applicable regulations and standards of the FCC. Noncompliance with the permit and all its conditions of approval, if any, or failure to submit the materials required by the director shall be a cause for the city to revoke the applicable permits pursuant to and following the procedure set on in Section 13.30.150 (Removal and Restoration—Permit Expiration, Revocation or Abandonment).

4. At all times, all required notices and/or signs shall be posted on the site as required by the FCC, California Public Utilities Commission, any applicable licenses or laws, and as approved by the city. The location and dimensions of a sign bearing the emergency contact name and telephone number shall be posted pursuant to the approved plans.

5. Permittee shall pay for and provide a performance bond or other form of security approved by the city attorney's office, which shall be in effect until the facilities are fully and completely removed and the site reasonably returned to its original condition, to cover permittee's obligations under these conditions of approval and this code. The security instrument coverage shall include, but not be limited to, removal of the facility. The amount of the security instrument shall be calculated by the applicant in its submittal documents in an amount rationally related to the obligations covered by the bond and shall be specified in the conditions of approval. Before issuance of any building permit, permittee must submit said security instrument.

6. If a nearby property owner or tenant registers a noise complaint, the city shall forward the same to the permittee. Said complaint shall be reviewed and evaluated by the permittee. The permittee shall have fourteen (14) calendar days to file a written response regarding the complaint which shall include any applicable remedial measures. If the city determines the complaint is valid and the permittee has not taken any steps to minimize the noise, the city may hire a consultant to study, examine and evaluate the noise complaint and the permittee shall pay the fee for the consultant. The matter shall be reviewed by the director. If the director determines sound proofing or other sound attenuation measures should be required to bring the project into compliance with the code, the director may impose conditions on the facility to achieve said objective pursuant to Section 13.30.070(B)(8). In addition, violations of the city's noise ordinance may result in the enforcement proceedings, penalties, and remedies authorized by Chapters 2.50 and 2.52 of the Roseville Municipal Code.

7. A condition setting forth the permit expiration date in accordance with Section 13.30.130 (Permit Term and Renewals) shall be included in the conditions of approval.

8. The wireless telecommunications facility shall be subject to such conditions, changes or limitations as are from time to time deemed necessary by the director for the purpose of: (a) protecting the public health, safety, and welfare; (b) preventing interference with pedestrian and vehicular traffic; and/or (c) preventing damage to the public right-of-way or any

adjacent property. The city may modify the permit to reflect such conditions, changes or limitations by following the same notice requirements as are applicable to the underlying permit for similarly located facilities, except the permittee shall be given notice by personal service or by registered or certified mail at the last address provided to the city by the permittee.

9. The permittee shall not transfer the permit to any person prior to the completion of the construction of the facility covered by the permit, unless and until the transferee of the permit has submitted the security instrument required by Section 13.30.070(B)(5).

10. The permittee shall not move, alter, temporarily relocate, change, or interfere with any existing structure, improvement or property without the prior consent of the owner of that structure, improvement or property. No structure, improvement or property owned by the city shall be moved to accommodate a wireless telecommunications facility unless the city determines that such movement will not adversely affect the city or any surrounding businesses or residents, and the permittee pays all costs and expenses related to the relocation of the city's structure, improvement or property. Prior to commencement of any work pursuant to an encroachment permit issued for any facility within the public right-of-way, the permittee shall provide the city with documentation establishing to the city's satisfaction that the permittee has the legal right to use or interfere with any other structure, improvement or property within the public right-of-way to be affected by applicant's facilities.

11. To the fullest extent allowed by law and except for those matters caused by the city's sole negligence or willful misconduct, the permittee shall assume full liability for any damages or injuries caused to any property or person by the facility which resulted from or arose out of permittee's willful misconduct or negligent act.

12. The permittee shall repair, at its sole cost and expense, any damage including, but not limited to subsidence, cracking, erosion, collapse, weakening, or loss of lateral support to city streets, sidewalks, walks, curbs, gutters, landscaping, irrigation, parkways, street lights, traffic signals, improvements of any kind or nature, or utility poles, lines and systems, underground utility line and systems, or sewer systems and sewer lines that result from any activities performed in connection with the installation and/or maintenance of a wireless telecommunications facility in the public right-of-way. The permittee shall restore such areas, structures and systems to the condition in which they existed prior to the installation or maintenance that necessitated the repairs. Such time period for correction shall be based on the facts and circumstances, danger to the community and severity of the disrepair. Should the permittee not make said correction within the time period allotted, the city shall cause such repair to be completed at permittee's sole cost and expense.

13. No facility shall be permitted to be installed in the drip line of any tree in the public right-of-way or in the minimum street light clear area of any publicly owned street light per Section 10 of Roseville Electric's Specifications for Commercial Construction, as amended from time to time.

14. Insurance. The permittee shall obtain, pay for and maintain, in full force and effect until the facility approved by the permit is removed in its entirety from the public right-of-way, an insurance policy or policies of commercial general liability insurance, with minimum limits of \$2,000,000 for each occurrence and \$4,000,000 in the aggregate, that fully protects the city from claims and suits for bodily injury and property damage. Alternatively, the permittee may self-insure under these same terms. The insurance must name the city and its elected and

appointed council members, boards, commissions, officers, officials, agents, employees, and volunteers as additional named insureds, be issued by an insurer admitted in the State of California with a rating of at least a A:VII in the latest edition of A.M. Best's Insurance Guide, and include an endorsement providing that the policies cannot be canceled or reduced except with thirty (30) calendar days prior written notice to the city, except for cancellation due to nonpayment of premium. The insurance provided by permittee shall be primary to any coverage available to the city, and any insurance or self-insurance maintained by the city and its elected and appointed council members, boards, commissions, officers, officials, agents, employees, and volunteers shall be excess of permittee's insurance and shall not contribute with it. The policies of insurance required by this permit shall include provisions for waiver of subrogation. In accepting the benefits of this permit, permittee hereby waives all rights of subrogation against the city and its elected and appointed council members, boards, commissions, officers, officials, agents, employees, and volunteers. The insurance must afford coverage for the permittee's and the wireless provider's use, operation and activity, representatives, agents, and employees, as determined by the city's risk manager. Before issuance of any building permit for the facility, the permittee shall furnish to the city's risk manager certificates of insurance and endorsements, in the form satisfactory to the city attorney or the risk manager, evidencing the coverage required by the city.

15. To the fullest extent allowed by law and except for those matters caused by the city's sole negligence or willful misconduct, permittee shall defend, indemnify, protect and hold harmless city, its elected and appointed council members, boards, commissions, officers, officials, agents, employees, and volunteers from and against any and all claims, actions, or proceedings against the city, and its elected and appointed council members, boards, commissions, officers, officials, agents, employees, and volunteers to attack, set aside, void or annul, an approval of the city, planning commission or city council concerning this permit and the project. Such indemnification shall include damages of any type, judgments, awards, penalties, fines, defensive costs, or expenses, including, but not limited to, interest, reasonable attorneys' fees and expert witness fees, or liability of any kind related to or arising from such claim, action, or proceeding. The city shall promptly notify the permittee of any claim, action, or proceeding. Nothing contained herein shall prohibit city from participating in a defense of any claim, action or proceeding.

16. Additionally, to the fullest extent permitted by law, the permittee, and every permittee and person in a shared permit, jointly and severally, shall defend, indemnify, protect and hold the city and its elected and appointed council members, boards, commissions, officers, officials, agents, employees, and volunteers harmless from and against all claims, suits, demands, actions, losses, liabilities, judgments, settlements, costs (including, but not limited to, attorney's fees, interest and expert witness fees), or damages claimed by third parties against the city for any injury claim, and for property damage sustained by any person, arising out of or resulting from operation of the wireless telecommunications facility, or to any work done by or use of the public right-of-way by the permittee, owner or operator of the wireless telecommunications facility, or their agents, excepting only liability arising out of the sole negligence or willful misconduct of the city and its elected and appointed council members, boards, commissions, officers, officials, agents, employees, and volunteers.

17. Removal of Meter Cabinets. Should Roseville Electric not require the use of an above ground meter cabinet, the permittee shall at its sole cost and expense remove the meter

cabinet and any related foundation within ninety (90) calendar days of electrical services being offered and reasonably restore the area to its prior condition. An extension by Roseville Electric may be granted if circumstances arise outside of the control of the permittee.

18. Relocation. The permittee shall modify, remove, or relocate its facility, or portion thereof, without cost or expense to city, if and when made necessary by: (a) any public improvement project, including, but not limited to, the construction, maintenance, or operation of any underground or above ground facilities including but not limited to traffic signals, sewers, storm drains, conduits, gas, water, electric or other utility systems, or pipes owned by the city or any other public agency; (b) any abandonment of any street, sidewalk or other public facility; (c) any change of grade, alignment or width of any street, sidewalk or other public facility; or (d) a determination by the director or the public works director that the wireless telecommunications facility has become incompatible with public health, safety or welfare or the public's use of the public right-of-way. Such modification, removal, or relocation of the facility shall be completed within ninety (90) calendar days of notification by city unless exigencies dictate a shorter period for removal or relocation. Modification or relocation of the facility shall require submittal, review and approval of a modified permit pursuant to the code including applicable notice requirements. In the event the facility is not modified, removed, or relocated within said period of time, city may cause the same to be done at the sole cost and expense of permittee. Further, due to exigent circumstances including those of immediate or imminent threat to the public's health and safety, the city may modify, remove, or relocate wireless telecommunications facilities without prior notice to permittee provided permittee is notified within a reasonable period thereafter.

19. Permittee shall agree in writing that the permittee is aware of, and agrees to abide by, all conditions of approval imposed by the wireless telecommunications facility permit within thirty (30) calendar days of permit issuance. The permit shall be void and of no force or effect unless such written consent is received by the city within said 30-day period.

C. Other Permits Required. In addition to any permit that may be required under this chapter, the applicant must obtain all other required prior permits or other approvals from other city departments, or state or federal agencies, including but not limited to building and encroachment permits. Any permit granted under this chapter is subject to the conditions and/or requirements of other required prior permits or other approvals from other city departments, state or federal agencies.

### **13.30.080 Findings.**

No permit shall be granted for a wireless telecommunications facility unless all of the following findings are made by the director:

- A. All notices required for the proposed installation have been given.
- B. The proposed facility has been designed and located in compliance with all applicable provisions of this chapter.
- C. If applicable, the applicant has demonstrated its inability to locate on existing infrastructure.

D. The applicant has provided sufficient evidence supporting the applicant's claim that it has the right to enter the public right-of-way pursuant to state or federal law.

E. The applicant has demonstrated the proposed installation is supported by factual evidence and a meaningful comparative analysis to show that all alternative locations in the public right-of-way and designs identified in the application review process were technically infeasible or not available.

F. All applicable fees have been paid.

G. The applicant has obtained any approvals that may be required under the California Environmental Quality Act (California Public Resources Code Section 21000 et seq.) to construct, install, and maintain the proposed wireless telecommunications facility.

### **13.30.090 Nonexclusive grant.**

No permit or approval granted under this chapter shall confer any exclusive right, privilege, license or franchise to occupy or use the public right-of-way of the city for any purpose whatsoever. Further, no approval shall be construed as any warranty of title.

### **13.30.100 Temporary wireless telecommunications facilities in the public right-of-way.**

A COW or other temporary wireless telecommunications facility shall be permitted for the duration of an emergency declared by the city or at the discretion of the director.

### **13.30.110 Operation and maintenance standards.**

All wireless telecommunications facilities must comply at all times with the following operation and maintenance standards:

A. Unless otherwise provided herein, all necessary repairs and maintenance shall be completed by the permittee, owner, operator or any designated maintenance agent within forty-eight (48) hours:

1. After discovery of the need by the permittee, owner, operator or any designated maintenance agent; or

2. After permittee, owner, operator or any designated maintenance agent receives notification from the city.

B. Each permittee of a wireless telecommunications facility shall provide the director with the name, address and 24-hour local or toll free contact phone number of the permittee, the owner, the operator and the agent responsible for the maintenance of the facility ("contact information"). Contact information shall be updated within seven (7) calendar days of any change.

C. All facilities, including, but not limited to, telecommunication towers, poles, accessory equipment, lighting, fences, walls, shields, cabinets, artificial foliage or camouflage,

and the facility site shall be maintained by the permittee, owner, or operator in good condition, including ensuring the facilities are reasonably free of:

1. General dirt and grease;
2. Chipped, faded, peeling, and cracked paint;
3. Rust and corrosion;
4. Cracks, dents, and discoloration;
5. Missing, discolored or damaged artificial foliage or other camouflage;
6. Graffiti, bills, stickers, advertisements, litter, and debris;
7. Broken and misshapen structural parts;
8. Exposed wires;
9. Missing pull box or hand hole lids or covers; and
10. Any damage from any cause including, but not limited to, vandalism.

D. All trees, foliage or other landscaping elements approved as part of the facility shall be maintained by the permittee, owner, or operator in good condition at all times, and the permittee, owner and operator of the facility shall be responsible for replacing any damaged, dead or decayed landscaping. No amendment to any approved landscaping plan may be made until it is submitted to and approved by the director.

E. The permittee shall replace its facilities, after obtaining all required permits, if maintenance or repair is not sufficient to return the facility to the condition it was in at the time of installation.

F. Each facility shall be operated and maintained to comply with all conditions of approval. Each permittee, owner, or operator of a facility shall routinely inspect each site to ensure compliance with the same and the standards set forth in this chapter.

G. Any damage to city owned utility, traffic signal or street light poles that is repaired or replaced by the city will be at the owner's expense.

H. Any damage to city owned equipment that is repaired or replaced by the city will be at the owner's expense.

I. The permittee, owner, operator, or their agents, must have in their possession at all times a city approved traffic control plan for any maintenance or repair work staged within the vehicle travel way, bicycle lanes, or sidewalks.

### **13.30.120 No dangerous condition or obstructions allowed.**

No person shall install, use or maintain any facility which in whole or in part rests upon, in or over any public right-of-way, when such installation, use or maintenance violates the ADA or endangers or is reasonably likely to endanger the safety of persons or property, or when such site or location is used for public utility purposes, public transportation purposes or other governmental use, or when such facility unreasonably interferes with or unreasonably impedes the flow of pedestrian or vehicular traffic including any legally parked or stopped vehicle, the

ingress into or egress from any residence or place of business, the use of poles, posts, traffic signs or signals, hydrants, mailboxes, permitted sidewalk dining, permitted street furniture or other objects permitted at or near said location.

#### **13.30.130 Permit term and renewals.**

A. Initial Term of Permit. Unless Government Code Section 65964, as may be amended, authorizes the city to issue a permit with a shorter term, a permit for any wireless telecommunications facility shall be valid for a period of ten (10) years, unless pursuant to another provision of this code it lapses sooner or is revoked.

B. Renewals. At the end of the initial ten (10) year term set forth in subsection A above, the director may renew a wireless telecommunications facility permit for an additional ten (10) year term provided that permittee is in compliance with the provisions of this chapter and further provided that permittee does not seek modifications to the permit. A wireless telecommunications facility permit that has been renewed once under this subsection may not be renewed for a second time. Instead, permittee may file a new application for a wireless telecommunications facility permit for the permitted wireless telecommunications facility at the same location.

C. Modifications. Permittees seeking modifications to expiring permits must file a new application for a wireless telecommunications facility permit for the permitted wireless telecommunications facility at the same location.

D. Applications. Applications for renewals or new permits must be filed within one hundred and eighty (180) calendar days prior to expiration. Such applications shall comply with the city's current code requirements for wireless telecommunications facilities and will be processed in accordance with the procedures set forth in this chapter.

#### **13.30.140 Cessation of use or abandonment.**

A. A wireless telecommunications facility is considered abandoned and shall be promptly removed as provided herein if it ceases to provide wireless telecommunications services for ninety (90) or more consecutive calendar days unless the permittee has obtained prior written approval from the director which shall not be unreasonably denied. If there are two (2) or more users of a single facility, then this provision shall not become effective until all users cease using the facility.

B. The operator of a facility shall notify the city in writing of its intent to abandon or cease use of a permitted site or a nonconforming site (including unpermitted sites) within ten (10) calendar days of ceasing or abandoning use. Notwithstanding any other provision herein, the operator of the facility shall provide written notice to the director of any discontinuation of operations of thirty (30) calendar days or more.

C. Failure to inform the director of cessation or discontinuation of operations of any existing facility as required by this section shall constitute a violation of any approvals and be grounds for:



1. Litigation;
2. Revocation or modification of the permit;
3. Acting on any bond or other assurance required by this chapter or conditions of approval of the permit;
4. Removal of the facilities by the city in accordance with the procedures established under this code for abatement of a public nuisance at the owner's expense; and/or
5. Any other remedies permitted under this code or state or federal law.

**13.30.150 Removal and restoration—Permit expiration, revocation or abandonment.**

A. Upon the expiration date of the permit, including any extensions, earlier termination or revocation of the permit or abandonment of the facility, the permittee, owner or operator shall remove its wireless telecommunications facility and restore the site to its natural condition except for retaining the landscaping improvements and any other improvements at the discretion of the city. Removal shall be in accordance with proper health and safety requirements and all ordinances, rules, and regulations of the city. The facility shall be removed from the property, at no cost or expense to the city.

B. Failure of the permittee, owner or operator to promptly remove its facility and restore the property to a condition satisfactory to the director within ninety (90) calendar days after expiration, earlier termination or revocation of the permit, or abandonment of the facility, shall be a violation of this code. Upon a showing of good cause, an extension may be granted by the director where circumstances are beyond the control of the permittee after expiration. Further failure to abide by the timeline provided in this section shall be grounds for:

1. Prosecution;
2. Acting on any security instrument required by this chapter or conditions of approval of permit;
3. Removal of the facilities by the city in accordance with the procedures established under this code for abatement of a public nuisance at the owner's expense; and/or
4. Any other remedies permitted under this code or state or federal law.

C. Summary Removal. In the event the director or public works director determines that the condition or placement of a wireless telecommunications facility located in the public right-of-way constitutes a dangerous condition, obstruction of the public right-of-way, or an imminent threat to public safety, or determines other exigent circumstances require immediate corrective action (collectively, "exigent circumstances"), the director or public works director may cause the facility to be removed summarily and immediately without advance notice or a hearing. Written notice of the removal shall include the basis for the removal and shall be served upon the permittee and person who owns the facility within seven (7) calendar days of removal and all property removed shall be preserved for the owner's pick-up as feasible. If the owner cannot be identified following reasonable effort or if the owner fails to pick-up the property within sixty (60) calendar days, the facility shall be treated as abandoned property and disposed of at the city's discretion without compensation to the owner.

D. Removal of Facilities by City. In the event the city removes a facility in accordance with nuisance abatement procedures or summary removal, any such removal shall be without any liability to the city for any damage to such facility that may result from reasonable efforts of removal. In addition to the procedures for recovering costs of nuisance abatement, the city may collect such costs from the performance bond posted and to the extent such costs exceed the amount of the performance bond, collect those excess costs in accordance with this code. Unless otherwise provided herein, the city has no obligation to store such facility. Neither the permittee, owner nor operator shall have any claim if the city destroys any such facility not timely removed by the permittee, owner or operator after notice, or removed by the city due to exigent circumstances.

### **13.30.160 Exceptions.**

A. The city council recognizes that federal law prohibits a permit denial when it would effectively prohibit the provision of personal wireless services and the applicant proposes the least intrusive means to provide such services. The city council finds that, due to wide variation among wireless facilities, technical service objectives and changed circumstances over time, a limited exemption for proposals in which strict compliance with this chapter would effectively prohibit personal wireless services serves the public interest. The city council further finds that circumstances in which an effective prohibition may occur are extremely difficult to discern, and that specified findings to guide the analysis promotes clarity and the city's legitimate interest in well-planned wireless facilities deployment. Therefore, in the event that any applicant asserts that strict compliance with any provision in this chapter, as applied to a specific proposed personal wireless services facility, would effectively prohibit the provision of personal wireless services, the director may grant an exception from strict compliance subject to the provisions in this section.

B. Required Findings. The director shall not grant any exception unless the applicant demonstrates all the following:

1. The proposed wireless facility qualifies as a "personal wireless services facility" as defined in United States Code, Title 47, Section 332(c)(7)(C)(ii);
2. There is a "significant gap" in service coverage as that term is defined by federal law;
3. The applicant has provided the city with a clearly defined potential site search area; and
4. The applicant has provided the city with a meaningful comparative analysis that demonstrates the lack of available and technologically feasible alternative facilities or site locations.

C. Scope. The director shall limit its exception to the extent to which the applicant demonstrates such exception is necessary to reasonably achieve its reasonable technical service objectives. The director may adopt conditions of approval as reasonably necessary to promote the purposes in this chapter and protect the public health, safety and welfare.

D. Independent Consultant. The city shall have the right to hire, at the applicant's reasonable expense, an independent consultant to evaluate issues raised by the exception and to submit recommendations and evidence in response to the application.

**13.30.170 Location preferences.**

Wireless telecommunications facilities located within the public right-of-way of local streets as identified in the general plan, if within a residential zone, are the least-preferred location.

**13.30.180 Effect on other ordinances.**

Compliance with the provisions of this chapter shall not relieve a person from complying with any other applicable provision of this code. In the event of a conflict between any provision of this chapter and other sections of this code, this chapter shall control.

**13.30.190 State or federal law.**

A. In the event it is determined by the city that state or federal law prohibits discretionary permitting requirements for certain wireless telecommunications facilities, such requirements shall be deemed severable and all remaining regulations shall remain in full force and effect. For those facilities, a ministerial permit shall be required prior to installation or modification of a wireless telecommunications facility, and all provisions of this chapter shall be applicable to any such facility with the exception that the required permit shall be reviewed and administered as a ministerial permit by the director rather than as a discretionary permit. Any conditions of approval set forth in this chapter or deemed necessary by the director shall be imposed and administered as reasonable time, place and manner rules.

B. If subsequent to the city's determination pursuant to subsection A above, the city determines that the law has changed and that discretionary permitting is permissible, all discretionary permitting requirements shall be reinstated.

C. All installations permitted pursuant to this chapter shall comply with all federal and state laws including but not limited to the ADA.

**13.30.200 Nonconforming wireless telecommunications facilities in the public right-of-way.**

A. Nonconforming wireless telecommunications facilities are those facilities that do not conform to this chapter.

B. Nonconforming wireless telecommunications facilities shall, within ten (10) years from the date such facility becomes nonconforming, be brought into conformity with all requirements of this chapter; provided, however, that should the owner desire to expand or

modify the facility, intensify the use, or make some other change in a conditional use, the owner shall comply with all applicable provisions of this code at such time, to the extent the city can require such compliance under federal and state law.

C. An aggrieved person may file an appeal to the city council of any decision of the director made pursuant to this section. In the event of an appeal alleging that the ten (10) year amortization period is not reasonable as applied to a particular property, the city council may consider the amount of investment or original cost, present actual or depreciated value, dates of construction, amortization for tax purposes, salvage value, remaining useful life, the length and remaining term of the lease under which it is maintained (if any), and the harm to the public if the structure remains standing beyond the prescribed amortization period, and set an amortization period accordingly for the specific property.

D. This section shall not apply to applications for eligible facilities.

### **13.30.210 Severability.**

The provisions of this chapter are hereby declared to be severable. If any provision, clause, word, sentence, or paragraph of this chapter or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not affect the other provisions or application of this chapter.

SECTION 2. Section 19.34.010 of Chapter 19.34 of Title 19 of the Roseville Municipal Code is hereby amended to read as follows:

### **19.34.010 Purpose.**

This chapter establishes standards for the placement of telecommunication facilities on private property in all zoning districts and on public property not otherwise governed by Chapter 13.30 (Wireless Telecommunications Facilities in the Public Right-of-Way). It is the intent of this chapter to minimize the adverse impacts of such equipment and structures on neighborhoods and surrounding developments by limiting the height, number, and location of such devices.

SECTION 3. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

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



## COUNCIL COMMUNICATION

**CC #: 9304**  
**File #: 0102-12**

**Title:** Appointment of Councilmember to Local Agency Formation Commission  
**Contact:** Sonia Orozco 916-774-5269 sorozco@roseville.ca.us

**Meeting Date: 6/6/2018**  
**Item #: 7.35.**

### RECOMMENDATION TO COUNCIL

Recommendation to City Council to appoint Councilmember Scott Alvord to serve as an alternate member on the Placer County Local Agency Formation Commission, effective May 2018 through May 2020.

### BACKGROUND

Placer County LAFCO was created in 1963 for the purpose of encouraging orderly growth and development. LAFCO exists to protect agricultural resources and open space, discourage urban sprawl, and insure efficient and effective municipal agency services. LAFCO also regulates boundaries and boundary changes for public agencies and special districts.

### FISCAL IMPACT

There is no fiscal impact associated with this item.

### 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 appointment of an alternate member to Local Agency Formation Commission does not include the potential for the significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Sonia Orozco, City Clerk

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, likely representing the name Sonia Orozco.

---

Dominick Casey, Acting City Manager



## COUNCIL COMMUNICATION

**CC #: 9303**  
**File #: 0400-07**

**Title:** North Central Roseville Specific Plan Parcel 44 (Broadstone) Parcel Map  
**Contact:** Kerry Andrews 916-774-5346 kandrews@roseville.ca.us

**Meeting Date: 6/6/2018**  
**Item #: 7.36.**

### RECOMMENDATION TO COUNCIL

It is recommended that the City Council approve the parcel map on file with the City Clerk and accept on behalf of the public, subject to improvement, the right of way and easements offered thereon.

### BACKGROUND

The Development Services - Engineering section has reviewed the subject parcel map and found that it is in compliance with the Subdivision Map Act and the City's Subdivision Ordinance and all conditions of the tentative map have been met.

This map will be creating two parcels.

### FISCAL IMPACT

No fiscal impact to the General Fund.

### ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

### ENVIRONMENTAL REVIEW

The Planning Manager has determined that the project will not have a significant effect on the environment and proposed that a Negative Declaration be adopted. This determination has been based upon an Initial Study, which has concluded that there will be no significant environmental impacts. The City Council considered the Initial Study and adopted the Negative Declaration on November 15, 2017,



Respectfully Submitted,

Kerry Andrews, Assistant Engineer

Kevin Payne, Development Services Director



---

Dominick Casey, Acting City Manager

**ATTACHMENTS:**

Description

Parcel Map

PARCEL MAP  
OF THE NCRSP PARCEL 44  
SUBDIVISION NO. PL17-0132

CONSISTING OF 5 SHEETS

BEING A TWO LOT SUBDIVISION OF LOT 44 OF "REGIONAL 65 CENTRE",  
FILED FOR RECORD ON SEPTEMBER 25, 1990 IN BOOK "R" OF MAPS,  
PAGE 24, PLACER COUNTY RECORDS, AS CHANGED BY THAT CERTAIN  
CERTIFICATE OF CORRECTION, RECORDED APRIL 23, 1991 AS DOCUMENT  
SERIES NUMBER 91-022384, OFFICIAL RECORDS OF PLACER COUNTY.

LYING ENTIRELY WITHIN THE  
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

DATE: MAY 2018



ENGINEERS-SURVEYORS-PLANNERS  
1730 NORTH FIRST STREET, SUITE 600  
SAN JOSE, CALIFORNIA 95112

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS PARCEL MAP OF NCRSP 44; THAT THEY ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY; THAT THEY HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PRIVATE PURPOSES:

ACCESS EASEMENTS FOR THE MUTUAL, RECIPROCAL AND NONEXCLUSIVE INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC ON AND ACROSS THE AREAS SHOWN HEREON AS "A.E." (ACCESS EASEMENT) FOR THE MUTUAL BENEFIT OF PARCELS 1 AND 2 AS SHOWN HEREON.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:

EASEMENTS FOR WATER AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND DELINEATED AS "W.L.E." (WATER LINE EASEMENT).

EMERGENCY ACCESS EASEMENTS FOR THE INGRESS AND EGRESS OF EMERGENCY SERVICE VEHICLES FOR USE BY THE CITY, COUNTY OR STATE AGENCIES IN RESPONSE TO LAW ENFORCEMENT, FIRE, MEDICAL OR EMERGENCIES CAUSED BY NATURAL DISASTERS, ON, OVER, AND ACROSS THE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "E.A.E." (EMERGENCY ACCESS EASEMENT).

EASEMENTS FOR SANITARY SEWER PURPOSES AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND DELINEATED AS "SANITARY SEWER EASEMENT".

PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF TRAFFIC CONTROL DEVICES AND APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THE STRIPS OF LAND SHOWN HEREIN AND DESIGNATED "T.C.E." (TRAFFIC CONTROL EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

AS PUBLIC RIGHT OF WAY (INCLUDING ALL IMPROVEMENTS THEREON) AREA "A" AS SHOWN HEREIN.

AS OWNER:

US ALLIANCE HOLDEN OF ROSEVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: HOLDEN OF ROSEVILLE ALLIANCE, LLC  
A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: \_\_\_\_\_  
MEMBER

OWNER 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 \_\_\_\_\_)SS.  
COUNTY OF \_\_\_\_\_)

ON \_\_\_\_\_ 20\_\_\_\_, BEFORE ME, \_\_\_\_\_, A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_,

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:

NOTARY'S SIGNATURE: \_\_\_\_\_

NOTARY'S PRINTED NAME: \_\_\_\_\_

NOTARY'S COUNTY OF BUSINESS: \_\_\_\_\_

NOTARY'S COMMISSION No.: \_\_\_\_\_

NOTARY'S COMMISSION EXPIRATION DATE: \_\_\_\_\_

SURVEYOR'S STATEMENT

THIS PARCEL MAP OF THE NCRSP PARCEL 44 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 CORDOVA 83 PROPERTIES, LLC, IN JANUARY 2018. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE PARCEL MAP, IF ANY. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THEY WILL BE SET IN SUCH POSITIONS ON OR BEFORE APRIL 30, 2020; AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE

DAVIS THRESH  
P.L.S. NO. 6868



CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE COUNCIL OF THE CITY OF ROSEVILLE HAS APPROVED THIS PARCEL MAP OF THE NCRSP PARCEL 44 AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, AREA "A" AND THE EASEMENTS OFFERED HEREON FOR DEDICATION, IN ACCORDANCE WITH THE TERMS OF THAT OFFER.

CITY CLERK OF ROSEVILLE \_\_\_\_\_ DATE: \_\_\_\_\_

ASSISTANT CITY CLERK OF ROSEVILLE \_\_\_\_\_ DATE: \_\_\_\_\_

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP OF THE NCRSP PARCEL 44 AND FIND IT TO BE SUBSTANTIALLY THE SAME AS 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.

MARC STOUT, R.C.E. 69879  
CITY ENGINEER, CITY OF ROSEVILLE \_\_\_\_\_ DATE: \_\_\_\_\_

I HEREBY STATE THAT I AM SATISFIED THAT THIS PARCEL MAP OF THE NCRSP PARCEL 44 IS TECHNICALLY CORRECT. FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE.

TIMOTHY G. BLAIR  
PLS #8278 EXPIRATION DATE: 12/31/19

DATE: \_\_\_\_\_



RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ .M. IN  
BOOK \_\_\_\_\_ OF PARCEL MAPS, AT PAGES \_\_\_\_\_,  
PLACER COUNTY RECORDS, AT THE REQUEST OF CORDOVA 83 PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

FILE NO. \_\_\_\_\_ RYAN RONCO, COUNTY RECORDER  
PLACER COUNTY RECORDER

FEE \$ \_\_\_\_\_ BY: \_\_\_\_\_  
DEPUTY RECORDER

PARCEL MAP  
OF THE NCRSP PARCEL 44  
SUBDIVISION NO. PL17-0132

CONSISTING OF 5 SHEETS

BEING A TWO LOT SUBDIVISION OF LOT 44 OF "REGIONAL 65 CENTRE",  
FILED FOR RECORD ON SEPTEMBER 25, 1990 IN BOOK "R" OF MAPS,  
PAGE 24, PLACER COUNTY RECORDS, AS CHANGED BY THAT CERTAIN  
CERTIFICATE OF CORRECTION, RECORDED APRIL 23, 1991 AS DOCUMENT  
SERIES NUMBER 91-022384, OFFICIAL RECORDS OF PLACER COUNTY.

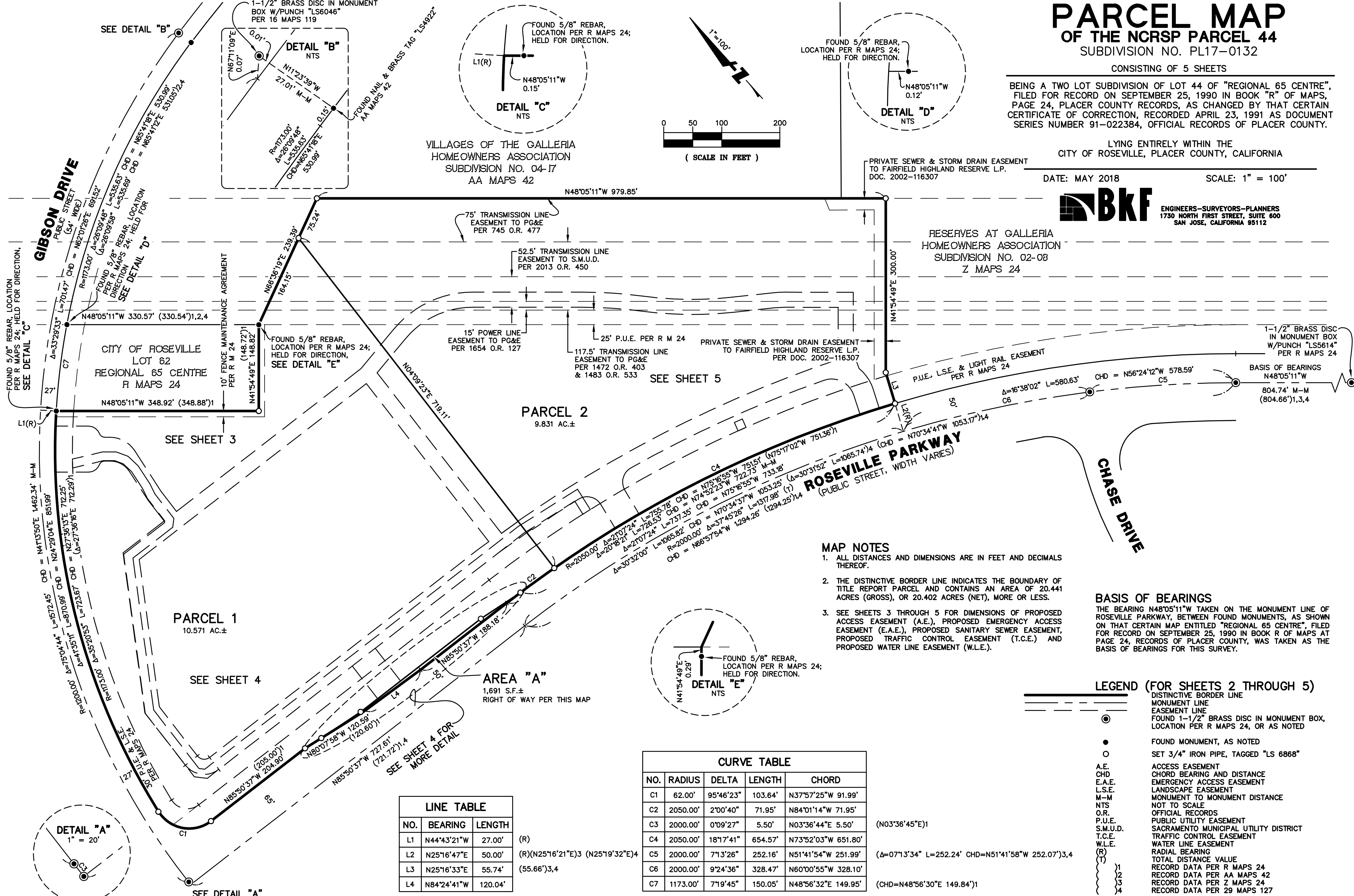
LYING ENTIRELY WITHIN THE  
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

DATE: MAY 2018

SCALE: 1" = 100'



ENGINEERS-SURVEYORS-PLANNERS  
1730 NORTH FIRST STREET, SUITE 600  
SAN JOSE, CALIFORNIA 95112



MAP NOTES

- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- THE DISTINCTIVE BORDER LINE INDICATES THE BOUNDARY OF TITLE REPORT PARCEL AND CONTAINS AN AREA OF 20.441 ACRES (GROSS), OR 20.402 ACRES (NET), MORE OR LESS.
- SEE SHEETS 3 THROUGH 5 FOR DIMENSIONS OF PROPOSED ACCESS EASEMENT (A.E.), PROPOSED EMERGENCY ACCESS EASEMENT (E.A.E.), PROPOSED SANITARY SEWER EASEMENT, PROPOSED TRAFFIC CONTROL EASEMENT (T.C.E.) AND PROPOSED WATER LINE EASEMENT (W.L.E.).

BASIS OF BEARINGS

THE BEARING N48°05'11"W TAKEN ON THE MONUMENT LINE OF ROSEVILLE PARKWAY, BETWEEN FOUND MONUMENTS, AS SHOWN ON THAT CERTAIN MAP ENTITLED "REGIONAL 65 CENTRE", FILED FOR RECORD ON SEPTEMBER 25, 1990 IN BOOK R OF MAPS AT PAGE 24, RECORDS OF PLACER COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGEND (FOR SHEETS 2 THROUGH 5)

- DISTINCTIVE BORDER LINE
- MONUMENT LINE
- EASEMENT LINE
- FOUND 1-1/2" BRASS DISC IN MONUMENT BOX, LOCATION PER R MAPS 24, OR AS NOTED
- FOUND MONUMENT, AS NOTED
- SET 3/4" IRON PIPE, TAGGED "LS 6868"
- A.E. ACCESS EASEMENT
- CHD CHORD BEARING AND DISTANCE
- E.A.E. EMERGENCY ACCESS EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- M-M MONUMENT TO MONUMENT DISTANCE
- NTS NOT TO SCALE
- O.R. OFFICIAL RECORDS
- P.U.E. PUBLIC UTILITY EASEMENT
- S.M.U.D. SACRAMENTO MUNICIPAL UTILITY DISTRICT
- T.C.E. TRAFFIC CONTROL EASEMENT
- W.L.E. WATER LINE EASEMENT
- (R) RADIAL BEARING
- (T) TOTAL DISTANCE VALUE
- 1 RECORD DATA PER R MAPS 24
- 2 RECORD DATA PER AA MAPS 42
- 3 RECORD DATA PER Z MAPS 24
- 4 RECORD DATA PER 29 MAPS 127

CURVE TABLE

| NO. | RADIUS   | DELTA     | LENGTH  | CHORD               |
|-----|----------|-----------|---------|---------------------|
| C1  | 62.00'   | 95°46'23" | 103.64' | N37°57'25"W 91.99'  |
| C2  | 2050.00' | 2°00'40"  | 71.95'  | N84°01'14"W 71.95'  |
| C3  | 2000.00' | 0°09'27"  | 5.50'   | N03°36'44"E 5.50'   |
| C4  | 2050.00' | 18°17'41" | 654.57' | N73°52'03"W 651.80' |
| C5  | 2000.00' | 7°13'26"  | 252.16' | N51°41'54"W 251.99' |
| C6  | 2000.00' | 9°24'36"  | 328.47' | N60°00'55"W 328.10' |
| C7  | 1173.00' | 7°19'45"  | 150.05' | N48°56'32"E 149.95' |

LINE TABLE

| NO. | BEARING     | LENGTH                                  |
|-----|-------------|-----------------------------------------|
| L1  | N44°43'21"W | 27.00' (R)                              |
| L2  | N25°16'47"E | 50.00' (R)(N25°16'21"E)3 (N25°19'32"E)4 |
| L3  | N25°16'33"E | 55.74' (55.66')3,4                      |
| L4  | N84°24'41"W | 120.04'                                 |



**PARCEL MAP**  
**OF THE NCRSP PARCEL 44**  
SUBDIVISION NO. PL17-0132

CONSISTING OF 5 SHEETS

BEING A TWO LOT SUBDIVISION OF LOT 44 OF "REGIONAL 65 CENTRE",  
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LYING ENTIRELY WITHIN THE  
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

DATE: MAY 2018      SCALE: 1" = 40'



**ENGINEERS-SURVEYORS-PLANNERS**  
1730 NORTH FIRST STREET, SUITE 600  
SAN JOSE, CALIFORNIA 95112

| LINE TABLE |             |        |
|------------|-------------|--------|
| NO.        | BEARING     | LENGTH |
| L1         | N44°43'21"W | 27.00' |
| L5         | N48°05'11"W | 9.22'  |
| L6         | N04°09'23"E | 43.81' |
| L8         | N04°09'28"E | 44.98' |
| L9         | N48°05'11"W | 9.64'  |
| L10        | N48°05'11"W | 56.93' |
| L11        | N84°14'13"W | 22.49' |
| L12        | N83°58'38"W | 35.25' |
| L14        | N61°25'21"W | 52.97' |
| L15        | N27°40'21"W | 21.43' |
| L16        | N05°10'21"W | 24.14' |
| L17        | N15°25'01"E | 19.18' |
| L18        | N04°09'28"E | 53.36' |

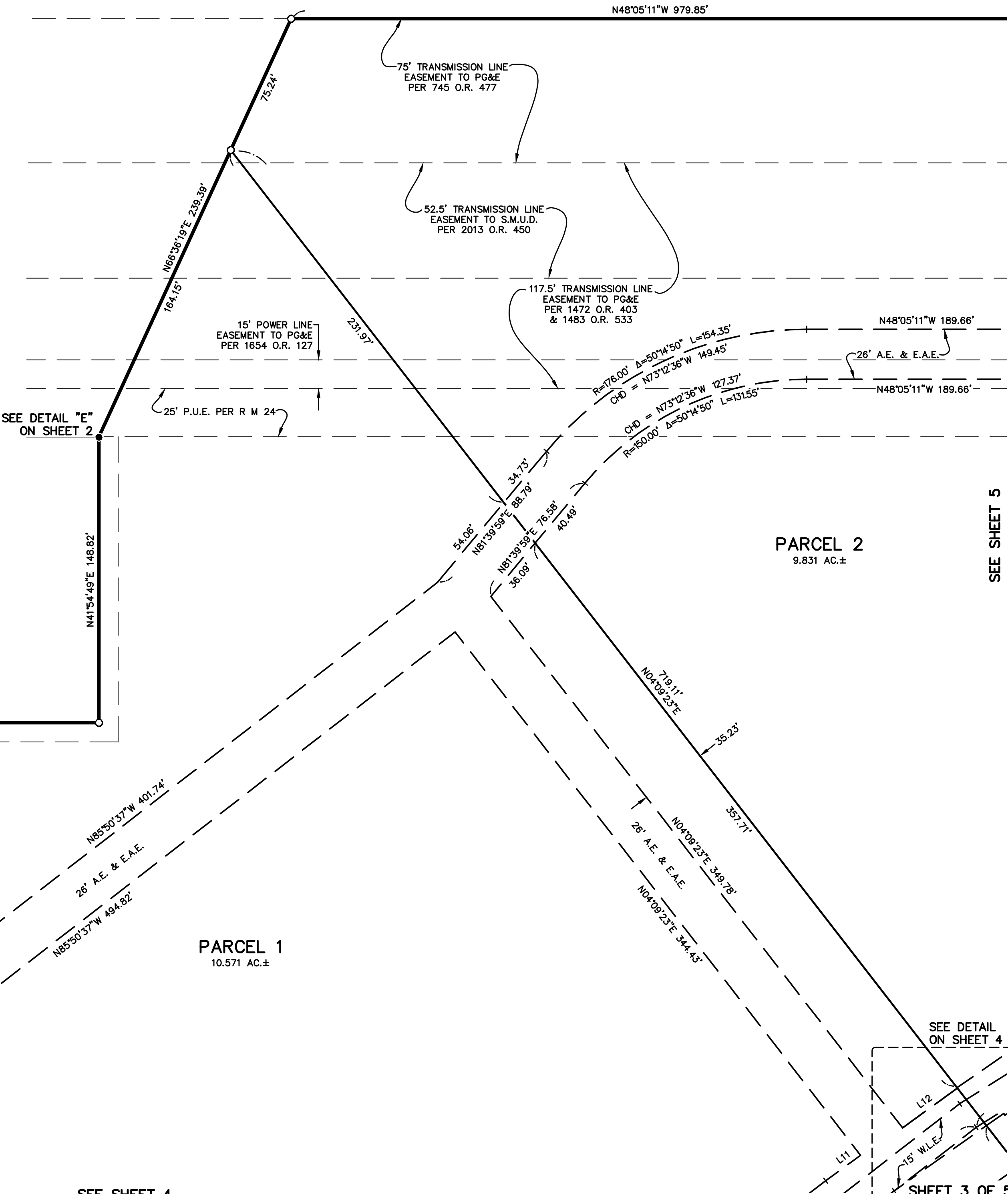
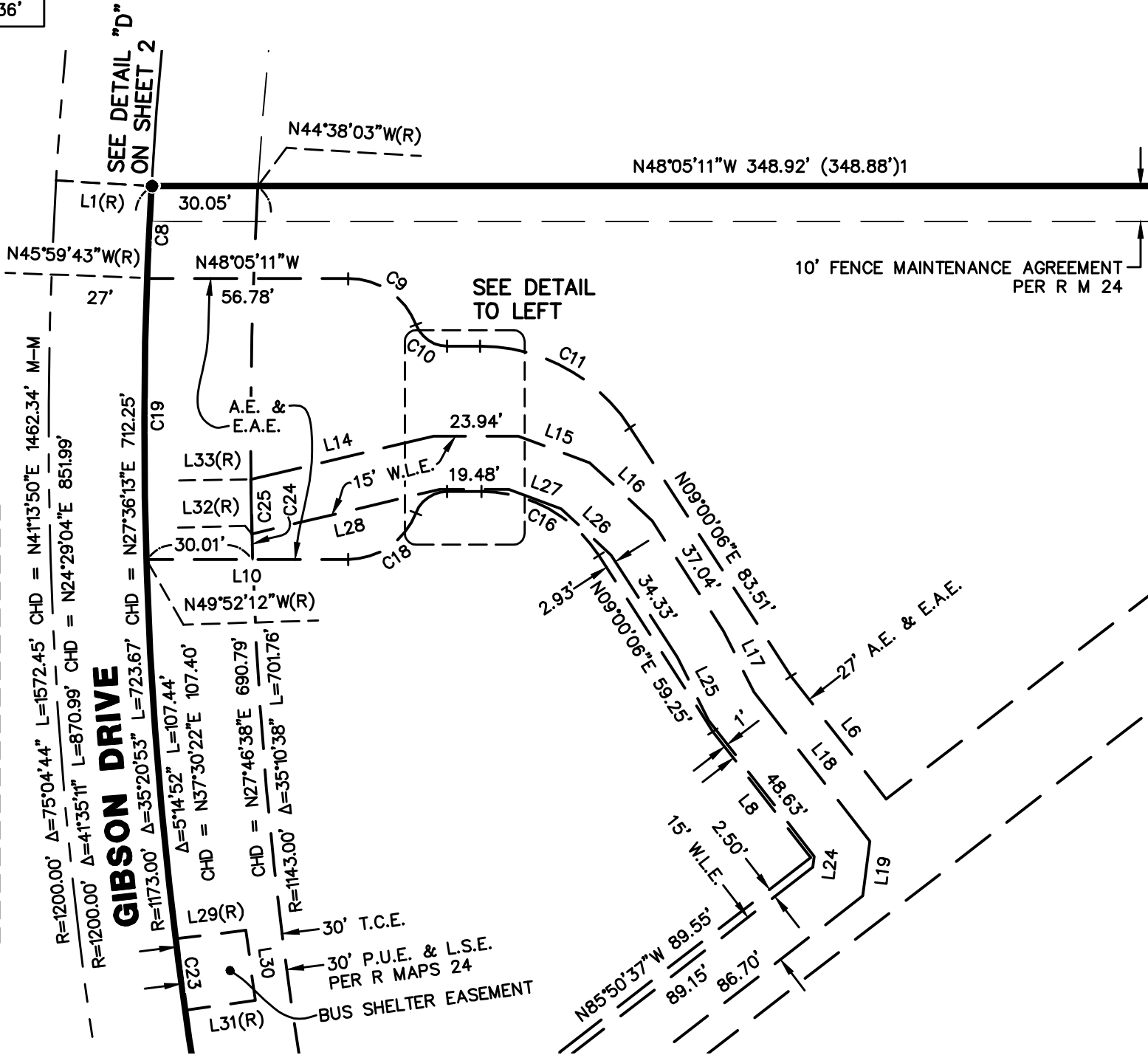
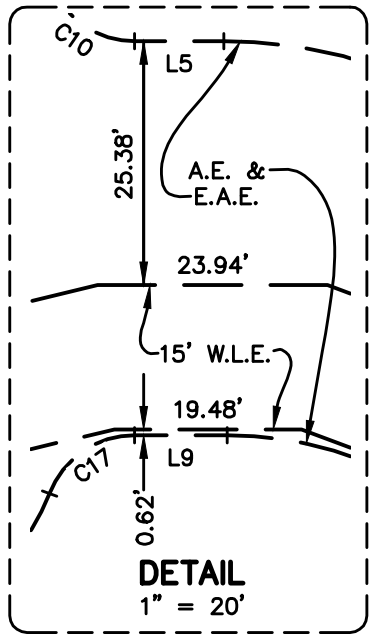
(R)

| LINE TABLE |             |        |
|------------|-------------|--------|
| NO.        | BEARING     | LENGTH |
| L19        | N49°09'23"E | 15.46' |
| L24        | N49°09'23"E | 3.02'  |
| L25        | N15°25'01"E | 19.81' |
| L26        | N05°10'21"W | 19.29' |
| L27        | N27°40'21"W | 15.74' |
| L28        | N61°25'21"W | 54.48' |
| L29        | N55°07'04"W | 20.00' |
| L30        | N34°23'07"E | 20.00' |
| L31        | N56°06'42"W | 20.00' |
| L32        | N49°33'19"W | 19.00' |
| L33        | N48°47'09"W | 19.00' |

(R)

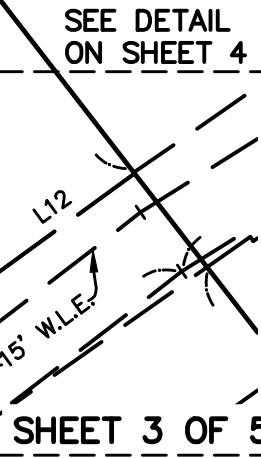
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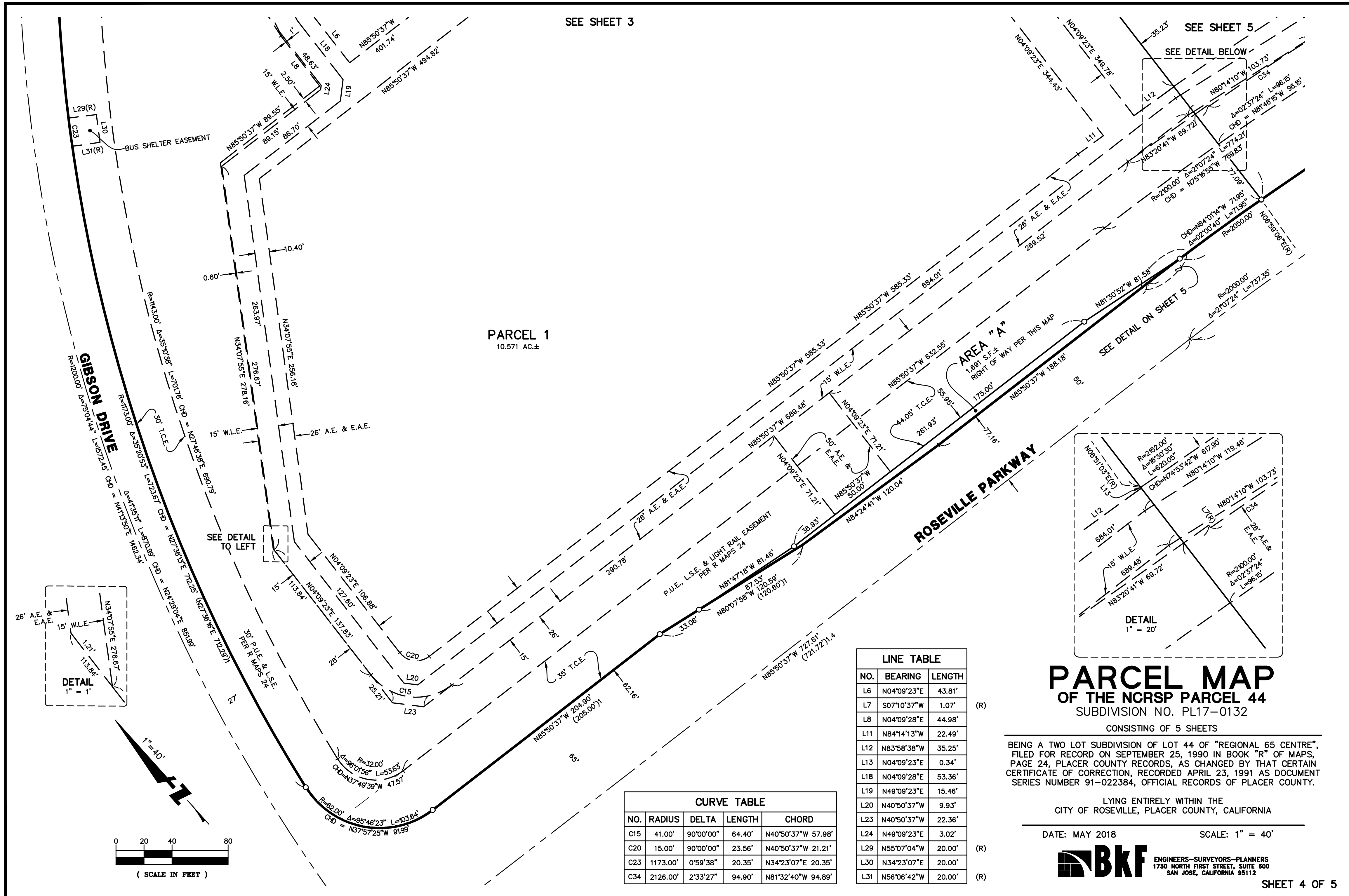
| CURVE TABLE |          |           |        |                    |
|-------------|----------|-----------|--------|--------------------|
| NO.         | RADIUS   | DELTA     | LENGTH | CHORD              |
| C8          | 1173.00' | 1°16'22"  | 26.06' | N44°38'28"E 26.06' |
| C9          | 20.50'   | 68°48'32" | 24.62' | N13°40'55"W 23.17' |
| C10         | 9.50'    | 68°48'32" | 11.41' | N13°40'55"W 10.74' |
| C11         | 50.50'   | 57°05'18" | 50.32' | N19°32'32"W 48.26' |
| C16         | 39.50'   | 57°05'18" | 39.36' | N19°32'32"W 37.75' |
| C17         | 9.50'    | 68°48'33" | 11.41' | N82°29'28"W 10.74' |
| C18         | 20.50'   | 68°48'33" | 24.62' | N82°29'28"W 23.17' |
| C19         | 1173.00' | 3°52'29"  | 79.33' | N42°04'03"E 79.31' |
| C23         | 1173.00' | 0°59'38"  | 20.35' | N34°23'07"E 20.35' |
| C24         | 1143.00' | 0°21'41"  | 7.21'  | N40°15'50"E 7.21'  |
| C25         | 1143.00' | 0°46'10"  | 15.35' | N40°49'46"E 15.35' |



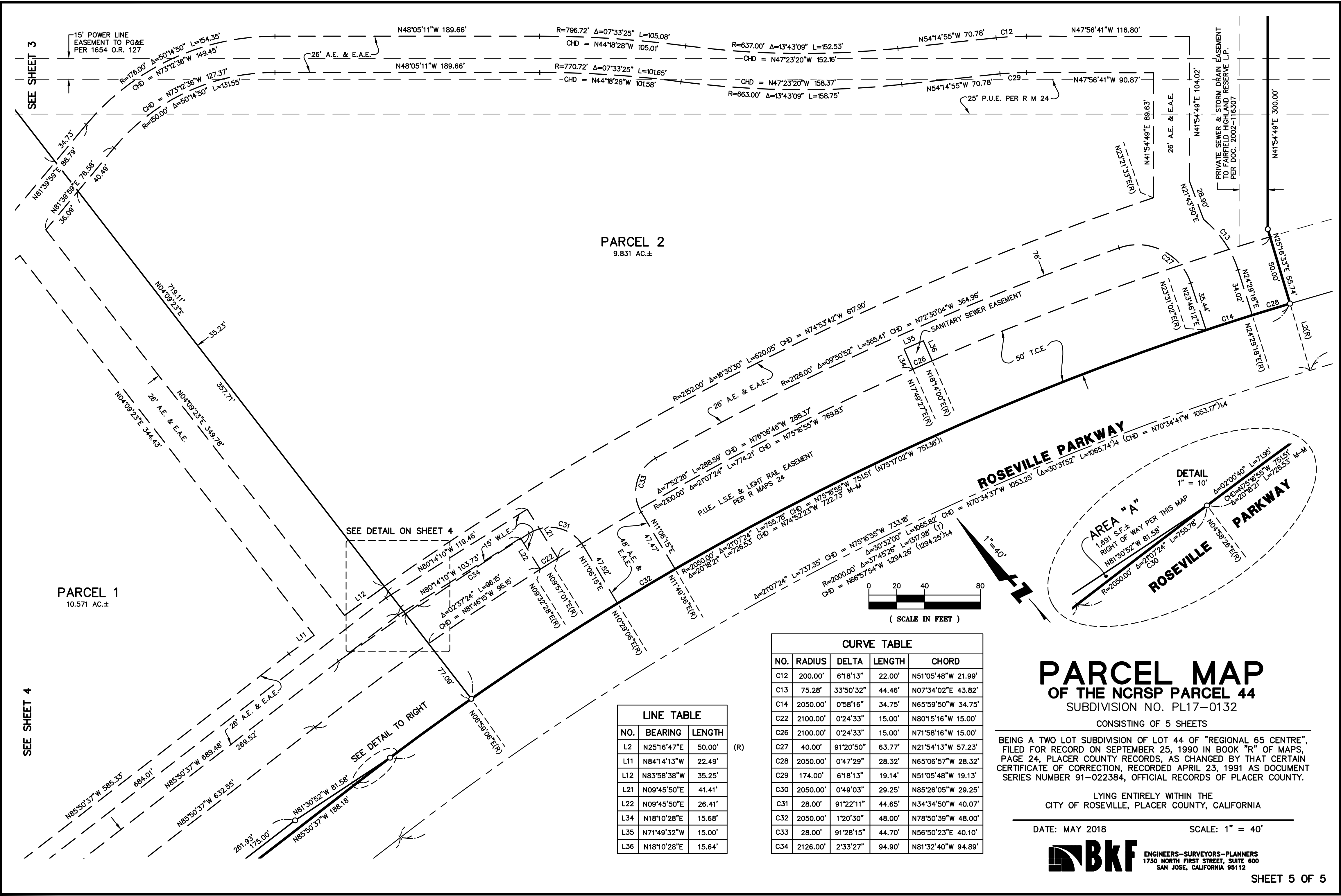
SEE SHEET 5

SEE SHEET 4









# PARCEL MAP OF THE NCRSP PARCEL 44 SUBDIVISION NO. PL17-0132

CONSISTING OF 5 SHEETS

BEING A TWO LOT SUBDIVISION OF LOT 44 OF "REGIONAL 65 CENTRE", FILED FOR RECORD ON SEPTEMBER 25, 1990 IN BOOK "R" OF MAPS, PAGE 24, PLACER COUNTY RECORDS, AS CHANGED BY THAT CERTAIN CERTIFICATE OF CORRECTION, RECORDED APRIL 23, 1991 AS DOCUMENT SERIES NUMBER 91-022384, OFFICIAL RECORDS OF PLACER COUNTY.

LYING ENTIRELY WITHIN THE  
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

DATE: MAY 2018

SCALE: 1" = 40'



ENGINEERS-SURVEYORS-PLANNERS  
1730 NORTH FIRST STREET, SUITE 600  
SAN JOSE, CALIFORNIA 95112



## COUNCIL COMMUNICATION

**CC #: 9309**  
**File #: 0600-02**

**Title:** Out of State Travel Request - Police Department  
**Contact:** Marc Glynn 916-774-5095 mglynn@roseville.ca.us

**Meeting Date: 6/6/2018**  
**Item #: 7.37.**

### RECOMMENDATION TO COUNCIL

1. Ratify travel for Sgt. Jeff Beigh and Sgt. Mark Brazeal to Chicago, IL, which took place June 2-6, 2018. The sergeants met with Chicago Police Department trainers to learn about their procedural justice initiative.
2. Approve Sgt. Jeff Beigh and Sgt. Mark Brazeal to travel to Birmingham, AL, June 18-21, 2018. The sergeants will meet with Birmingham Police Department instructors to learn about their procedural justice and implicit bias training and community reconciliation efforts.

### BACKGROUND

The police department has a strategic goal to train the department in principles of procedural justice and implicit bias. Procedural justice is the way police interact with the public, and how those interactions shape the public's views of the police. Implicit bias is the automatic associations individuals make between groups and the influence it has on policing. The Chicago Police Department and the Birmingham Police Departments both have been designated as national pilot programs by the National Initiative for Building Community Trust & Justice. The department was invited to send key personnel to visit these two programs and learn from their instructors.

Approval for the Chicago, IL site visit is presented post-travel because Sgt. Jeff Beigh and Sgt. Mark Brazeal were invited to attend the training very recently, and the host instructor is going on furlough the week after the training. If our sergeants didn't attend this session, it's unknown when the next session offering would take place.

The police department intends to use the train-the-trainer concept with this curriculum. The knowledge gained at these two site visits will provide the police department the tools necessary to bring this information back to all staff.

### FISCAL IMPACT

Funding for these site visits is coming from the community services/social service unit FY 17/18

travel and training budget, and provided by a state grant. The estimated total cost for both site visits is not to exceed \$5,444.00.

#### ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable to this request for out of state travel.

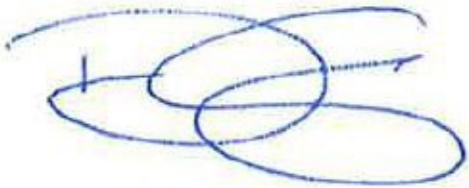
#### ENVIRONMENTAL REVIEW

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)). Out of state travel does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Rob Baquera, Department Public Information Officer

James Maccoun, Police Chief



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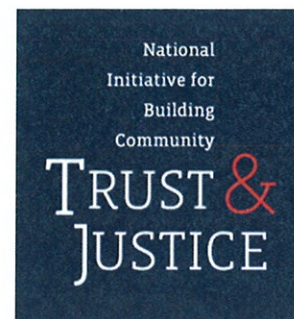
Dominick Casey, Acting City Manager

#### **ATTACHMENTS:**

##### Description

Information on the two sites to be visited





# Birmingham

## 2017 INTERIM STATUS REPORT

**BIRMINGHAM, ALABAMA IS ONE OF SIX PILOT SITES FOR THE NATIONAL INITIATIVE FOR BUILDING Community Trust and Justice (NI)**, a project designed to improve relationships and increase trust between communities and the criminal justice system, while also advancing public understanding of the issues contributing to those relationships. In collaboration with the U.S. Department of Justice, the National Initiative is coordinated by the **National Network for Safe Communities at John Jay College of Criminal Justice**, in partnership with the **Justice Collaboratory at Yale Law School**, the **Center for Policing Equity at John Jay College and UCLA**, and the **Urban Institute**.

The National Initiative's work involves trust-building interventions with police departments and communities based on three pillars:

- Enhancing **procedural justice**: the way police interact with the public, and how those interactions shape the public's views of the police, their willingness to obey the law, and their engagement in co-producing public safety in their neighborhoods.
- Reducing the impact of **implicit bias**: the automatic associations individuals make between groups of people and stereotypes about those groups, and the influence it has in policing.
- Fostering **reconciliation**: frank engagements between marginalized communities and law enforcement to address historical tensions, grievances, and misconceptions that contribute to mutual mistrust and misunderstanding and prevent police and communities from working together.

### At a Glance: Key highlights for Birmingham, Alabama

#### Procedural Justice

- All 940 sworn officers of BPD have received procedural justice training ("PJ1" and "PJ2").

#### Implicit Bias

- All 940 BPD officers have also received implicit bias training ("PJ3").
- On September 9, 2017, BPD launched a community-facing implicit bias training, known as "PJ3—Community".

#### Reconciliation

- BPD kicked off a series of listening sessions with representatives from various groups, including the LGBTQ community, survivors of intimate partner violence, and the Woodlawn neighborhood.
- BPD's Council of Captains facilitate listening sessions with officers under their commands, helping to build in participation from members of BPD's rank-and-file.

Birmingham was selected as a pilot site for its demonstrated willingness and capacity to engage in the National Initiative's research, intervention, and evaluation process, as well as its jurisdiction size and demographic composition. The National Initiative partners with public safety officials to develop, implement, and assess each intervention, which is tailored to the needs of the Birmingham community. The successes and lessons learned in Birmingham and each pilot site will set the city on a trajectory beyond the project's formal end date and help to build a base of knowledge, policy, and practice to transform communities everywhere.

This status report comes as Birmingham moves into a fourth year of work with the National Initiative: moving forward, the Birmingham Police Department will take steps to institutionalize each component of the NI to ensure sustainability and longevity.

### **Enhancing Procedural Justice**

The Justice Collaboratory at Yale Law School and the Chicago Police Department created a comprehensive curriculum on procedural justice (PJ) that was adapted by the National Initiative and the Birmingham Police Department (BPD) to address Birmingham's unique history and police practices. Research demonstrates that procedural justice can increase public willingness to obey and cooperate with the police ("police legitimacy") and ultimately lead to stronger police-community relationships, increased safety, and reduced crime.

The PJ curriculum includes several modules that do the following:

- Define the concept of legitimacy and highlight ways to increase police legitimacy;
- Explain procedural justice and how it is necessary for advancing public safety goals;
- Review the present-day relationship between the police and the community; and
- Help BPD officers understand the role that history has played—from the Fugitive Slave Act of 1793 through the Civil Rights Movement—in hindering legitimacy in some communities.

It also features modules that thoroughly explore the real-life application of procedurally just policing principles, thus helping officers to recognize when, where, and how those principles should be applied.

All 940 of BPD's sworn officers have undergone both 8-hour trainings on the theory and framework of procedural justice ("PJ1") as well as operational techniques on how to apply this framework in practice ("PJ2").

The NI is working closely with PBP leadership to institutionalize the PJ curriculum and sustain it as a core part of PBP's future policies. These efforts

include working with Chief Roper to create a full-time PJ training unit and framework that will weave the NI pillars throughout the department, plus ongoing efforts to centralize PJ training as a core BPD Academy function moving forward.

### **Reducing Implicit Bias**

As part of the National Initiative's work to address and reduce implicit bias, Birmingham police trainers worked with NI staff to adapt the implicit bias training developed by the Center for Policing Equity. This training works to ensure that law enforcement is aware of implicit biases Americans hold and how they form, and the circumstances under which implicit biases are most likely to manifest in ways that jeopardize good judgment and safety. With this information in hand, officers and departments are far better equipped to work through police training, policy, and practice to identify and mitigate the scenarios in which implicit bias has significant negative impacts.

Birmingham was the third NI site to deliver implicit bias training ("PJ3") to its officers. All 940 of BPD's sworn officers have undergone the 8-hour training on implicit bias, and all new recruits will be cycled through as well.

Recently, on September 9, 2017, BPD launched a community-facing implicit bias training ("PJ3—Community"). PJ3—Community is designed to be co-facilitated by police and members of the public; as such, it provides a crucial forum for police and members of communities with low levels of confidence in the police to discuss issues of legitimacy, trust, bias, and history with greater nuance and common ground. The PJ3—Community kickoff meeting included representatives from a wide range of community-based organizations and advocates who will be co-facilitating the training, including

Growing Kings, the Birmingham Community Foundation, Magic City Acceptance Center, and others.

*If you're interested in attending a training or becoming a facilitator, please reach out to NI Site Liaison Jerry Wiley at [jerry.wiley@birminghamal.gov](mailto:jerry.wiley@birminghamal.gov).*

### **Fostering Reconciliation and Building Trust**

In an effort to encourage open communication between community members and the police, acknowledge historical harms, and build trust in neighborhoods where it has been sorely lacking for decades, the BPD has worked with the NI to design and begin implementing a robust reconciliation framework that prioritizes active listening and collaborative public safety.

Birmingham began its on-the-ground reconciliation work in August 2016 through facilitated meetings ("listening sessions") between Chief A.C. Roper and influential leaders from a variety of communities with histories of tension with the police, including the African American, youth, and LGBTQIA communities.

These sessions began with BPD representatives acknowledging historical harm on behalf of the department—a legacy that is very rarely considered by police seeking to build trust. This acknowledgment and rejection of the police role in America's legacy of government-sponsored racial oppression is a powerful statement intended to form common ground with community members who are asked to contribute their experiences, time, and effort to the process.

In an effort to try a more intensive process of police-community listening, the National Initiative partnered with [Sustainable Equity, LLC](#)—a consulting firm with significant expertise in racial reconciliation and community building work—to support the development of public safety circles premised on their "Welcome Table" model. The model, which provides a small group of community members and police officers with a safe space for honest, open, and compassionate narrative sharing, included 18 participants who either reside or police on Birmingham's East and West sides. The resultant group, Birmingham Equally United, has met weekly for the last year.

In parallel, the National Initiative has worked with BPD to expand listening sessions with marginalized communities. This effort began with separate sessions with members of the LGBTQ community, survivors of intimate partner violence, and the Woodlawn community. Chief Roper has worked to build infrastructure and buy-in to sustain the reconciliation process by tasking BPD's Council of Captains facilitate listening sessions under their commands, and to build in participation from members of BPD's rank-and-file.

### **Reconciliation Guiding Policy Change**

Over time, the lessons learned from community narratives shared throughout these sessions will be converted to changes in policy and practice that build community trust. As a result of these initial listening sessions, some policy changes are already underway—from departmental policy directing officers to use community members' preferred pronouns to changes designed to avoid triggering the trauma of domestic violence survivors during investigations.

These efforts also contribute to a larger process of collaborative police-community policy review. Using an analysis by the Center for Policing Equity and Yale Law School's "Model Policies for Procedurally Just Policing," BPD command staff have been carefully considering dozens of departmental policies for revision—some of which get to the very heart of the most pressing issues in policing, including a recent commitment to "de-prioritize the number of investigatory stops and low-level arrests made by officers and prioritize community policing by including measures of community policing performance in assessment." These efforts will continue to be shepherded by Lt. Lynda Woods in partnership with the NNSC technical assistance team.

Lessons learned from the reconciliation process as it's been implemented in Birmingham were shared nationally at the National Network for Safe Communities' 2017 practitioner's conference, where Chief Roper [participated in a panel discussion](#) titled "Police-Community Reconciliation: Framework and Practice." For more information and to see the panel, please visit [www.nnscommunities.org](http://www.nnscommunities.org).



## Improving Public Safety

The National Network for Safe Communities (NNSC) has been working with BPD to implement the Birmingham Violence Reduction Intervention (BVRI), a strategy designed to reduce gun violence by focusing on the people at highest risk for violent victimization and offending. A three-pronged approach involving law enforcement, community partners, and social service providers, BVRI aims to improve public safety, minimize arrest and incarceration, foster police-community collaboration, and change the narrative in neighborhoods that may have felt over-policed and under-protected.

To learn more about how BVRI works, [please visit NNSC's website](#) or contact Birmingham's GVI Project Manager Jarralynne Agee at [Jarralynne.agee@birminghamal.gov](mailto:Jarralynne.agee@birminghamal.gov).

## Evaluating Progress

In order to assess whether the National Initiative is affecting community member perceptions of and attitudes towards crime and police, the Urban Institute has been surveying residents in Birmingham neighborhoods that have a high incidence of crime.

Their latest round of community surveys will be a follow-up from the baseline survey they conducted in Fall 2015, during which residents expressed support for obeying the law and willingness to partner with police to solve crime, but only 29% said that they trust the police.

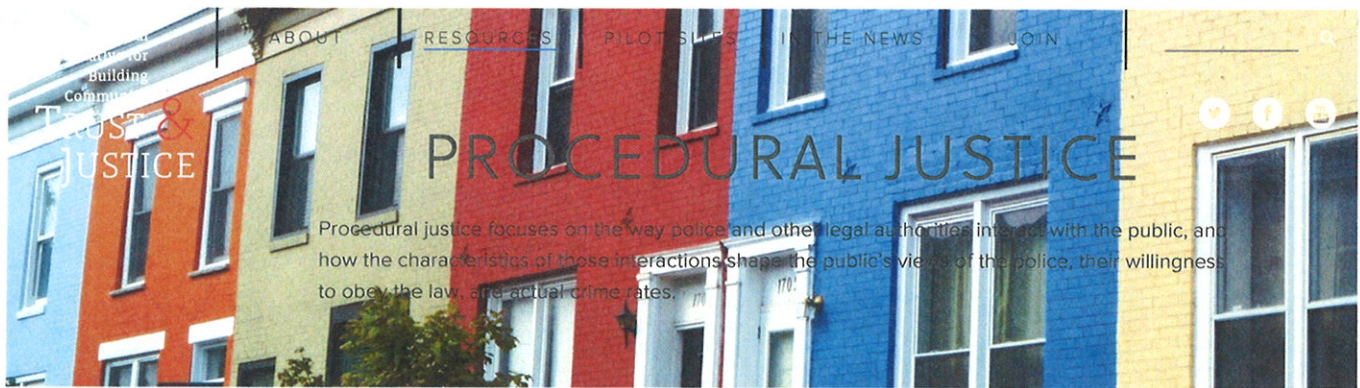
The Urban Institute completed its second round of surveys in September 2017. Data from those surveys will feed into Urban's final report, which will be a comprehensive assessment of the implementation and impact of the NI and broader trust-building work.

## Looking to the Future

The National Initiative commends BPD's leadership and commitment to a new way of doing business, which has been essential to the significant progress detailed in this status report. Additionally, we would like to extend our thanks to Chief A.C. Roper, who has ensured the sustainability of the NI in Birmingham through our continued partnership and beyond.

Over the remainder of the project, the National Initiative will continue the rollout and institutionalization of its new curricula; facilitate trust-building efforts through listening sessions; raise public awareness of its activities and increase public engagement; measure the impact of its interventions; and continue to develop local partnerships to sustain and institutionalize this collaborative effort.

If you are interested in getting involved, or have suggestions, questions, or comments about the National Initiative, please reach out to us at [info@trustandjustice.org](mailto:info@trustandjustice.org) or the National Initiative's Birmingham Site Liaison Jerry Wiley at [Jerry.Wiley@birminghamal.gov](mailto:Jerry.Wiley@birminghamal.gov). We look forward to hearing from you.



Procedural justice focuses on the way police and other legal authorities interact with the public, and how the characteristics of those interactions shape the public's views of the police, their willingness to obey the law, and actual crime rates. Mounting evidence shows that community perceptions of procedural justice can have a significant impact on public safety.

Procedural justice is based on four central principles: "treating people with dignity and respect, giving citizens 'voice' during encounters, being neutral in decision making, and conveying trustworthy motives." Research demonstrates that these principles contribute to relationships between authorities and the community in which 1) the community has trust and confidence in the police as honest, unbiased, benevolent, and lawful; 2) the community feels obligated to follow the law and the dictates of legal authorities, and 3) the community feels that it shares a common set of interests and values with the police.

Procedurally just policing is essential to the development of good will between police and communities and is closely linked to improving community perceptions of police legitimacy, the belief that authorities have the right to dictate proper behavior. Research shows that when communities view police authority as legitimate, they are more likely to cooperate with police and obey the law. Establishing and maintaining police legitimacy promotes the acceptance of police decisions, correlates with high levels of law abidingness, and makes it more likely that police and communities will collaborate to combat crime.

A key component of the research is that the public is especially concerned that the conduct of authorities be fair, and this factor matters more to them than whether outcomes of particular interactions favor them. This means that procedurally just policing is not consonant with traditional enforcement-focused policing, which typically assumes compliance is a function primarily of emphasizing to the public the consequences—usually formal punishment—of failing to follow the law. Policing based on formal deterrence encourages the public's association of policing primarily with enforcement and punitive outcomes. Procedurally just policing, on the other hand, emphasizes values that police and communities share—shared values based upon a common conception of what social order is and how it should be maintained—and encourages the collaborative, voluntary maintenance of a law-abiding community. Research indicates that this latter approach is far more effective at producing law-abiding

## RESOURCES

GUIDES

TOOLS

PILOT SITES

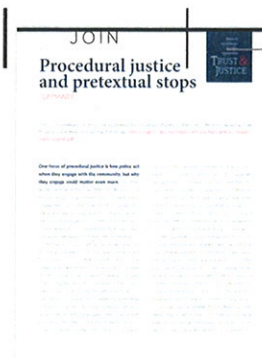
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citizens than the former. This makes intuitive sense—people welcome being treated as equals with a stake in keeping their communities safe, as opposed to being treated as subjects of a capricious justice system enforced by police who punish them for ambiguous, if not arbitrary, reasons.

Taking measures to enhance procedural justice within law enforcement agencies is becoming increasingly possible. Professor Tracey Meares and Professor Tom Tyler of Yale Law School have worked with the Chicago Police Department and others to create a one-day training for line officers and command staff that teaches them how to apply powerful procedural justice principles to their routine contacts with the public. The officers reportedly like it and evaluate it positively, as it improves not only public safety but their own. Indeed, there are many good reasons to cultivate a respectful relationship between police and communities, but the most important is that communities in which police are considered legitimate are safer and more law-abiding.



## Procedural justice and pretextual stops

One focus of procedural justice is how police act when they engage with the community, but why they engage could matter even more. Jonathan Blanks, writing in the Case Western Reserve Law Review, argues that certain types of legal police engagement, no matter how friendly or polite, may still undermine procedural justice. Blanks explains this concept through the example of the pretextual stop, which he says fundamentally violates trust and good faith between police and community.

[Read More](#)



## Principled Policing

Stockton Chief of Police Eric Jones published his thoughts on what he calls "principled policing" and how the Stockton Police Department is using that concept to build trust with its community and enhance public safety. [Read More](#)





## COUNCIL COMMUNICATION

CC #: 9302  
File #: 0102-10

**Title:** Resolution of Commendation and Appreciation to Scott Byrnes  
**Contact:** Lupe Nelson 916-774-5281 LNelson@roseville.ca.us

Meeting Date: 6/6/2018  
Item #: 7.38.

### RECOMMENDATION TO COUNCIL

Recommend Scott Byrnes be commended for his 21 years of 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

Resolutions are not considered a project as defined by the California Environment Quality Act (CEQA) (CEQA guidelines Section 5378). Consequently, no CEQA action is required.

Respectfully Submitted,

Lupe Nelson, Administrative Assistant

Mike Isom, Acting Development Services Director

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Dominick Casey, Acting City Manager

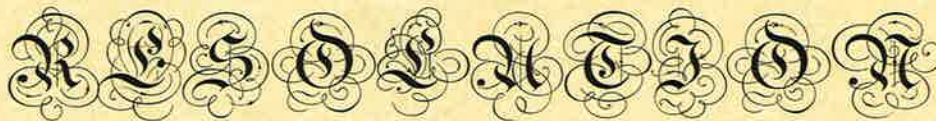
**ATTACHMENTS:**

**Description**

Resolution of Commendation and Appreciation to Scott Bymes



# CITY OF ROSEVILLE



OF

## COMMENDATION AND APPRECIATION

**WHEREAS**, Scott Byrnes began his distinguished career with the City of Roseville Public Works Building Division on December 22, 1997 as a Building Inspector; and

**WHEREAS**, during his career, Scott promoted to Senior Building Inspector in 2002, promoted to Chief Building Inspector in 2006, reclassified to Building Inspection Supervisor in 2007, reclassified to Development Services Coordinator in 2014, and promoted to Building Official in 2016; and

**WHEREAS**, Scott played an instrumental role in the issuance of over 101,560 building permits with a total building valuation of \$11,461,473,000; and

**WHEREAS**, Scott's tenure has insured the safe construction of 20,400 new residential units and 18,686,000 square feet of commercial development within the City; and

**WHEREAS**, Scott's oversight of significant project's; including building plan check and building inspection services contributed to the safe development of the Roseville Automall, CenterPointe Marketplace, Hewlett Packard, NEC, McKesson, Fed-X, the FBI buildings, the Galleria Mall, Creekside Town Center, The Fountains, two City Parking Structures, Martha Riley Library, Mahany Recreation facility, Mike Shellito Pool, Top Golf, four City Fire Stations, Sutter Hospital, Kaiser Hospital, Adventist Health Corporate offices, Sutter Hospital expansion, and Kaiser Medical Office Building expansion; and

**WHEREAS**, on October 21, 2010, the Galleria Mall fire destroyed 20 stores with an estimated \$55 million in damages prompting the Governor to declare a state of emergency and positioning Scott as a valuable contributor to the successful recovery in getting 40 stores reopened in a week after the fire, 80 stores opened by Thanksgiving, and the remaining 40 stores opened less than a year after the fire; and

**WHEREAS**, Scott represented the City regionally as President of the Sacramento Valley Association of Building Officials (SVABO) and as the California Building officials Association Chairman of the SVABO Scholarship Committee; and

**WHEREAS**, Scott's leadership in the building safety industry was key in the City of Roseville obtaining Building Division Accreditation in 2008 and receiving Building Department of the Year Award in 2010; and

**WHEREAS**, Scott's 21 year career in the Building Division gave him the opportunity to develop, train, and coach numerous people, thereby imparting his professional knowledge, experience, and passion to generations of building safety professionals.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA**, that **SCOTT BYRNES** be commended for his 21 years of 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 6<sup>th</sup> day of June, 2018.

\_\_\_\_\_  
**SUSAN ROHAN, MAYOR**

**ATTEST:**

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







## COUNCIL COMMUNICATION

CC #: 9301  
File #: 0102-10

**Title:** Resolution of Commendation and Appreciation to Felix Sanchez  
**Contact:** Shelly Tilley 916-774-5785 stilley@roseville.ca.us

Meeting Date: 6/6/2018  
Item #: 7.39.

### RECOMMENDATION TO COUNCIL

Recommend Felix Sanchez be commended for his 14 years of 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

Resolutions are not considered a project as define by the California Environmental Quality Act (CEQA) (CEQA guidelines Section 5378). Consequently, no CEQA action is required.

Respectfully Submitted,

Shelly Tilley, Refuse Superintendent

Richard Plecker, Environmental Utilities Director

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Dominick Casey, Acting City Manager

**ATTACHMENTS:**

**Description**

Resolution of Commendation and Appreciation to Felix Sanchez



# CITY OF ROSEVILLE



OF

## COMMENDATION AND APPRECIATION

**WHEREAS,** Felix Sanchez began his distinguished career with the City of Roseville on February 24, 2004 as a Refuse Collector in the Environmental Utilities Department; and

**WHEREAS,** Felix was hired as a Permanent Refuse Collector in 2004 and promoted to Refuse Truck Driver in 2005; and

**WHEREAS,** Felix has faithfully served the citizens of Roseville by providing excellent customer service throughout his career; and

**WHEREAS,** Felix is retiring after 14 years of faithful and dedicated service to the citizens of Roseville and the Environmental Utilities Department, and will be truly missed.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ROSEVILLE, CALIFORNIA,** that **FELIX SANCHEZ** be commended for his 14 years of 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 6<sup>TH</sup> day of June, 2018.

\_\_\_\_\_  
**SUSAN ROHAN, MAYOR**

**ATTEST:**

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







## COUNCIL COMMUNICATION

**CC #: 9271**  
**File #: 0502-01**

**Title:** General Municipal Election - November 6, 2018  
**Contact:** Sonia Orozco 916-774-5269 sorozco@roseville.ca.us  
Robert Schmitt 916-774-5325 rschmitt@roseville.ca.us

**Meeting Date: 6/6/2018**  
**Item #: 8.1.**

### RECOMMENDATION TO COUNCIL

Recommend City Council adopt:

- A. Resolution declaring a General Municipal Election be held on Tuesday, November 6, 2018, requesting the Placer County Board of Supervisors consolidate the election with any other election conducted on said date, and requesting the Placer County Board of Supervisors direct the Placer County Clerk/Elections Division to provide election services to fill two City Council vacancies and to submit the City of Roseville 1/2¢ Transactions and Use Tax Measure to the voters; and
- B. Ordinance, subject to voter approval, directing a City of Roseville 1/2¢ Transactions and Use Tax Measure be placed on the November 6, 2018 General Municipal Election ballot; and
- C. Resolution submitting the ballot text for the City of Roseville 1/2¢ Transactions and Use Tax Measure to the voters at the November 6, 2018 General Municipal Election; and
- D. Resolution directing the City Attorney to prepare an impartial analysis, and directing the City Clerk to establish requirements for filing primary and rebuttal arguments regarding the City of Roseville 1/2¢ Transactions and Use Tax Measure.

### BACKGROUND

#### A. Calling Election, Consolidation and Election of Councilmembers:

Roseville Charter Section 6.01 requires municipal elections for the selection of officers and for such other purposes as the Council may prescribe, and states such elections shall be held in the city on the date specified by the Elections Code of the State of California. The election scheduled for November 6, 2018, is in part, being held to fill vacancies for two seats on the City Council.

In accordance with California Elections Code §10403 and the Roseville City Charter, the city is requesting the Placer County Board of Supervisors consolidate the General Municipal Election with the statewide General Election to be held on November 6, 2018. The resolution requesting

consolidation authorizes reimbursement to the Placer County Clerk and Elections Division for the costs associated with election services provided to the city. This long-standing partnership is cost effective, reducing duplicity in both effort and costs.

Two seats expire in 2018:

- Susan Rohan - served two terms of four years each - termed out and not eligible for 2018 election
- Tim Herman - served two terms of four years each - termed out and not eligible for 2018 election

On Monday, July 16, 2018, the City Clerk Department will make materials available for Roseville residents interested in running for City Council. A candidate for City Council must be at least 18 years of age, a full-time resident of Roseville, and a registered voter at the time nomination papers and materials are issued. The deadline to file election materials in order to be considered a candidate is Friday, August 10, 2018 at 5:00 p.m. All materials must be submitted to the Roseville City Clerk. No post-dated materials will be accepted after the deadline.

Before accepting any campaign contributions, a candidate must file the 2018 Statement of Acceptance or Rejection of Limit on Campaign Expenditures with the City Clerk, either accepting or rejecting the campaign expenditure limit. The expenditure limit for the November 2018 election is \$113,211. The amount is based on the number of registered voters in Roseville as certified by the California Secretary of State (75,474) multiplied by \$1.50. A candidate who accepts the expenditure limit may accept contributions of up to \$500 from any single source. A candidate who rejects the expenditure limit may only accept contributions of up to \$250 from any single source.

**B. Measure to Be Submitted to the Voters:**

In response to a continued trend of slowing revenues and increasing costs, the City Council formally adopted policies in 2016 to ensure the adopted budget matches revenues with expenses and forces payment of long term debt. During the recession, Roseville, like most cities in the state, borrowed from other funds to maintain service levels. While this strategy allowed Roseville to minimize service level reductions temporarily, it deferred obligations and needs that are now coming due. For Roseville, the annual deficit if we were to fund all of our obligations would be \$14 million.

In FY2017-18, the Council held a budget workshop to identify approximately \$2 million in service level reductions to balance the budget. As forecasts indicated this trend would continue, Council also directed staff to engage the community in identifying citywide priorities to guide the development of the FY2018-19 budget. The EngageRoseville effort brought together Roseville residents and businesses to address specific general fund city services and programs, and provide policy level recommendations to prioritize what Roseville citizens value as a community. Thousands of residents participated in the process providing feedback at the Community Advisory Priorities Committee meetings, by sharing input electronically on Flash Vote surveys, and by reworking the budget with Balancing Act. Additional information was also received from residents at the Community Conversation Workshop, and by phone and email. An informational mailer regarding Roseville's budget was also sent to every household in the city. The EngageRoseville effort was recently completed and identified value statements for City services. Those included reducing and/or eliminating services that the city provides, and enhancing revenues through increased fees or voter-approved sources of revenue.

The City Council, at its meeting on April 4, 2018, directed staff to consider those recommendations in the development of the FY2018-19 budget. The General Information Memorandum attached to this report entitled "*10 Year Reductions Citywide*" provides additional information on service level reductions and policy changes that have occurred over time to

address the current fiscal imbalance. The changes outlined include a significant reduction in work force, changes to employee compensation and service level reductions.

In an effort to provide and preserve services valued by Roseville residents, the City of Roseville is submitting a measure to the voters for the City of Roseville 1/2¢ Transaction and Use Tax (sales tax) in order to provide locally-controlled funding for essential, necessary and appropriate general City services including:

- Maintaining neighborhood police patrols, fire protection, 9-1-1 emergency response;
- Maintaining crime suppression and investigation;
- Maintaining city streets and roads and pothole repair;
- Parks and Recreation;
- Job creation and economic improvement programs;
- Senior and youth services; and
- Other essential services

The measure is being proposed to provide funding that cannot be taken by the State of California, with funding to be used only for local city services. The measure proposes a general tax and requires a majority (50%+1) of votes cast by Roseville's qualified voters to approve the measure.

The measure is as follows:

**PROTECTING ROSEVILLE’S PUBLIC SAFETY, ROADS, AND ESSENTIAL SERVICES MEASURE**

Shall the measure to ensure essential City services including neighborhood police patrols, fire protection, 9-1-1 emergency response; crime suppression/investigation; street and pothole repair; libraries, parks and recreation; job creation and economic improvement programs; and unrestricted general revenue purposes by establishing a 1/2¢ Transactions and Use (“sales”) tax, providing an estimated \$18.4M annually, until ended by voters, with independent citizens' oversight, regular audits, no money for the state, and all funds spent locally, be adopted?

|     |  |
|-----|--|
| YES |  |
| NO  |  |

**C. Submitting Text For Placement on Ballot:**

Per California Elections Code § 10403, the City of Roseville must set forth the exact form of the question or measure as it is to appear on the ballot in Resolution form. The ballot measure wording provided on said Resolution conforms to the California Elections Code and the Revenue & Taxation Code §7285.9.

**D. Impartial Analysis and Methods for Submitting Arguments:**

Per California Elections Code § 9280, the City Attorney shall prepare an impartial analysis of the measure showing the effect of the measure on the existing laws and the operation of the measure. The analysis shall include a statement indicating the measure was placed on the ballot by the Roseville City Council. The analysis shall not exceed 500 words in length. The analysis shall be printed on the ballot preceding the arguments for or against the measure.

Per California Elections Code §9282 and 9283, when a measure is placed on the ballot by the legislative body, the legislative body or a member of the legislative body, authorized by the body, or any voter who is eligible to vote on the measure, or a bona fide association of citizens, or a combination of voters and associations, may file a written argument for or against a measure. The

City Council, collectively or individually, may authorize or appoint members of the City Council, to submit an argument in favor of the measure. By adoption of the Resolution regarding submitting arguments, the Mayor is authorized to appoint members of the City Council to author and submit an argument in favor of the measure.

The argument shall not exceed 300 words in length. Once filed, the City Clerk shall include the following statement on the argument "Arguments in support or opposition of the proposed laws are the opinions of the authors."

A ballot argument may not be accepted unless accompanied by the printed name and signature, or printed names and signatures of the author or authors submitting it, or, if submitted on behalf of an organization, the name of the organization and the printed name and signature of at least one of its principal officers, who is the author of the argument. No more than five signatures shall appear with any argument submitted. In case any argument is signed by more than five authors, the signatures of the first five individuals shall be printed.

When an argument in favor and an argument against a measure have been selected by the City Clerk, the City Clerk shall send a copy of the argument in favor of the measure to the authors of the argument against the measure and a copy of an argument against the measure to the authors of the argument in favor of the measure. The author, or a majority of the authors of an argument relating to a city measure may prepare and submit a rebuttal argument or may authorize in writing another person or persons to prepare, submit, or sign the rebuttal argument.

A rebuttal argument shall not exceed 250 words. The rebuttal argument relating to a city measure shall be filed with the City Clerk no later than 10 days after the final filing for primary arguments. The rebuttal argument shall not be signed by more than five persons and shall be printed in the same manner as a primary argument.

Based on the time reasonably necessary to prepare and print the arguments and voter information guides, and to permit the 10 calendar day public examination period per California Elections Code §9295, the City Clerk shall make available the analysis prepared by the City Attorney and the arguments submitted for a period of 10 calendar days immediately following the filing deadline for submission of the analysis and the arguments.

Deadlines for materials are as follows:

|                        |                                                                           |
|------------------------|---------------------------------------------------------------------------|
| June 21, 2018          | City Attorney Impartial Analysis Due                                      |
| June 22-July 2, 2018   | Public Examination Period                                                 |
| July 3, 2018           | Resolutions and Ordinance to Placer County Elections for Ballot Placement |
| July 3-July 13, 2018   | Primary Arguments For or Against Measure                                  |
| July 14-July 24, 2018  | Public Examination Period                                                 |
| July 14-July 24, 2018  | Deadline for Rebuttal Arguments                                           |
| July 25-August 3, 2018 | Public Examination Period                                                 |

## FISCAL IMPACT



Cost estimates for the 2018 election and associated services is \$189,000. This amount is only an estimate as the city will pay a cost equal to the amount Placer County charges depending on the amount of items on the ballot for all state, district and jurisdictions within Placer County. The amount is also dependent on the number of Roseville candidates appearing on the ballot. Costs for the election are included in the City Clerk Elections 2018/2019 budget, set for adoption prior to July 1, 2018. If the qualified voters of the City of Roseville approve the measure it would provide \$18.4 million in revenue to preserve services valued by residents.

### ECONOMIC DEVELOPMENT / JOBS CREATED

Adoption of the resolution calling for an election will not have a significant impact on economic development. However, during election day, many poll workers are hired including students from area high schools.

### 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 adoption of a resolution regarding the November 6, 2018 election does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Sonia Orozco, City Clerk

Robert Schmitt, City Attorney



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Dominick Casey, Acting City Manager

### **ATTACHMENTS:**

#### **Description**

Notice of Vacancies November 6, 2018 Election

Resolution No. 18-192 - Calling Election

Resolution No. 18-193 - Submitting Text

Resolution No. 18-194 - Arguments

10 Year Reductions Citywide

Ordinance No. 5977





## NOTICE OF VACANCIES

To: Placer County Clerk – Registrar, Elections Division

From: City of Roseville, Sonia Orozco, City Clerk

Pursuant to Elections Code §10509, please be advised of the following:

1. The City of Roseville has two (2) City Council seats facing election. The names of the incumbents are listed below:

|      |            |                   |
|------|------------|-------------------|
| None | Termed Out | Four Year/Regular |
|------|------------|-------------------|

The name of the City Council seats which will expire and are not eligible for re-election are listed below:

|             |               |            |
|-------------|---------------|------------|
| Susan Rohan | Councilmember | Termed Out |
| Tim Herman  | Councilmember | Termed Out |

2. The two (2) four (4) year regular terms will expire in December of 2022.
3. The length of the Candidate Statement shall not exceed 200 words. The cost of the Candidate Statement shall be paid by the candidate. In the case of a tie vote, the election shall be determined by lot.
4. The City of Roseville certifies that there have been no boundary changes since the last election, the Roseville understands that the Placer County Mapping Division will verify our boundary lines prior to the election.
5. The Placer County Clerk is requested to provide election services.

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SONIA OROZCO, MMC  
CITY CLERK

(Seal)

## RESOLUTION NO. 18-192

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE DECLARING A GENERAL MUNICIPAL ELECTION BE HELD ON TUESDAY, NOVEMBER 6, 2018 AND REQUESTING THE PLACER COUNTY BOARD OF SUPERVISORS CONSOLIDATE THE ELECTION WITH ANY OTHER ELECTION CONDUCTED ON SAID DATE, AND REQUESTING THE PLACER COUNTY BOARD OF SUPERVISORS DIRECT THE PLACER COUNTY CLERK TO PROVIDE ELECTION SERVICES TO FILL TWO CITY COUNCIL VACANCIES AND TO SUBMIT A TRANSACTIONS AND USE TAX MEASURE TO THE VOTERS

Notice of City Officer Election and Notice to Submit a Transactions and Use Tax Measure to the Voters

**WHEREAS**, under laws of the State of California relating to municipal elections and the Charter of the City of Roseville, there is hereby called and ordered an election to be held in the City of Roseville, County of Placer, State of California, on Tuesday, the 6th day of November, 2018. The General Municipal Election of the qualified electors of the City of Roseville, at which election issues to be presented to the voters, shall be:

### **Nomination of Candidates:**

1. The election shall be to fill a vacancy for two City Council seats for the following officers whose terms are set to expire:

| Name        | Position      | Term of Office                                    | Regular/Short Term |
|-------------|---------------|---------------------------------------------------|--------------------|
| Susan Rohan | Councilmember | Term Expired/Not Eligible for re-election in 2018 | Regular            |
| Tim Herman  | Councilmember | Term Expired/Not Eligible for re-election in 2018 | Regular            |

2. Roseville City Councilmembers are elected in the following manner:
  - At Large –All voters within the city vote for all candidates.
3. If by the close of candidate filing, the number of qualified candidates does not exceed the number of seats to be filled in a particular office, the City Council shall in accordance with Elections Code §10229(a):
  - Appoint to the office the person(s) who have been nominated and/or appoint to the office any eligible elector if no one has been nominated.
4. Notwithstanding the section above, item 3 shall not apply if (a) the number of nominees for a city office exceeds the number of seats to be filled, or (b) a city measure has qualified and is to be submitted to the voters at the municipal election.
5. The City of Roseville has determined the following election particulars:
  - The length of the Candidate Statement shall not exceed 200 words.
  - The cost of the Candidate Statement shall be paid by the Candidate.

6. The City of Roseville has also determined the following election particulars:
  - In the case of a tie vote, the election shall be determined by lot.
7. There have been no City boundary changes since the last election. The City understands that the Placer County Mapping Division will verify City boundary lines prior to the election.

**Measure Submitted to Voters:**

The following City of Roseville 1/2¢ Transactions and Use (sales) Tax Measure as shown on Exhibit A attached to this report, shall be submitted to the voters of the City of Roseville on November 6, 2018 along with arguments and rebuttals submitted in the timeframe prescribed by the California Elections Code:

**PROTECTING ROSEVILLE’S PUBLIC SAFETY, ROADS, AND ESSENTIAL SERVICES  
MEASURE**

Shall the measure to ensure essential City services including neighborhood police patrols, fire protection, 9-1-1 emergency response; crime suppression/investigation; street and pothole repair; libraries, parks and recreation; job creation and economic improvement programs; and unrestricted general revenue purposes by establishing a 1/2¢ Transaction and Use (“sales”) tax, providing an estimated \$18.4M annually, until ended by voters, with independent citizens’ oversight, regular audits, no money for the state, and all funds spent locally, be adopted?

|     |  |
|-----|--|
| YES |  |
| NO  |  |

**WHEREAS**, the Council of the City of Roseville requests the Placer County Clerk to provide election services for the General Municipal Election to be held on Tuesday, November 6, 2018.

**Placer County to Render Specified Services:**

1. Provide copies of all precinct maps and additional maps the city requires;
2. Provide one set of voter lists (precinct/street order) at the close of registration;
3. Print and mail sample ballots and official ballots;
4. Provide and deliver all precinct supplies;
5. Provide information for publication of polls and central counting;
6. Issue absentee ballots;
7. Publish all required election notices;
8. Count ballots;
9. Provide statement of vote;
10. Verify nomination signatures

**City of Roseville to Render Specified Services:**

The Roseville City Clerk, as the Elections Official for the City of Roseville per Charter Section 2.13, will conduct all aspects of election not specified above, including, but not limited to:

1. Issue and accept candidate nomination papers;
2. Proof sample/official ballots;
3. Prepare and submit Resolution canvassing votes to be adopted by Council.

**WHEREAS**, pursuant to services provided by Placer County, the City of Roseville shall reimburse the County of Placer for services performed when the work is complete and upon presentation to the City of a properly approved bill; and

**WHEREAS**, this Resolution shall be considered a Notice of Election and Specification of Election Order if applicable; and

**WHEREAS**, in all particulars not recited by the Resolution, said election shall be held and conducted as provided by law for the conduct of general municipal elections.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Roseville that the Board of Supervisors of the County of Placer is hereby requested to:

1. Consolidate the election with any other applicable election conducted on the same day.
2. Authorize and direct the County Clerk, at City expense, to provide all necessary election services.

**PASSED AND ADOPTED** by the Council of the City of Roseville, on the 6th day of June, 2018, by the following vote on roll call:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ATTEST:

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SUSAN ROHAN, MAYOR

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SONIA OROZCO, CITY CLERK

## **RESOLUTION NO. 18-193**

### **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE SUBMITTING BALLOT TEXT FOR THE CITY OF ROSEVILLE 1/2¢ TRANSACTIONS AND USE TAX MEASURE TO THE VOTERS AT THE NOVEMBER 6, 2018 GENERAL MUNICIPAL ELECTION**

**WHEREAS**, Revenue & Taxation Code §7285.9 authorizes the City Council to levy a Transactions and Use Tax, if the ordinance proposing the tax is approved by a two-thirds vote of all members of the Roseville City Council, and the tax is approved by a simple majority (50%+1) vote of the qualified voters of the city voting in an election on the issue; and

**WHEREAS**, the Ordinance attached as Exhibit A imposes a City of Roseville 1/2¢ Transactions and Use tax to fund city services including the following:

- Maintaining neighborhood police patrols, fire protection, 9-1-1 emergency response;
- Maintaining crime suppression and investigation;
- City streets and pothole repair;
- Parks and Recreation;
- Job creation and economic improvement programs;
- Senior and youth services; and
- Other essential services

**WHEREAS**, the City of Roseville will be holding a General Municipal Election on November 6, 2018; and

**WHEREAS**, it is fiscally responsible to ensure the City's streets, roads and potholes are repaired now so they will not further deteriorate and become more costly to fix in the future; and

**WHEREAS**, Roseville must ensure police and fire protection services no matter what happens with the State budget or economy; and

**WHEREAS**, fire emergency response times have been increasing and the City of Roseville needs to protect lives and property in every neighborhood; and

**WHEREAS**, ensuring rapid emergency and medical response requires adequately staffed and trained police and fire departments; and

**WHEREAS**, well maintained city streets, roads, libraries, and parks and recreation centers are important to ensuring Roseville's quality of life and property values; and

**WHEREAS**, residents want to maintain neighborhood police patrols, fire protection, 9-1-1 emergency response, crime suppression and investigation, city streets and pothole repair, parks and recreation, and job creation and economic improvement programs, and

**WHEREAS**, the City has reduced staffing, including cuts to police and fire services; and

**WHEREAS**, additional cuts to service will further impact quality of life; and

**WHEREAS**, this measure includes comprehensive fiscal accountability provisions, such as annual independent financial audits and citizen's oversight of all expenditures to enhance accountability and transparency; and

**WHEREAS**, the City Council desires to submit the City of Roseville 1/2¢ Transactions and Use (sales) Tax Measure to the electorate at the November 6, 2018 General Municipal Election; and

**WHEREAS**, the tax must be approved by the electorate to be effective; and

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

The City Clerk is hereby directed to submit the ballot text to the qualified voters of the City of Roseville at the November 6, 2018 General Municipal Election as follows:

**PROTECTING ROSEVILLE'S PUBLIC SAFETY, ROADS, AND ESSENTIAL SERVICES  
MEASURE**

Shall the measure to ensure essential City services including neighborhood police patrols, fire protection, 9-1-1 emergency response; crime suppression/investigation; street and pothole repair; libraries, parks and recreation; job creation and economic improvement programs; and unrestricted general revenue purposes by establishing a 1/2¢ Transaction and Use ("sales") tax, providing an estimated \$18.4M annually, until ended by voters, with independent citizens' oversight, regular audits, no money for the state, and all funds spent locally, be adopted?

|     |  |
|-----|--|
| YES |  |
| NO  |  |

1. The City Clerk shall file a certified copy of this Resolution with the Placer County Clerk; and
2. The City Clerk is further directed to take all other administrative actions necessary to accomplish the orders set forth in the Resolution.

**BE IT FURTHER RESOLVED**, that in all particulars not recited by the Resolution, said election shall be held and conducted as provided by law for the conduct of general municipal elections.

**PASSED AND ADOPTED** by the Council of the City of Roseville, on the 6th day of June, 2018, by the following vote on roll call:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:



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SUSAN ROHAN, MAYOR

ATTEST:

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SONIA OROZCO, CITY CLERK

## RESOLUTION NO. 18-194

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS AND DIRECTING THE CITY CLERK TO ESTABLISH REQUIREMENTS FOR FILING PRIMARY ARGUMENTS AND REBUTTAL ARGUMENTS REGARDING THE CITY OF ROSEVILLE 1/2¢ TRANSACTIONS AND USE TAX MEASURE

**WHEREAS**, a General Municipal Election is to be held in the City of Roseville, California on Tuesday, November 6, 2018, at which time there will be a ballot measure submitted to the voters; and

**WHEREAS**, the ballot measure is being proposed to provide funding that cannot be taken by the State of California for local city services including;

- Maintaining neighborhood police patrols, fire protection, 9-1-1 emergency response times;
- Maintaining crime suppression and investigation;
- City streets and pothole repair;
- Parks and Recreation;
- Job creation and economic improvement programs;
- Senior and youth services; and
- Other essential services

The measure is as follows:

### **PROTECTING ROSEVILLE'S PUBLIC SAFETY, ROADS, AND ESSENTIAL SERVICES MEASURE**

Shall the measure to ensure essential City services including neighborhood police patrols, fire protection, 9-1-1 emergency response; crime suppression/investigation; street and pothole repair; libraries, parks and recreation; job creation and economic improvement programs; and unrestricted general revenue purposes by establishing a 1/2¢ Transactions and Use ("sales") tax, providing an estimated \$18.4M annually, until ended by voters, with independent citizens' oversight, regular audits, no money for the state, and all funds spent locally, be adopted?

|     |  |
|-----|--|
| YES |  |
| NO  |  |

Full text of the City of Roseville 1/2¢ Transactions and Use Tax Measure Ordinance is attached as Exhibit A.

**WHEREAS**, whenever a municipal ballot measure is authorized, California Elections Code § 9280 provides that the City Council direct the City Attorney to prepare an impartial analysis of the measure and the City Clerk to provide filing requirements for primary arguments for and against a measure and for rebuttal arguments.

**WHEREAS**, the City Council of the City of Roseville orders the following particulars regarding the completion of an impartial analysis and submittal of ballot arguments:

#### **Primary Arguments:**

**Section 1.** The City Council directs the City Attorney to prepare an impartial analysis of the City of Roseville 1/2¢ Transaction and Use Tax Measure showing the effect of the measure on the existing law and the operation of the measure. The analysis shall not exceed 500 words in length. The impartial analysis shall be filed within fifteen

(15) days of the adoption of this Resolution. The analysis shall include a statement indicating the governing body placed the measure on the ballot.

**Section 2.** The City Council authorizes members of the City Council, collectively or individually, to file written arguments in favor of the City of Roseville 1/2¢ Transactions and Use Tax Measure, accompanied by the printed name(s) and signature(s) of the author(s). The argument can be changed until and including the date fixed by the City Clerk after which no arguments for or against the City measure may be submitted to the City Clerk. The City Clerk shall follow California Elections Code § 9281 through 9287 in determining the printing of all arguments in favor and against.

**Section 3.** Any individual voter who is eligible to vote on the measure, or bona fide association of citizens, or a combination of voters and associations, may file a written argument in favor or against any city measure.

**Section 4.** A primary argument shall not exceed 300 words in length.

**Section 5.** A ballot argument will not be accepted unless accompanied by the printed name and signature or printed name(s) and signature(s) of the author or author(s) submitting it, or, if submitted on behalf of an organization, the name of the organization and the printed name and signature of a least one of its principal officers who is the author of the argument.

**Section 6.** No more than five signatures shall appear with any argument submitted. In case any argument is signed by more than five authors, the signatures of the first five shall be printed.

**Section 7.** The City Clerk shall include the following statement on the front cover, or if none, on the heading of the first page of the printed arguments: "Arguments in support or opposition to the proposed laws are the opinion of the authors."

**Section 8.** Printed arguments submitted to voters shall be titled either "Argument in Favor of Measure" or "Argument Against Measure" accordingly, the letter or number, if any, designating the measure shall also be printed on the argument.

#### **Rebuttal Arguments:**

**Section 9.** When an argument in favor and an argument against a measure have been selected by the City Clerk to be printed in the voter information guide, the City Clerk shall send a copy of the argument in favor of the measure to the authors of the argument against the measure and a copy of an argument against the measure to the authors of the argument in favor of the measure.

**Section 10.** The author or a majority of the author(s) of an argument relating to a city measure may prepare and submit a rebuttal argument or may authorize in writing another person or person(s) to prepare, submit, or sign the rebuttal argument.

**Section 11.** A rebuttal argument shall not exceed 250 words.

**Section 12.** A rebuttal argument relating to a city measure shall be filed with the City Clerk no later than 10 days after the final filing date for primary arguments.

**Section 13.** A rebuttal argument relating to a city measure shall not be signed by more than five authors or persons, shall be printed in the same manner as a direct argument, and shall immediately follow the direct argument which it seeks to rebut.

**WHEREAS**, if more than one argument for or more than one argument against any city measure is submitted to the City Clerk within the time prescribed, the City Clerk shall select one of the arguments in favor and one of the arguments against the measure for printing and distribution to the voters. In selecting the argument, the City Clerk shall give preference and priority, in the order named, to the arguments of the following:

- a) The legislative body, or member or members of the legislative body authorized by that body;
- b) The individual voter, or bona fide association of citizens, or combination of voters and associations, who are the bona fide sponsors or proponents of the measure;
- c) Bona fide association of citizens;
- d) Individual voters who are eligible to vote on the measure.

**WHEREAS**, the City Council has first priority to file and submit arguments for City Council sponsored ballot measures, whereby the Mayor and/or others selected by the Mayor who are qualified to sign arguments under the Elections Code to file written arguments regarding the ballot measures sponsored by the City Council: and

**WHEREAS**, in order to enable the City Clerk to determine whether an argument is from a bona fide association of citizens, an organization or association submitting an argument for or against a city measure shall submit with the argument a copy of one of the following:

- a) Its articles of incorporation, articles of association, partnership documents, bylaws, or similar documents;
- b) Letterhead containing the names of the organization and its principal officers;
- c) If the organization or association is a primarily formed committee established to support or oppose the measure, its statement or organization filed pursuant to Section 84101 of the California Government Code;
- d) In selecting argument from among bona fide associations of citizens, the City Clerk shall not consider the type of documentation submitted pursuant to subdivision (b) or the form of the association.

**WHEREAS**, based on the time necessary to prepare the City Attorney impartial analysis, permitting the 10-calendar-day public examination and the timing of the arguments and rebuttals, as provided in Article 6 (commencing with Section 9295) for the November 6, 2018 election, the City of Roseville adopts the following deadlines in concert with the Placer County Office of Elections:

|                        |                                                                |
|------------------------|----------------------------------------------------------------|
| June 21, 2018          | City Attorney Impartial Analysis Due                           |
| June 22-July 2, 2018   | Public Examination Period                                      |
| July 3, 2018           | Resolutions to Placer County Elections for Placement on Ballot |
| July 3-July 13, 2018   | Primary Arguments For or Against Measure                       |
| July 14-July 24, 2018  | Public Examination Period                                      |
| July 14-July 24, 2018  | Deadline for Rebuttal Arguments                                |
| July 25-August 3, 2018 | Public Examination Period                                      |

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the City of Roseville that the provisions and sections of this resolution shall apply only to the General Municipal Election to be held on November 6, 2018.

**PASSED AND ADOPTED** by the Council of the City of Roseville, on the 6<sup>th</sup> day of June, 2018, by the following vote on roll call:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABENST: COUNCILMEMBERS

\_\_\_\_\_  
SUSAN ROHAN, MAYOR

ATTEST:

\_\_\_\_\_  
SONIA OROZCO, CITY CLERK



## GENERAL INFORMATION MEMORANDUM

**TO:** Honorable Mayor Susan Rohan and Members of the City Council

**FROM:** Rob Jensen, City Manager 

**APPROVED BY:** Dominick Casey, Acting City Manager

**DATE:** May 3, 2018

**SUBJECT:** 10 Year Reductions Citywide

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### Purpose

At the Council's budget workshop on April 12<sup>th</sup>, the Council requested additional information on service level reductions and policy changes that have occurred over time to address the current fiscal imbalance. Over the past ten years, the City has made significant strides to address the changing economic and fiscal climate. Those efforts included a significant reduction in work force, changes to employee compensation and service level reductions. In addition, Roseville, like most cities in California depleted reserve funding to weather the recession and deferred maintenance for City facilities and public buildings including our police and fire stations, our three libraries, parks, pools, roadways and IT infrastructure. This deferral added additional cost pressures to the General Fund as it balanced these long term obligations with current operational needs. All the while, a constantly changing statewide legislative and regulatory environment continues to add unfunded mandates and significant costs to the City's operations, such as public-safety realignment, open space management, and the State moving responsibility for stormwater management from the State to local government, all adding millions in expenses to the City's General Fund. The purpose for this memorandum is to provide details in each of these areas.

### REDUCTION IN WORKFORCE:

The City began reducing its General Fund staffing levels in 2007 as a result of the recession. Over the past 10 years, the City has reduced General Fund staffing from 778 full time employees to 665 full time employees in 2018. During the same period, the City's population grew from 109,154 to 138,150. This resulted in a per capita reduction in employees of 32 percent.

The majority of the positions eliminated in the early years were directly related to new development as growth levels were a fraction of what they were in previous years. However, as the recession continued, the City looked for opportunities to improve efficiencies and further reduced staffing levels across all areas. As the economy improved and development levels increased, new staffing has not been brought in to keep pace with the growth. This has resulted in service level reductions in all General Fund City departments.

## **EMPLOYEE COMPENSATION:**

As a service provider, the City's highest General Fund cost is labor. With one of Council's goals being fiscal soundness, the City and its labor groups, including management, partnered over the past several years to manage labor costs. The changes we've made together still allow the City of Roseville to attract and retain competent, dedicated people to serve our community. It's an important undertaking given that labor-related costs account for almost 75 percent of the City's General Fund budget, which pays for a variety of services including fire, police, parks, recreation, library, and public works.

Ensuring consistency among labor groups within our workforce and developing strategies to contain costs have been key focus areas. It is important to remember that current State law hinders the City's ability to make significant changes to retirement benefits until the court system rules on this issue. That said, in partnership with our labor groups, we have taken proactive steps where we could to reduce long term costs, which included:

- Controlling pension costs by transferring the responsibility to employees to fund 100 percent of the employees' share of pension costs. This has significantly reduced pressure on the City's budget.
- Capping liability for retiree health benefits: A defined-contribution plan is offered to new employees instead of the defined-benefit plan that previously existed. This means that employees, along with the City, contribute to saving for their retiree-medical benefits; and that the City's cost associated with the defined-benefit plan will eventually be zero.
- Setting salary-level targets at median levels in labor-market comparison: Salary schedules for new employees have been reduced up to 21 percent in some cases to reflect median salaries in the labor market, instead of upper-end levels.
- Reducing the rate of increases within each salary range: The previous pay scales allowed for 5 percent increases between each step in a salary range. Now, new employees are eligible for increases no greater than 2.5 percent between each step in the range. This extends the time it takes to reach the highest level in the pay range, which can now be up to 15 years; slowing the growth rate of this expense.

## **POLICE DEPARTMENT SERVICE LEVEL REDUCTIONS:**

Since 2007, the total number of sworn officers has been reduced from 136 to 130. During this same period, the size of the city in square miles, calls for service, and both daytime and nighttime populations have all dramatically increased. For example, our residential population increased by 30,000 since 2007, a 28 percent increase. The staffing level of the Department's Professional Staff has also been reduced significantly with volunteers providing many of the job assignments previously handled by employees.

With staffing levels decreasing on a per capita basis, service level reductions have been reduced including longer response times to calls and less time for officers to conduct problem oriented and proactive work. The department goal and best practice in policing is for officers to spend 60 percent of their time handling calls, and 40 percent of their time on proactive policing activities. With the department unable to maintain this standard, the quality of the service provided to our community has been reduced.

#### Overall Department Sworn Staffing Levels

|                | 2007 | 2018 | Percent Change per Capita |
|----------------|------|------|---------------------------|
| Sworn Officers | 136  | 130  | - 26 percent              |

Patrol Unit - The Patrol Unit comprises the front line officers that the community sees on a regular basis patrolling and enforcing laws. In order to preserve essential staffing in front-line patrol, the department has eliminated or shrunk specialty units to maintain patrol staffing at 66 officers and 10 sergeants, consistent with the 2007 levels. As the city has grown in both area and population, the patrol division has needed to strategically size beats to best utilize the resources available. This has resulted in less than optimum staffing in all areas and corresponding decreases in effectiveness.

#### Patrol Unit Staffing

|           | 2007 | 2017 | Percent Change per Capita |
|-----------|------|------|---------------------------|
| Sergeants | 9    | 10   | -14 percent               |
| Officers  | 70   | 66   | -27 percent               |

Crime Suppression Unit / Vice and Narcotics Enforcement Team - Ten years ago, the department had a Vice and Narcotics Enforcement Team (VNET), staffed by a sergeant and three officers. VNET focused on street-level drug activity, problem drug houses in neighborhoods and narcotics activity. The department had a separate Crime Suppression Unit (CSU), staffed by a sergeant and six officers. CSU focused on monitoring known gang members, parolees and other known offenders in our city, as well as ad hoc crime trends and nuisance locations. They maintained a high presence and conducted regular patrols in neighborhoods with high levels of gang and criminal activity. Today, VNET and CSU have been combined into one unit with a sergeant and five detectives. This is a reduction of one sergeant and four detectives over 2007 staffing levels. The impact on the community includes fewer narcotics investigations, fewer "problem location" investigations, and no time for random patrols and high visibility in the neighborhoods that need it.

#### CSU / VNET Staffing

|           | 2007 | 2017 | Percent Change per Capita |
|-----------|------|------|---------------------------|
| Sergeants | 2    | 1    | -61 percent               |
| Officers  | 9    | 4    | - 65 percent              |

K9 Unit - K9 staffing has been reduced over the past decade from six dogs to four. This has reduced the ability of K9s to assist patrol and other officers with suspect searches, drug searches and other situations where a police K9 would be helpful. K9 coverage has also shrunk from 24 hours a day to 18 hours a day, and we've increased our dependence on neighboring agencies when we have a need for a K9.

#### K9 Unit Staffing

|                    | 2007 | 2017 | Percent Change per Capita |
|--------------------|------|------|---------------------------|
| Canines            | 6    | 4    | -48 percent               |
| Hours of Operation | 24   | 18   | -25 percent **            |

**\*\*Note – Change in hours of operation not calculated on a per capita basis, as number of hours in a day are constant.**



Youth Services - At one time, the department had seven full time dedicated youth service officers: four in the high schools, two in the middle schools and one officer who focused on truancy and runaways.

Even farther back in time, the department had two DARE officers assigned to elementary schools. Today we have officers assigned only to the three comprehensive high schools, and one officer assigned to Adelante High School on an overtime basis. Coverage to the high schools is spread thinner, as there are no extra officers to cover when an assigned officer is sick or on vacation. There are no officers assigned to increase security and build positive relationships at the City's five middle schools.

Youth Services Staffing

|                         | 2007 | 2017 | Percent Change per Capita |
|-------------------------|------|------|---------------------------|
| Youth Services Officers | 7    | 4    | -56 percent               |

Traffic Enforcement Unit - At one time the traffic unit was staffed by two sergeants, ten motor officers, two DUI officers, two community service officers and a full time parking enforcement officer. Currently there is one Sergeant and four motor officers assigned to Traffic and no dedicated DUI officers. We have a position slotted for one DUI officer, however due to staffing levels in Patrol, it has not been filled for over a year. As a result, DUI enforcement is left for patrol officers as time permits. We now have far fewer DUI offenders arrested than when we had dedicated DUI officers; this means more DUI drivers are going undetected, and this decreases safety on our roadways. Because traffic officers are often reassigned to cover shortages in patrol, there are fewer of them available to make traffic stops and address citizen complaints and traffic safety issues in the city. The department no longer has parking enforcement officers, so the police department no longer provides proactive parking enforcement in the downtown area. Patrol officers and community service officers respond to parking issues only when the public calls to complain.

Traffic Enforcement Staffing

|                             | 2007 | 2017 | Percent Change per Capita |
|-----------------------------|------|------|---------------------------|
| Sergeants                   | 2    | 1    | -60 percent               |
| Motor Officers              | 10   | 4    | -69 percent               |
| DUI Officers                | 2    | 1    | -60 percent               |
| Community Services Officer  | 2    | 2    | -28 percent               |
| Parking Enforcement Officer | 1    | 0    | -100 percent              |

Investigations Unit - While staffing has remained consistent over the ten year window, the amount and complexity of cases being assigned to detectives has greatly increased while being handled by the same number of detectives. As a result, cases take longer to close, the threshold of what kinds of cases assigned to a detective is higher, and caseloads per detective are higher. So while staffing has remained constant, the workload has dramatically increased which has the effect of being a service reduction to the community.

Communications Unit - Dispatcher staffing has not kept up with the population growth of the city. Since 2007, 911 calls increased from 31,076 to 44,853, a 31 percent increase. The unit lost one "off-line" dispatch supervisor position. The loss of this position created many challenges for the unit in managing shift schedules, coordinating and scheduling training, and addressing personnel issues in a timely manner.

Police Records Unit - The department has eliminated four records clerks, resulting in a redistribution of essential and legally mandated duties among the remaining clerks. To compensate, the department reduced the hours the public counter is open and available to the public. The reduced staffing has created more backlogs in less critical but important records tasks, like archiving and purging of old records. Records clerks were eliminated from Administration (1), Community Services (1), and Investigations (2). Clerks assigned to Records have remained constant at eight.

Animal Control Officers - Our ACO's are some of the hardest working people in the Police Department. And like Patrol and Investigations, while their staffing has remained constant over the years, the call load has risen as the city has grown and calls for service for Animal Control pend considerably longer than in the past. This has the result of being a service reduction since staffing has not kept pace with the increase in population and calls for service.

Police Vehicles Fleet - The department used to have a "car-per-officer" program, providing each officer who lived in or close to the city with a personally assigned take-home vehicle. This was something the City highlighted in recruitment messages to prospective officers, and it also increased the perceived presence of police in the City, since patrol cars were parked in front of officers' homes throughout the City. Officers called out for SWAT and other emergencies could respond directly to the location of the emergency, rather than first coming to the department to pick up their cars and equipment. Our officers now share cars.

Administration - The administrative side of the Office of the Chief of Police was reduced by almost half with the loss of an Administrative Analyst and a Records Clerk. These positions were assigned to training, workers compensation claims, and the recruitment/hiring process. All of these assignments were then spread out amongst other employees. While this had no visible reduction in service levels to the community, it affected our administrative ability to train and hire officers and staff which does project outward to how we provide service to the community.

Training - The department has greatly reduced the amount of travel and training provided by the General Fund. Most mandated in-service training is now conducted in-house with qualified in-house instructors. Fewer police staff attend professional conferences, where they used to network with other professionals in the same disciplines, learn about new trends, and bring that knowledge and expertise back to the City.

## **FIRE DEPARTMENT SERVICE LEVEL REDUCTIONS:**

### **Fire Administration**

- Eliminated one and a half positons in the front office and reclassification of other positions has increased the wait times for counter service, records requests, and incident reports.

### **Fire Operations**

- Eliminated three (3) Shift Battalion Chiefs beginning in 2011 which doubled the managerial span of control and reduced incident management capabilities. This change created longer response times for the Battalion Chief to arrive and assume Incident Command. First arriving Engines are pushed into a command role until the Battalion Chief arrives.
- The closure of Fire Station 8 and relocation of that company to open Station 9 created extended response times to district 8. Response reliability continues to increase in districts 2, 5, and 9 while call volumes continue to increase in all districts including district 8. While funding to construct a new station to balance response time, no funding is available to operate the new fire station at an estimated cost of \$2.5 million annually.

- In 2010 the Dive Rescue program was eliminated. We are no longer able to perform rescues for submerged vehicles into bodies of water.
- In 2013, watercraft were eliminated reducing our ability to perform flood and swift water rescues.
- In 2013, the Bike Team was eliminated. Although the equipment is still available for special call out, there is no longer an organized team, training, or scheduled event calendar.
- In 2014, the Tower Rescue program was eliminated. We are no longer able to perform rescues on elevated towers, power line towers, or cell towers.

#### Fire and Life Safety

- Reductions and reclassification of positions has increased work load and turnaround time for Inspections, Plan Review, and follow up. Fees were increased to offset rising costs.
- Public Education position reduced to part time. This reduction has decreased the amount and frequency of in school programs and public events
- No longer providing Hands-Only CPR demonstrations at community events
- Discontinued Smoke Detector Program
- Car Seat technician Inspection/Installations have been significantly reduced. These were done by on duty crews at every fire station. Today they are done by-appointment only by our on part-time Pub-Ed Technician.

#### Fire Support Services

- Reductions in the Fire Investigation program has increased the time to complete reports and the ability to fully investigate possible Arson Fires.

#### Fire Emergency Preparedness

- The loss of a full time Emergency Preparedness Manager in 2007 has reduced abilities to prepare and educate the community.

### **PARKS, RECREATION, AND LIBRARIES SERVICE LEVEL REDUCTIONS:**

Over the past decade, there has been significant growth in the Parks, Recreation & Libraries Department. We have added 22 Parks, over 1,000 acres of open space, Martha Riley Community Library, Mike Shellito Indoor Pool and increased from 13 to 60 annual events with the opening of Vernon Street Town Square. In this same period, we reduced 29 General Fund positions. Where funding was available and where it made sense, portions of work in Parks and open space, including landscape maintenance and tree trimming, were contracted out to further reduce costs. While contract services made fiscal sense in years past, recent City salary and benefit reductions, along with increased private costs due to minimum wage increases and the Affordable Care Act, have eroded those savings. In addition, reduced oversight of contract services have resulted in limitations in project flexibility, increased response times, lower standards and in some cases additional cost. The Department has been increasingly reliant on temporary employees to fill critical roles and functions. Increased turnover in temporary positions continues to cause challenges with consistency and hinders appropriate redundancy for important functions. The items below do not represent each and every service level reduction, but instead attempt to represent those from a more global perspective.

| Parks, Recreation & Libraries<br>10 year service level reductions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Action                                                            | Service Level Impacts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Libraries &amp; Museum</b>                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Reduced Library hours                                             | <ul style="list-style-type: none"> <li>Reduced from 68 hours to 41 hours per week per Library including Friday closures in 2017</li> <li>Loss of public access to materials, computers, community space and programs</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Library materials reduced                                         | <ul style="list-style-type: none"> <li>Depleted the \$1,364,423 Library Fund for materials. Supplemental revenue source is no longer available.</li> <li>One of the lowest per capita budgets in the region. Roseville \$1.65 - State median \$2.83</li> <li>While funding for materials has decreased, the number of visitors and items loaned has increased.</li> <li>Longer wait times for materials, less copies of in-demand items</li> </ul>                                                                                                                                                                                                                                                                             |
| Reduced Maidu Museum hours                                        | <ul style="list-style-type: none"> <li>Reduced from 39 hours to 9 hours per week (pending budget adoption)</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Reduced Museum staff and programs                                 | <ul style="list-style-type: none"> <li>Eliminate all 53 annual events and program serving 4000 people (pending budget adoption)</li> <li>Limited fundraising, grant opportunities, tribal partnership expansion and corporate membership development</li> <li>Eliminated outreach efforts</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Parks – Open Space</b>                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Eliminated goat grazing in general fund open space                | <ul style="list-style-type: none"> <li>Potential increased risk of fire, thatch and invasive species</li> <li>Overgrown open space areas are now becoming havens for unsheltered camps, increasing risk of illegal dumping in neighborhoods and preserves</li> <li>Increased number of resident complaints as there are 250 acres in the General Fund Open Space adjacent to residential property</li> </ul>                                                                                                                                                                                                                                                                                                                   |
| Open space management                                             | <ul style="list-style-type: none"> <li>Increased customer service requests related to General Fund Open Space as a result of growth and increased population</li> <li>Service requests increased from 330 in 2015 to over 700 service requests in 2017 with time to respond increasing from 7 days to 21 days or longer depending on the complexity of the work</li> <li>More reactive and less proactive approach</li> </ul>                                                                                                                                                                                                                                                                                                  |
| Unsheltered camps                                                 | <ul style="list-style-type: none"> <li>Significant increase in camp cleanups with no funding provided, resulting in existing staff being redirected from primary core services.</li> <li>Increased frequency of camp cleanup from monthly to weekly. This work is being done by existing staff, removing them from performing other core services including creek maintenance for flood conveyance, bike trail maintenance/trash removal, tree pruning, preserve and open space maintenance</li> <li>Increased customer service response time due to redirection of staff from 7 days to 21 days or longer to complete work related to tree and vegetation encroachments, vandalism and code enforcement complaints</li> </ul> |
| Tree Maintenance                                                  | <ul style="list-style-type: none"> <li>Increased pruning cycle from 5 years to 6.5 years</li> <li>Increased customer service response times to complete work has increased from 1-2 weeks to 4-6 weeks</li> <li>Non-routine work such as encroachment, nuisance, code enforcement, hazard and safety, is now limited to public safety only</li> <li>Potential increased risk and liability</li> <li>Limited tree planting</li> </ul>                                                                                                                                                                                                                                                                                           |

|                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                             | <ul style="list-style-type: none"> <li>• Decreased plant healthcare and preventative maintenance</li> <li>• Reduced flexibility and increased costs due to contracting out nearly all tree work</li> </ul>                                                                                                                                                                                                                                 |
| <b>Park Planning &amp; Development</b>      |                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Park Development                            | <ul style="list-style-type: none"> <li>• Increased timeline for completion of a new park from 18 months to 30+ months</li> <li>• Increased project costs and delayed response times due to in-house production shifting to Consultants</li> <li>• Reduced project inspections from twice daily to just 2-3 times a week.</li> </ul>                                                                                                        |
| Decreased CIP/rehab funding                 | <ul style="list-style-type: none"> <li>• Currently CIP/rehab funding of parks and facilities is at roughly 30 percent of the required amount</li> </ul>                                                                                                                                                                                                                                                                                    |
| Deferred Construction of General Fund Parks | <ul style="list-style-type: none"> <li>• Delayed construction of new parks reliant on the General Fund for maintenance. Specifically city-wide parks such as Crabb &amp; Central Park which are partially constructed and Gibson &amp; SSP 2, 3, and 4 which are not developed all.</li> </ul>                                                                                                                                             |
| <b>Parks Maintenance</b>                    |                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Turf Care                                   | <ul style="list-style-type: none"> <li>• Reduced fertilizer from 4 times to 2 times per year</li> <li>• Reduced edging from weekly to every 3 weeks</li> <li>• Reduced broadleaf applications from twice per year to once a year</li> <li>• Reduced aeration in neighborhood parks from 2-3 times per year to 1 time per year</li> <li>• Reduced mowing of sports fields at most neighborhood parks from twice to once per week</li> </ul> |
| Custodial                                   | <ul style="list-style-type: none"> <li>• Reduced restroom custodial from daily to twice a week</li> <li>• Reduced trash pickup from daily to three times per week</li> <li>• Removed portable restrooms in parks</li> </ul>                                                                                                                                                                                                                |
| Landscape Maintenance                       | <ul style="list-style-type: none"> <li>• Reduced pruning of shrubs from 3-4 times per year to only safety and sidewalk clearance</li> <li>• Reduced the frequency of chemical application for weeds in landscapes and beds from 8-10 times per year to 4 times per year</li> </ul>                                                                                                                                                         |
| Infrastructure Maintenance and Inspection   | <ul style="list-style-type: none"> <li>• Reduced safety and playground checks from daily to three times per week</li> <li>• Increased response times and decreased funding for playground repairs resulting in some amenities being taken out of service or closed</li> <li>• Deferred maintenance of backstops, picnic areas and other park amenities</li> </ul>                                                                          |
| <b>Recreation</b>                           |                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Decreased front-line staffing               | <ul style="list-style-type: none"> <li>• Increased response times for answering phone calls and emails.</li> <li>• Longer wait times for in person assistance in our community centers.</li> <li>• Less consistency in response due to higher staff turnover.</li> </ul>                                                                                                                                                                   |
| Fee impacts to customers                    | <ul style="list-style-type: none"> <li>• Increased average fees for recreation programs including: <ul style="list-style-type: none"> <li>○ Adult sports 56%</li> <li>○ Swim lessons 23%</li> <li>○ Special interest classes 40%</li> </ul> </li> </ul>                                                                                                                                                                                    |

|                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Less access to Recreation facilities - reduced hours | <ul style="list-style-type: none"> <li>Reduced hours at facilities including: <ul style="list-style-type: none"> <li>Roseville Sports Center 6 hours per week</li> <li>Maidu Community Center 11 hours per week</li> <li>Roseville Aquatics Complex 2 hours per week</li> <li>Closed batting cages at Maidu and Mahany parks</li> <li>Closed Johnson Pool on Saturday</li> <li>Eliminated all programs at Oakmont Pool</li> </ul> </li> </ul> |
| Reduce subsidized programs                           | <ul style="list-style-type: none"> <li>Reduced SPARKS park playground programs from 8 sites to 1</li> <li>Reduced Johnson Pool schedule from 10 to 8 weeks</li> <li>Reduced teen programming from 24 programs to 1</li> </ul>                                                                                                                                                                                                                 |
| Reduce or eliminate recreation programs              | <ul style="list-style-type: none"> <li>Reduced the number of concerts, eliminated 4th of July fireworks, eliminated child care for fitness members, eliminated VSTS holiday décor, eliminated Art Cart, eliminated adaptive recreation programming, eliminated day camps at Royer and Maidu parks.</li> </ul>                                                                                                                                 |

## **DEVELOPMENT SERVICES SERVICE LEVEL REDUCTIONS:**

Planning Division - While changes to Planning's service levels tend to be less measurable quantitatively than other departments given the nature of work, changes over the last 8 years have resulted in doing more with less including:

- Reduced planning staff by 48 percent. Fewer staff to share the workload can result in service level reductions such as longer entitlement processing times, longer response times (i.e., calls, letters, emails, research), longer scheduling timeframes (i.e., meetings, inspections), phone customers not getting a live person right away and rolling to voicemail.
- Eliminated dedicated plan checker position. Not having this position requires planners to do both plan check and entitlement processing, creating delays in both.
- Reduced administrative staff from four to one. Now Planning shares one dedicated admin staff (there are 3.5 Admins that share workload for all of DS).
- Technical staffing levels have remained constant but work levels have increased to assume responsibility for other divisions within Development Services. This affects Planning functions including the elimination of Development Activities Reports, longer times for updating base planning documents, and increases response times for providing mapping and data services.
- Planning technicians have assume dual roles as permit and planning techs. This has resulted in longer response time to customers, fewer planning "experts" at the front counter and more reliance on planners for general information which is less time planners spend on processing entitlements.

Business Services - The following factors over the past ten years have contributed to an upward trend in Business:

- Reduced business services staffing by 50 percent.
- Increased work level to include implementation and maintenance of the City's permitting system, providing support services to Engineering, Planning and Building Divisions, and assumed responsibility to update and maintain GIS landbase and addressing data bases.

Although Business Services has largely adapted to doing more with less and has become better at supplementing peaks in workload demands with temporary and contract staff, the following service level reductions are a direct result of the items noted above:

- With fewer resources to share the workload, staff is often forced to be more reactive than proactive in many instances, including responding to Accela issues and enhancements, providing GIS, mapping, and data services, and updating procedures.
- The division is no longer able to provide custom mapping or reporting services to the public.
- Increased response times in the timely post-approval of administrative updates (i.e., text, tables, figures) to the General Plan, and Specific Plan documents.
- No longer able to re-create and provide the Monthly and Quarterly Development Activity Reports.
- Delays in the timely updating and maintenance of key GIS infrastructure datasets (i.e., parcels, street centerlines, addresses, etc.).
- Impedes the division's ability/opportunity to provide innovative public facing or civic engagement solutions that better serve the needs of staff and the public. Staff often doesn't have time to effectively create processes, products, and tools to increase efficiencies and streamline business processes.

Engineering Division - Service level reductions to the Engineering Division have not been that dramatic over the last 8 years, as staff has learned to do more with less and supplement workloads with contract staff. Specific changes have included:

- Reduced engineering staff by 33 percent.
- Reduced level of Engineering's support staff. Not having this support results in engineers being responsible to respond to general information and document requests from customers, both at the counter and over the phone. The turnaround time on these generalized requests has been delayed due to the reduction in staffing.
- With less staff, division staff is often forced to be more reactive than proactive in some instances (i.e., updating procedures, standards, etc.)
- Plan Check and Inspection Service Levels have NOT dropped off:
  - Engineering's plan check staff has actually made the Civil review process more efficient. In 2008/2009 turnaround times for Civil plan review was 6/4/2 weeks for the first three plan checks respectively. These same plan reviews are now completed in 4/3/2 weeks respectively. The ability to bring in contract plan services to supplement heavy workloads aids in allowing staff to meet these accelerated turnaround times.
  - Engineering's plan check staff now offers an expedited civil plan review for "pad ready projects". This review is completed within 10 days and was not offered 8 years ago.

- Inspection service levels have not changed in the past 8 years. Supplementing with contract staff has allowed this service to remain constant.

### **PUBLIC WORKS DEPARTMENT SERVICE LEVEL REDUCTIONS:**

Engineering Division – The division eliminated two Assistant Engineering positions resulting in the following service level reductions:

- Longer response times to public requests.
- Responding to public concerns rather than proactively preventing concerns before they occur.
- Plan check is being rushed, items are being missed, and contractor and developer complaints are increasing due to last minute changes being required in the field during construction.
- Projects delayed and being pushed to the next year. This is often blamed on a tough bidding climate but is also partially due to projects bidding too late into the construction season. The public has to keep waiting for the key road and safety improvements including storm drain improvements for drainage issues, pavement resurfacing reducing wear and tear on vehicles, and capacity improvements to shorten commute times.
- The City's Intelligent Transportation System (ITS) is not being used to its full capabilities resulting in increased travel times and delay on City roadways.
- Increased time to public floodplain determinations delaying real estate transactions and development applications.

Streets Division – In addition to reductions in general funding for materials and supplies, the division eliminated six street maintenance workers resulting in the following service level reductions:

- Reduced linear feet of crack sealing in roads causing roads to fail faster.
- Reduced amount of asphalt patching of roads causing them to fail faster.
- Reduced number of replacement pavement markers in streets.
- Reduced number of square feet of thermo plastic and paint markings that get updated each year resulting in poor visibility for crosswalks, stop bars, and edge lines.
- Reduced number of signs that get replaced each year resulting in poor visibility on street signs for the public, fire and police.
- Reduced number of sidewalk/curb/gutter repairs for failed concrete and trip hazards resulting in the potential for more safety issues for public until a permanent repair can be completed.
- Reduced number of storm drain inlet replacements resulting in more localized flooding on streets.



## **INFORMATION TECHNOLOGY DEPARTMENT SERVICE LEVEL REDUCTIONS:**

All Technology Services - The City maintains approximately \$100M of information technology hardware and software. These assets support every City department and all City services. Funding for rehab and replacement of these systems was eliminated or dramatically reduced starting in 2007. There is no ability today to fully fund technology rehabilitation and replacement. Currently, the City is funding these at a 30 percent level. The Council recently adopted a policy to increase funding in this area by \$500,000 per year annually until it reaches the required funding level of \$5.0 million annually. This will further reduce funding that is available for other City services including police and fire.

Additionally, growth of technology infusion and cloud applications have resulted in increased security responsibilities within the business units. Administrative and customer support service levels have been reduced in many areas due to competing demands for new technologies and projects. Administrative, cross-functional leadership and onboarding tasks have been reassigned to IT-Managers, potentially jeopardizing the primary IT functions performed by the City.

Administrative Support Services - Eliminated Administrative Assistant position and replaced with temporary part-time position.

Business Applications - More than 50 percent of the City's business applications have moved to the Cloud over the past 10 years, resulting in cost savings and increased efficiencies for City departments. This trend has also caused an exponential increase in the complexity of data integration and decision support tools. The City has not added staff or technology to deal with this complexity. Executive dashboards and decision support requires significant manual effort to integrate database & application outside of the City network.

## **CENTRAL SERVICES DEPARTMENT SERVICE LEVEL REDUCTIONS:**

Administration – Staff is proposing that this Department be consolidated into the Finance and Public Works Department and the Department Head position eliminated.

Central Stores and Courier Service – Eliminated one warehouse worker position resulting in the following service level reductions:

- Receiving hours reduced to four days a week
- Deliveries to customers reduced from five to two days a week
- Customer hours reduced by five hours a week
- Surplus pickup/drop off times reduced to three hours a week

Purchasing – Eliminated one buyer position resulting in the following service level reductions:

- Average turnaround time to process purchase requests has increased from 3 days to 5 days
- Citywide training on purchasing processes not conducted on a regular basis
- Minimal vendor outreach efforts

Building Maintenance – Eliminated three building maintenance positions resulting in the following service level reductions:

- Longer wait times for service requests
- Same day / next day service limited to urgent and emergency requests only

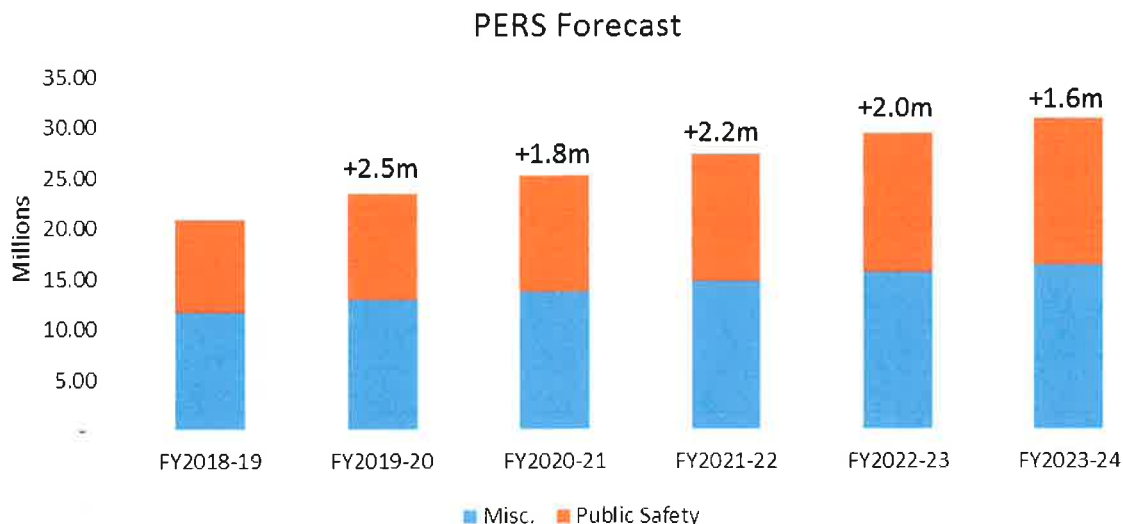
Custodial – Eliminated twelve custodial positions and offset with contract services. This division is currently understaffed resulting in the following service level reductions:

- Buildings not cleaned at the same high level they once where
- Floor care/maintenance was deferred for a few years and is now performed only on an annual basis
- Many non-public spaces now cleaned on a reduced schedule

### CITY LONG TERM OBLIGATIONS AND POLICIES:

The City's long term obligations include PERS, Retiree Health (OPEB), and deferred maintenance (CIP Rehab and Street Maintenance). Each of those areas is discussed below;

**PERS** - While the City continues to pay its PERS obligations as required, those costs continue to increase. As noted earlier in this memorandum, the City's ability to control those costs going forward will be decided by the Court system. To date the City has implemented all of the options currently available to control those obligations. However, even with those changes, PERS costs are expected to grow. Over the next 5 years those increase will total \$10-\$15 million adding additional burden to the General Fund and requiring additional service level reductions. The following chart shows the City's expected future payments increasing based on CalPERS projections.



Costs for the employee pension plan are related to the:

- Particular retirement plans the City participates in,
- Annual contribution made by the City and the employees, and
- Returns experienced in the stock market.

The latest actuarial report identifies a \$221 million unfunded liability for "miscellaneous" (non-public safety) employees and a \$102 million unfunded liability for public safety employees for a total of \$323 million. The annual payment to PERS for pension costs is calculated by PERS and sent to its member agencies. As has been the case in previous years, the FY2018-19 proposed budget will fully fund the payment due to PERS for the fiscal year. Looking forward, in order to reduce, and ultimately eliminate, the unfunded liabilities that cities currently have, PERS has developed an accelerated payment plan that is expected to

eliminate the unfunded liability in approximately 25 years. The actions taken by PERS to correct the unfunded liability will result in cities being required to fund higher annual costs as PERS recalculates the requirements each year. As an example, the increased cost for the City of Roseville for FY2018-19 totals \$1.9 million, which includes \$1.1 million for the General Fund.

**Retiree Health or “Other Post-Employment Benefits (OPEB)”** - Costs for those employees who will receive City funded retiree health benefits are continuing to grow as healthcare premiums and Medicare costs increase. In an effort to reduce the City’s long term obligations, the Council, along with our labor groups, have revised their retiree health program for employees hired after 2013. These new employees are required to contribute into a Retirement Health Savings account that can be used for future medical, dental, and vision expenses after retirement. These expenses will now be funded by the retiree as opposed to the City.

To provide long-term sustainability for retiree medical expenses, the City created an OPEB trust in February 2011 with an initial contribution of \$34 million. Since that time, the City has been committed to funding this obligation by directing a certain percentage of annual salary costs to the fund. That percentage had been about three percent of total salary for the General Fund for several years. Since the current required payment to meet a fully funded status is approximately eight percent of salary, a new policy has been put in place to increase the funding of this obligation each year. Beginning in FY2016-17, the Council-adopted policy directs the annual General Fund payment to the trust to increase by one percent of salary each year until the annual funding level is equal to the actuarially determined contribution (ADC, formerly known as the annual required contribution (ARC)).

As discussed earlier, to reduce the City’s long term obligations, it eliminated this benefit for new employees hired after 2013. However the latest available actuarial report as of June 30, 2017, for those employees who receive this benefit, shows a total Actuarial Accrued Liability (AAL) of \$215 million. Taking into account the OPEB trust fund balance of \$71 million invested to fund this liability, the City has a citywide total unfunded liability of \$144 million. The General Fund portion of the unfunded liability is approximately \$95 million. The proposed FY2018-19 budget will fund \$13.8 million toward this liability.

**Deferred Maintenance** - Although the City’s General Fund budget is balanced for FY2018-19, it does not address all of our long-term liabilities, it does not provide the funding necessary to maintain City assets such as playgrounds, police and fire stations, libraries, roadways, or IT infrastructure. In the three expense areas of CIP rehab (capital-improvement plan and rehabilitation of assets), road maintenance, and OPEB (other post-employment benefits such as retiree healthcare), if the City were to fully fund its long-term liabilities and the deferred maintenance that occurred since the recession, the budget would be upside down by almost \$14 million per year. As a result of the slowing revenue growth, we’re continuing to look for ways to close this gap, including reducing expenses, bringing in additional revenues, and changing service levels.

In an effort to balance the budget during the recession, several categories of operating expenses were underfunded. As the economy has improved, City Council has made significant progress towards reversing this trend and attaining long-term fiscal soundness. As a result, the City has successfully implemented several long-term solutions. Among these solutions is the policy to fully fund the Workers’ Compensation internal service fund (ISF), the Vehicle Replacement ISF, the General Liability ISF, and the Litigation Reserve Fund. The City Council has also implemented policies to annually increase funding for OPEB and the General Fund Capital Improvement Plan Rehabilitation program until they are fully funded.

**Capital Improvement Plan (CIP) and Rehabilitation of Assets** - Costs for infrastructure maintenance and replacement is increasing in all areas— from building maintenance to technology to capital improvements and rehabilitation. The 10-year capital improvement plan has identified approximately \$56 million of underfunded needs or about \$5.6 million per year. For several years the General Fund had been funding about \$1 million per year when the actual funding level should have been closer to \$5 million. This has resulted in deferred maintenance occurring throughout the City. The adopted FY2017-18 budget funded \$1.5 million of deferred maintenance, plus an additional \$4 million was later invested into high priority deferred maintenance, such as two new Jaws of Life for the Fire Department, funded by FY2016-17 year-end budget savings. In alignment with Council policy, the proposed FY2018-19 budget will increase this funding level to \$2 million, an increase of \$500,000. Future budgets will continue to increase this funding by \$500,000 per year until fully funded. This increase in funding will reduce the amount of General Funds available for services further reducing service levels.

**Streets and Roadways** - Funding challenges for roadway infrastructure have caused the City to fall behind on its maintenance schedule for streets. The passing of SB1 by the State Legislature in April 2017 is enhancing our ability to maintain our roadways but doesn't completely close the gap. Prior to SB1, roadway maintenance was \$50 million underfunded. SB1 closed about half of the funding gap bringing the maintenance funding deficit down to about \$25 million.

The gas tax is the primary funding source for streets and roadways. Gas tax rates, accrued on a per-gallon basis, were developed without an adjustment for inflation, minimizing their purchasing power with every year that passes. Gas tax revenues have also fallen due to more fuel-efficient and electric vehicles being on the road, reducing the demand for gasoline. The City has identified an average, annual ongoing need of \$9- 10 million per year. The City annually funds \$6.5 to \$7.5 million per year from Gas Tax, Local Transportation, Utility Impact Reimbursement, SB1, and Federal Regional Surface Transportation program funds, leaving a shortfall of \$2.5 million per year, or \$25 million over the next 10 years. It will be determined by the voters later this year whether SB1 remains in place. If it is rejected by the voters, we will fall even further behind in our road maintenance.

## Summary

As noted above, over the past ten years the City has made considerable efforts to reduce costs while maintaining services. In addition to the Departments noted in this report, all administrative departments have reduced staffing and operating budgets as well. Recent Department audits found that all of the departments were operating efficiently and at capacity. As such, there is no capacity to further reduce service levels without significantly impacting the community. This was apparent in FY17 where the Council reduced library hours to balance the budget. Absent a positive change in revenues, continued reductions with increasing impacts on the community are expected to continue. The information gathered through the EngageRoseville process will be used as a guide to prioritize what services remain, however, as noted through that process, every service is important to someone. Based on current trends, it is expected that the City would need to reduce service levels by \$2-3 million dollars annually.

**APPROVED:**



Dominick Casey  
Acting City Manager

**PROTECTING ROSEVILLE’S PUBLIC SAFETY, ROADS,  
AND ESSENTIAL SERVICES MEASURE**

**Measure to be Submitted Directly to the Voters**

ORDINANCE NO. 5977

AN ORDINANCE OF THE PEOPLE OF THE CITY OF ROSEVILLE IMPOSING A  
TRANSACTIONS AND USE TAX BY ADDING CHAPTER 4.22, “PROTECTING  
ROSEVILLE’S PUBLIC SAFETY, ROADS, AND ESSENTIAL SERVICES MEASURE” TO  
TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE TO BE ADMINISTERED BY THE  
CALIFORNIA DEPARTMENT OF TAX AND FEE ADMINISTRATION

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Chapter 4.22, “Protecting Roseville’s Public Safety, Roads, and Essential  
Services Measure,” of Title 4 of the Roseville Municipal Code is hereby added to read as  
follows:

**Chapter 4.22**

**TRANSACTIONS AND USE TAX**

**Sections:**

|                 |                    |
|-----------------|--------------------|
| <b>4.22.010</b> | <b>Short title</b> |
| <b>4.22.020</b> | <b>Purpose</b>     |

- 4.22.030     **Operative date**
- 4.22.040     **Contract with state**
- 4.22.050     **Transactions and sales tax rate**
- 4.22.060     **Place of sale**
- 4.22.070     **Use tax rate**
- 4.22.080     **Adoption of provisions of state law**
- 4.22.090     **Limitation on adoption of state law and collection of use taxes**
- 4.22.100     **Permit not required**
- 4.22.110     **Exemptions and exclusions**
- 4.22.120     **Amendments**
- 4.22.130     **Enjoining collection forbidden**
- 4.22.140     **Independent annual audit**
- 4.22.150     **Citizens' oversight committee**

**4.22.010     Short title.**

This chapter shall be known as the City of Roseville transactions and use tax ordinance.

**4.22.020     Purpose.**

Pursuant to the requirements of the California Department of Tax and Fee Administration, this chapter is adopted to achieve the following, among other purposes, and directs that the provisions of this chapter be interpreted in order to accomplish those purposes:

A.     To impose a retail transactions and use tax to be applied throughout the entire territory of the city to the fullest extent permitted by law and in accordance with the provisions of Part 1.6 (commencing with Section 7251) of Division 2 of the Revenue and Taxation Code and Section 7285.9 of Part 1.7 of Division 2 of the Revenue and Taxation Code, which authorizes the city to adopt this chapter if a majority of the electors voting on the measure vote to approve the imposition of the tax at an election called for that purpose.

B.     To adopt a retail transactions and use tax ordinance that incorporates provisions

identical to those of the sales and use tax law of the State of California insofar as those provisions are not inconsistent with the requirements and limitations contained in Part 1.6 of Division 2 of the Revenue and Taxation Code.

C. To adopt a retail transactions and use tax ordinance that imposes a tax and provides a measure therefor that can be administered and collected by the California Department of Tax and Fee Administration in a manner that adapts itself as fully as practicable to, and requires the least possible deviation from, the existing statutory and administrative procedures followed by the California Department of Tax and Fee Administration in administering and collecting the California State sales and use taxes.

D. To adopt a retail transactions and use tax ordinance that can be administered in a manner that will be, to the greatest degree possible, consistent with the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code, minimize the cost of collecting the transactions and use taxes, and at the same time, minimize the burden of record keeping upon persons subject to taxation under the provisions of this chapter.

E. To provide transactions and use tax revenue to the city to be used to fund city services including, but not limited to: maintaining neighborhood police patrols, fire protection, 911 emergency response times, maintaining crime suppression and investigation, city streets and pothole repair, parks and recreation, job creation and economic improvement programs, senior and youth services, and with any transactions and use tax revenue received being placed into the city's general fund.

F. To provide transaction and use tax revenue to the city that can be spent for unrestricted general revenue purposes.

**4.22.030      Operative date.**

This chapter shall be operative on the first day of the first calendar quarter commencing at least one hundred and ten (110) days after the adoption of the ordinance codified in this chapter by vote of the electorate on November 6, 2018. Based on a November 6, 2018 election, the operative date for the general transactions and use tax imposed hereunder shall be April 1, 2019 (“operative date”).

**4.22.040      Contract with state.**

Prior to the operative date, the city shall contract with the California Department of Tax and Fee Administration to perform all functions incident to the administration and operation of this transactions and use tax ordinance; provided, that if the city shall not have contracted with the California Department of Tax and Fee Administration prior to the operative date, it shall nevertheless so contract and in such a case the operative date shall be the first day of the first calendar quarter following the execution of such contract.

**4.22.050      Transactions and sales tax rate.**

For the privilege of selling tangible personal property at retail, a tax is hereby imposed upon all retailers in the incorporated territory of the city at the rate of one-half of one percent (0.50%) of the gross receipts of any retailers for the sale of all tangible personal property sold at retail in said territory on and after the operative date of this chapter.



**4.22.060 Place of sale.**

For the purposes of this chapter, all retail sales are consummated at the place of business of the retailer unless the tangible personal property sold is delivered by the retailer, or his or her agent, to an out-of-state destination or to a common carrier for delivery to an out-of-state destination. The gross receipts from such sales shall include delivery charges, when such charges are subject to the state sales and use tax, regardless of the place to which delivery is made. In the event a retailer has no permanent place of business in the state, or has more than one place of business, the place or places at which the retail sales are consummated shall be determined under rules and regulations to be prescribed and adopted by the California Department of Tax and Fee Administration.

**4.22.070 Use tax rate.**

An excise tax is hereby imposed on the storage, use, or other consumption in the city of tangible personal property purchased from any retailer on and after the operative date of this chapter for storage, use, or other consumption in said territory at the rate of one-half of one percent (0.50%) of the sales price of the property. The sales price shall include delivery charges when such charges are subject to state sales or use tax regardless of the place to which delivery is made.

**4.22.080 Adoption of provisions of state law.**

Except as otherwise provided in this chapter and except insofar as they are inconsistent with the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code, all of the

provisions of Part 1 (commencing with Section 6001) of Division 2 of the Revenue and Taxation Code are hereby adopted and made a part of this chapter as though fully set forth herein.

**4.22.090      Limitation on adoption of state law and collection of use taxes.**

In adopting the provisions of Part 1 of Division 2 of the Revenue and Taxation Code:

A.      Wherever the State of California is named or referred to as the taxing agency, the name of this city shall be substituted. The substitution, however, shall not be made when:

1.      The word “state” is used as a part of the title of the State Controller, State Treasurer, State Board of Control, California Department of Tax and Fee Administration, State Treasury, or the Constitution of the State of California.

2.      The result of that substitution would require action to be taken by or against this city or any agency, officer, or employee thereof rather than by or against the California Department of Tax and Fee Administration, in performing the functions incident to the administration or operation of this chapter.

3.      In those sections, including, but not necessarily limited to, sections referring to the exterior boundaries of the State of California, where the result of the substitution would be to:

a.      Provide an exemption from this tax with respect to certain sales, storage, use or other consumption of tangible personal property which would not otherwise be exempt from this tax while such sales, storage, use or other consumption remain subject to tax by the state under the provisions of Part 1 of Division 2 of the Revenue and Taxation Code; or

b. Impose this tax with respect to certain sales, storage, use or other consumption of tangible personal property which would not be subject to tax by the state under the said provision of that code.

4. In Sections 6701, 6702 (except in the last sentence thereof), 6711, 6715, 6737, 6797 or 6828 of the Revenue and Taxation Code.

B. The word “city” shall be substituted for the word “state” in the phrase “retailer engaged in business in this state” in Section 6203 and in the definition of that phrase in Section 6203 of the Revenue and Taxation Code.

**4.22.100 Permit not required.**

If a seller’s permit has been issued to a retailer under Section 6067 of the Revenue and Taxation Code, an additional seller’s permit shall not be required by this chapter.

**4.22.110 Exemptions and exclusions.**

A. There shall be excluded from the measure of the transactions and the use tax the amount of any sales tax or use tax imposed by the State of California or by any city, city and county, or county pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law or the amount of any state-administered transactions or use tax.

B. There are exempted from the computation of the amount of transactions tax the gross receipts from:

1. Sales of tangible personal property, other than fuel or petroleum products, to operators of aircraft to be used or consumed principally outside the county in which the sale is made and directly and exclusively in the use of such aircraft as common carriers of persons or

property under the authority of the laws of this state, the United States, or any foreign government.

2. Sales of property to be used outside the city which is shipped to a point outside the city, pursuant to the contract of sale, by delivery to such point by the retailer or his or her agent, or by delivery by the retailer to a carrier for shipment to a consignee at such point. For the purposes of this paragraph, delivery to a point outside the city shall be satisfied:

a. With respect to vehicles (other than commercial vehicles) subject to registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code, aircraft licensed in compliance with Section 21411 of the Public Utilities Code, and undocumented vessels registered under Division 3.5 (commencing with Section 9840) of the Vehicle Code by registration to an out-of-city address and by a declaration under penalty of perjury, signed by the buyer, stating that such address is, in fact, his or her principal place of residence; and

b. With respect to commercial vehicles, by registration to a place of business out-of-city and declaration under penalty of perjury, signed by the buyer, that the vehicle will be operated from that address.

3. The sale of tangible personal property if the seller is obligated to furnish the property for a fixed price pursuant to a contract entered into prior to the operative date of the ordinance codified in this chapter.

4. A lease of tangible personal property which is a continuing sale of such property, for any period of time for which the lessor is obligated to lease the property for an amount fixed by the lease prior to the operative date of the ordinance codified in this chapter.

5. For the purposes of subsections (B)(3) and (B)(4) of this section, the sale or lease of tangible personal property shall be deemed not to be obligated pursuant to a contract or lease for any period of time for which any party to the contract or lease has the unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.

C. There are exempted from the use tax imposed by this chapter, the storage, use or other consumption in this city of tangible personal property:

1. The gross receipts from the sale of which have been subject to a transactions tax under any state-administered transactions and use tax ordinance.

2. Other than fuel or petroleum products purchased by operators of aircraft and used or consumed by such operators directly and exclusively in the use of such aircraft as common carriers of persons or property for hire or compensation under a certificate of public convenience and necessity issued pursuant to the laws of this state, the United States, or any foreign government. This exemption is in addition to the exemptions provided in Sections 6366 and 6366.1 of the Revenue and Taxation Code of the State of California.

3. If the purchaser is obligated to purchase the property for a fixed price pursuant to a contract entered into prior to the operative date of this chapter.

4. If the possession of, or the exercise of any right or power over, the tangible personal property arises under a lease which is a continuing purchase of such property for any period of time for which the lessee is obligated to lease the property for an amount fixed by a lease prior to the operative date of this chapter.

5. For the purposes of subsections (C)(3) and (C)(4) of this section, storage, use, or other consumption, or possession of, or exercise of any right or power over, tangible personal property shall be deemed not to be obligated pursuant to a contract or lease for any period of

time for which any party to the contract or lease has the unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.

6. Except as provided in subsection (C)(7) of this section, a retailer engaged in business in the city shall not be required to collect use tax from the purchaser of tangible personal property, unless the retailer ships or delivers the property into the city or participates within the city in making the sale of the property, including, but not limited to, soliciting or receiving the order, either directly or indirectly, at a place of business of the retailer in the city or through any representative, agent, canvasser, solicitor, subsidiary, or person in the city under the authority of the retailer.

7. “A retailer engaged in business in the city” shall also include any retailer of any of the following: vehicles subject to registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code, aircraft licensed in compliance with Section 21411 of the Public Utilities Code, or undocumented vessels registered under Division 3.5 (commencing with Section 9840) of the Vehicle Code. That retailer shall be required to collect use tax from any purchaser who registers or licenses the vehicle, vessel, or aircraft at an address in the city.

D. Any person subject to use tax under this chapter may credit against that tax any transactions tax or reimbursement for transactions tax paid to a district imposing, or retailer liable for a transactions tax pursuant to Part 1.6 of Division 2 of the Revenue and Taxation Code with respect to the sale to the person of the property the storage, use or other consumption of which is subject to the use tax.

E. Nothing in this chapter shall be construed as imposing a tax upon any person or service when the imposition of such tax upon such person or service would be in violation of a

federal or state statute, the Constitution of the United States, or the Constitution of the State of California.

**4.22.120 Amendments.**

A. All amendments subsequent to the effective date of this chapter to Part 1 of Division 2 of the Revenue and Taxation Code relating to sales and use taxes and which are not inconsistent with Part 1.6 and Part 1.7 of Division 2 of the Revenue and Taxation Code, and all amendments to Part 1.6 and Part 1.7 of Division 2 of the Revenue and Taxation Code, shall automatically become a part of this chapter, provided however, that no such amendment shall operate so as to affect the rate of tax imposed by this chapter.

B. The city council may amend this chapter without voter approval to make minor technical adjustments consistent with the purposes set forth in this chapter and applicable laws or as necessary to comply with the law.

C. Notwithstanding any provision to the contrary, any proposed change to the tax rate imposed under this chapter shall be submitted to the vote of the people.

**4.22.130 Enjoining collection forbidden.**

No injunction or writ of mandate or other legal or equitable process shall issue in any suit, action, or proceeding in any court against the state or the city, or against any officer of the state or the city, to prevent or enjoin the collection under this chapter, or Part 1.6 of Division 2 of the Revenue and Taxation Code, of any tax or any amount of tax required to be collected.

#### **4.22.140 Independent annual audit.**

The proceeds resulting from this transactions and use tax shall be deposited into the city's general fund and become subject to the same independent annual audit requirements as other general fund revenue. The independent auditor's report, which shall include an accounting of the revenues received and expenditures made from the transactions and use tax, will be presented annually to the city council and made available for public review.

#### **4.22.150 Citizens' oversight committee.**

Although not otherwise required by law, the city council shall, by resolution adopted before the operative date of this chapter, establish a citizens' oversight committee to review the revenue and expenditure of funds from the tax adopted by this chapter. The members' terms and qualifications, and duties and scope of the committee, shall be as established by the resolution.

SECTION 2. This Ordinance relates to the levying and collecting of the City transactions and use tax and, pursuant to California Elections Code Section 9217, shall be in full force and effect ten (10) days after the certification by the City Council of the election returns indicating passage of the Ordinance by the voters casting votes in the election. However, the collection of the transaction and use tax shall be in accordance with Section 4.22.030 of the Roseville Municipal Code as the operative date.

SECTION 3. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining



portions of this Ordinance. The People of the City of Roseville hereby declare that they would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 4. The City Clerk is hereby directed to publish a synopsis of the measure in accordance with California Elections Code section 12111 at least one time not later than one week before the election in a newspaper of general circulation in the city. The City Clerk is further directed to cause this Ordinance to be published in full at least once within fourteen (14) days after approval by the voters in a newspaper of general circulation in the city.

I hereby certify that the foregoing Ordinance was approved by the voters of the City of Roseville by a vote of \_\_\_\_\_ at a General Municipal Election on the 6<sup>th</sup> day of November, 2018 and by the City Council of the City of Roseville at a regular general meeting of the Council held on June 6, 2018 by the following vote:

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK



## COUNCIL COMMUNICATION

**CC #: 9295**

**File #: 0800-06 & 0215-06**

**Title:** Transportation Capital Improvement Program / Traffic Mitigation Fee Update

**Contact:** Chris Kraft 916-774-5373 ckraft@rosville.ca.us  
Mark Johnson 916-774-5481 mjohnson@rosville.ca.us

**Meeting Date: 6/6/2018**

**Item #: 8.2.**

### RECOMMENDATION TO COUNCIL

Staff recommends that the City Council take the following actions:

- A. Introduce for first reading the attached ordinance amending Chapter 4.44 of the Roseville Municipal Code entitled Traffic Mitigation Fee.
- B. Adopt a resolution to approve the Transportation System Capital Improvement Program and Traffic Mitigation Fee update.

### BACKGROUND

Approximately every five years, or as major development projects are approved, City Staff updates the City's Transportation System Capital Improvement Program (CIP) and associated Traffic Mitigation Fees (TMF). This update reflects actual development levels, actual project costs for completed projects, and best available estimates for all remaining undeveloped land uses and projects. The last comprehensive update occurred in 2015.

The City's CIP and associated fee program provides a fair share cost of the necessary improvements to mitigate traffic impacts resulting from new development. The CIP and the resulting TMF is the result of a complex equation consisting of: build-out conditions within the City with approved land uses; anticipated growth within the region to the horizon year (2035 for this update); the identification of nearly 400 roadway, intersection and signal projects needed to mitigate future traffic demands; a nexus calculation of each fee area's use of the roadways based on the City's travel demand model; tracking of fees paid, specific plan contributions, developer reimbursements, and credits for work already completed; and other sources of revenue to the program such as state and federal funds. The mitigation fees can be simplified in terms of the total project costs divided by the total Dwelling Unit Equivalents (DUE's). As DUE's and project costs fluctuate, the associated fees are adjusted to reflect the changes. Payment of the TMF's at time of building permit issuance serves as the CEQA mitigation for traffic impacts caused by development projects.

This proposed CIP/TMF update amends portions of the Roseville Municipal Code Chapter 4.44, entitled Traffic Mitigation Fee. This update follows the approval of the Amoruso Ranch Specific Plan in 2015, but does not include the Amoruso Ranch Specific Plan pending its annexation into the City.

Staff spent a considerable effort refining the scope and estimated construction cost of each CIP project. This was done with the assistance of several outside consultants, other City departments, and developer information to ensure that the resulting fees are as accurate as possible. Several large projects including the Andora Underpass, Taylor Road Extension, Blue Oaks Bridge and the Roseville Parkway Extension had significant adjustments. As a result of better defined CIP projects and more refined cost estimating, the overall CIP budget is increasing by 14%, from \$442 million to \$503 million.

One of the objectives with this CIP update was to balance the rising cost of the infill fee. Several nexus based iterations to adjust the methodology of fair share costs of the program were assessed. After exhaustive review and discussions with our consultant, management team, and the development community, staff recommends a consolidation of those fee districts no longer subject to Development Agreements into a broader “infill” fee district. This broader infill district consolidates the remaining cost obligations across the remaining DUE’s within the district, resulting in a more uniform fee throughout the City. Exhibit A depicts the resulting fee districts. The technical report and nexus study that supports the changes to the program entitled Transportation System Capital Improvement Program Traffic Mitigation Fee Update, dated May, 2018 is included as Attachment A.

Overall, the average proposed City TMF as compared to the existing average fee increases by 41%, which is roughly equivalent to the historic city average, with several fee districts experiencing fee decreases, including the historic infill fee district that is decreasing by 25%, and others experiencing increases that fluctuate depending on location and how much they use particular high valued projects. When compared to other local jurisdictions, the proposed average City fee is half of the average regional fee. The resulting proposed fees for all fee districts, a comparison of average historical City fees, and average fees from other jurisdictions is shown on Exhibit B.

The update accomplishes the following;

- Refines the scope of individual CIP projects: in consultation with outside consultants, the City’s Public Works Department, and reference to Specific Plan requirements, staff identified the improvement requirements of each of the remaining CIP projects.
- Updates individual project cost estimates: cost estimate updates included a collaborative effort with outside consultants, the City’s Public Works Department, and actual construction costs of recent projects to more accurately estimate overall project costs.
- Consolidates Fee Districts: this update consolidates those fee districts with minimal remaining DUE’s that are no longer subject to active Development Agreements into the “Infill” fee district. This redefinition of the infill fee district consolidates the fair share obligation of the remaining projects within the district to stabilize fees throughout the City.
- Maintains Level of Service Policy: the update maintains the Council’s commitment to the General Plan traffic level-of-service (LOS) policy, which is to maintain LOS C during the p.m. peak hour at a minimum of 70% of our signalized intersections.
- Supports the following City Council Goals;
  - o Public Safety – by providing safe and consistent roadways that minimize congestion and maximize efficiencies;

- o Fiscal Soundness – by adjusting project costs to ensure that sufficient monies are collected for future roadway construction, this update provides for a fully funded CIP, without reliance on General Fund or other outside dollars;
- o Economic Development – by constructing roadway capacity projects that facilitate the free flow of goods and services, and;
- o A Great Downtown – by stabilizing the historical infill fee, the update encourages investment into the downtown areas.

Public Outreach – Staff presented this update to the BIA and in a Stakeholders Group/Public Workshop on several occasions. Both the BIA and the Stakeholders group were satisfied with the results, the vast majority of which offer their support for this final update. Staff also reached out to the Chamber of Commerce, who declined to receive a presentation.

If approved, the updated Traffic Mitigation Fees would become effective on September 1, 2018.

### FISCAL IMPACT

There will be no fiscal impact to the City's general fund by the proposed action. Adoption of this update will provide the City with the fiscal means to fund needed roadway improvements.

### ECONOMIC DEVELOPMENT / JOBS CREATED

No jobs will be provided by this action. However, jobs will be created when contracts are let for consultant services and construction services for CIP projects.

### ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) requires that the road and intersection improvements called for in the Transportation System Capital Improvement Program Update be evaluated for environmental impact. The Amoruso Ranch Specific Plan EIR contained a city-wide transportation system intersection level of service and policy analysis that updated the City's travel demand model to a horizon year of 2035. The Environmental Impact Report (EIR) was certified on August 2016 and serves as the basis for this CIP/TMF update. No further CEQA action is required at this time.

Respectfully Submitted,

Chris Kraft, Engineering Manager

Mike Isom, Acting Development Services Director



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Dominick Casey, Acting City Manager

**ATTACHMENTS:**

**Description**

Attachment A - Final Report entitled "Transportation System Capital Improvement Program/Traffic Mitigation Fee Update"

RMC 4.44 redline

Resolution No. 18-224

exhibit A - Map of 2018 CIP/TMF Fee Districts

exhibit B - Proposed fees/comparisons

# City of Roseville

## Transportation System Capital Improvement Program Traffic Mitigation Fee Update

May 2018

*Prepared by:*

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*Prepared For:*







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## Introduction

The City of Roseville updates its Capital Improvement Program (CIP) and associated Traffic Mitigation Fee (TMF) periodically to respond to changing conditions, and to assure that adequate fees are collected to support the transportation infrastructure improvement costs necessary to mitigate the traffic impacts resulting from the build-out and construction of new and existing development projects within the City. This developer mitigation program ensures that the City's obligations and responsibility, as assumed in the mitigation program, established by City Ordinance in 1989, are being met and that the program is fully funded.

This memorandum documents the technical analysis for the City's CIP update. The resulting proposed updated fees are summarized in **Table 1**.

Similar to previous CIP updates, the basic fee structure and fee allocation methodology for future TMF's has remained the same. However, beginning with this update, the designation of the "infill" fee district has been expanded to include those fee districts that have little remaining growth potential and no longer have active Development Agreements associated with them. The update utilizes the Council approved 2035 CIP Travel Demand Model as a basis of revised land use forecasts for the City and the region.

This CIP update involves the following:

- Compiling a comprehensive and updated CIP project list that supports the 2035 CIP Travel Demand Model and project specific Environmental Impact Reports for each new growth area, which incorporates roadway, intersection, and signal improvements identified as mitigation measures.
- Updated the list of completed projects and actual costs for CIP improvements constructed since the 2015 update and updated construction cost estimates for all CIP improvements yet to be constructed.
- Updating the remaining "dwelling unit equivalences" (DUEs) and base year development assumptions for projects yet to be developed.
- Expansion of the Infill fee district to include all surrounding districts that are nearly built out and/or no longer have active Development Agreements with the City
- Fair-Share Nexus Calculations, Select link analysis – Nexus Study to determine each districts percent share of the total CIP projects.
- Fee Calculation – Update Nexus based fee schedule.
- Assessment of a near term (five-year) sensitivity and cost/benefit analysis to determine highest value CIP projects and best TMF investment.



## Development of the CIP Project List

The roadway and intersection improvement lists within the CIP Update are based on the build-out of the current 2035 CIP travel demand model. The identified improvements have been sized to accommodate the future build-out scenario, and to meet the objectives of the City's General Plan which states that 70% of the signalized intersections within the City will operate at a level of service of C or better in both the AM and PM peak hours of operation. The project list is adjusted for new project infrastructure as well as feasible mitigations to existing facilities as a result of land use changes and new projects.

## Updating CIP Project Costs

The total cost of the CIP improvements within the project list are updated. Actual costs of completed CIP projects are recorded as a fixed number. This includes projects that the City's Public Works Department has completed as well as reimbursements to developers who have completed portions of the project list improvements. The remaining unconstructed project cost estimates have been updated to reflect current construction costs. Combined, these two project cost components make up the total obligation and cost of the CIP.

## Base Year Development Assumptions

The analysis begins with a "base" month/year development scenario. This snapshot in time includes all projects that have been issued building permits as complete, as they have already paid their TMF. Build-out assumptions of the 2035 travel demand model are updated to reflect all approved developments. **Table 2** shows the DUE (dwelling unit equivalency) rates for all of the land use categories in the travel demand model. **Table 3** shows the base year (July 2016) and future year (2035) DUE totals by fee district.

## Expansion of Infill Fee District

The Infill fee district has traditionally represented the extents of development within the City of Roseville when the fee program was first implemented in 1989. Additional fee districts have been added to the program as new plan areas were adopted. Over time, the cumulative traffic impacts of these additional plan areas resulted in the need for additional roadway capacity improvements in or adjacent to the historic Infill district to maintain the City's Level of Service Policy. Due to inherent constraints within the Infill fee district such as existing structures, limited right of way, railyards, interstate interchanges and creek crossings, many of the new capacity improvements became high cost construction projects. This has resulted in a steadily increasing fee/DUE for development within the Infill district.



In 2010, the City began offsetting Infill fees by applying outside funding (grant funds) to reduce the Infill fair share obligation in an attempt to keep the Infill fees at a reasonable level and inline with the other fee districts. However, as development and inflation continue, the number of remaining DUE's in the Infill district are reduced as the estimated project costs increase over time causing the fee/DUE to continue to escalate despite application of the available offsets. DKS was tasked to research additional methods of managing the escalating Infill fees.

A number of fee districts adjacent to the traditional Infill district are now largely built out and no longer have active Development Agreements with the City. Identifying these older fee districts as part of the combined infill fee district stabilizes fees throughout the City. As a result of an expanded infill area, new development within that area shares the burden of the remaining projects more equitably. This achieves the goal of managing the infill fee while maintaining a fair share nexus-based fee program. Previous fee districts being consolidated into the newly combined Infill district include the following:

- Infill/ Redevelopment
- Del Webb
- Highland Reserve North
- North Central
- Northeast
- North Roseville – Phase 1
- Northwest
- Southeast
- Stoneridge (East and West)

The revised methodologies decrease the current city-wide minimum Traffic Mitigation fee from \$1,458 to \$1,022 and the expanded Infill district fee decreases to \$4,865 per dwelling unit equivalent.

## Fair-Share Nexus Calculations – Select Link Analysis

The fee program provides an equitable means of assessing construction costs and fair-share contributions for roadway improvements identified in the 2035 travel demand model, which supports the City's General Plan policies. Additionally, it serves as a mitigation program for development project impacts, allowing development to occur without specifically requiring high-cost roadway improvements on or off-site, but rather, by paying a fair-share mitigation fee. In turn, the City takes on the obligation and responsibility to ensure that the necessary improvements are constructed in a timely manner. The fee allocation process is designed to draw a clear nexus between the usage of a new or improved roadway/intersection and the traffic demand created by new development within the City. The fees are calculated on a "district" basis and are differentiated by land use and type of development in relationship to their relative traffic impacts.

As shown in **Figure 1**, the City is divided into 6 plan areas. Some of these plan areas are further divided into subareas for a total of 9 "fee districts". Fees are distributed equitably based on the use of each roadway and intersection in the CIP project list. **Figure 2** shows the locations of all intersection and roadway



projects in the CIP, some of these improvements have been completed and are included in the CIP as actual costs and the yet to be constructed improvements are included as estimated costs. **Figure 3** shows the resultant fees per DUE by district and how they compare to current fees as of July 2017.

The City's 2035 travel demand model uses a "select link" analysis to determine the fair share cost allocation to each Fee District for each roadway, intersection, and signal project identified in the CIP project list. This process determines the origin and destination of each vehicle trip utilizing a particular model network link. The capacity needs of the roadways and intersections are based on PM peak hour traffic volumes, therefore origins and destinations of PM peak hour trips (as opposed to daily trips) are used to determine who benefits from each improvement in the allocation process.

For roadway projects, volumes on each directional link of the selected link are included. For intersection and signal projects, all directional links entering the intersection are included. The select link process not only summarizes the vehicles on selected links traveling to or from each Fee District, but also summarizes vehicles traveling to or from outside of the City of Roseville. In addition, because growth in each Fee District should not be accountable for existing volume already on City roadways, existing volumes are excluded from the fee obligation of the Fee Districts.

Regional growth outside of the City influences traffic impacts within the City. This regional growth is outside the review and jurisdiction of City and therefore the CIP does not assess a mitigation fee to projects beyond City control. As a result the CIP addresses regional traffic demands as "thru trips" (that have both ends of the trip outside the City) and as a cost responsibility of future growth within the City. The following procedures were used to allocate fees based on the estimated percentage of use:

- The **growth** in "through trips" using a roadway or intersection in the project list was allocated to a plan area based on the percentage use of the project by that plan area, including trips from both existing and new developments.
- The **growth** in local trips (those having at least one end of the trip within the City) was allocated to a plan area based on the percentage use of a project by new development only.

Each Fee District is therefore responsible for its fair share of growth on City roadways and intersections based on the following equations:

- 100% of vehicle growth where trip begins and ends in Fee District
- 100% of vehicle growth where one trip end is within the Fee District and the other trip end is outside the City of Roseville
- 50% of vehicle growth where one trip end is within the Fee District and the other end of the trip is in another Roseville Fee District
- 0% of "through" traffic neither beginning nor ending within the City of Roseville
- 0% of vehicles on project attributed to existing City of Roseville development



Fair share calculations are summarized for each roadway, intersection, and signal project in **Table 9**, **Table 10**, and **Table 11**, respectively. These three tables show the percent use of each project and also include the percentage of traffic attributed to through trips and existing development in the City. In these tables, projects are sorted by CIP cost of project, from highest to lowest.

## Fee Calculation Methodology

The fee estimation model contains three general sections; Funding Obligations, Funding Contributions, and Fee Calculations. **Table 4** summarizes the updated fees, as well as other key supporting data.

### Funding Obligations

**Roadway Obligation.** This is the total cost of roadway projects - allocated to each fee district for the entire program. The percentage of trips allocated to a fee district for each roadway improvement project is determined using the City's travel demand model. The appropriate proportion of the total project costs are used to identify the districts funding obligation for each roadway project in the roadway project listing. Individual roadway project costs are listed in **Table 6**.

**Intersection Obligation.** This is the total cost of intersection projects allocated to each fee district for the entire program. The percentage of trips allocated to a fee district for each intersection improvement project is estimated using the City's travel demand model. The appropriate proportion of the total intersection project cost are used to identify the fee districts funding obligation for each intersection project in the intersection project listing. Individual intersection project costs are listed in **Table 7**.

**Signals + ITS Obligation.** This is the total cost of signals plus ITS improvements and administrative costs. Unlike the allocation of roadway and intersection improvements identified above, the cost of these improvements are shared equally City-wide on a per DUE basis since they provide city-wide benefits. Individual signal and ITS project costs are listed in **Table 8**.

**Total Obligation.** This is the sum of the fee districts obligation for roadway, intersection, signal and ITS projects.

### Funding Contributions

**TMF Fees Paid.** This is the total Traffic Mitigation Fees paid by each fee district thru July 01, 2016, which corresponds with the land use data used in this update. Fees paid are applied to all projects listed in the CIP, both already constructed and future projects, based on each area's obligation to the projects.



**Construction Surcharge Paid.** This is the Total Construction Surcharge paid by each fee district through July 01, 2016. The construction surcharge represents fees that were paid as a building permit fee prior to the City's adoption of its current fee program in 1988.

**Offsets Received.** Previously, the City used discretionary funds to provide offsets to various fee districts to reduce their total obligation. The funding sources for these contributions include gas tax and State and Federal Funds. Discretionary funds are now being applied to offset the costs of large-scale regionally significant projects that benefit the City as a whole.

**Plan Area Contribution.** This reflects the cost of Capital Improvement Projects included within the Fee Program that were constructed as a condition of development of a fee district and were beyond the plan area's obligation. This advance construction is reflected as a fee credit to the individual fee district to reduce the district's funding obligation.

**Remaining Plan Area Obligation.** This is the total remaining fee district obligation and is reflective of the total obligation less TMF fees paid, construction surcharge paid, and offsets received.

### **Fee Calculations**

**Growth in DUE's.** This is the total growth in DUE's per fee district based on forecast development from July 01, 2016 through 2035. The 2016 (existing) DUE's, 2035 (future) DUE's and the growth in DUE's (future minus existing) is shown in **Table 3**. The July 01, 2016 and 2035 DUE's and the associated growth in DUEs were calculated by applying the DUE rates shown in **Table 2** to the Roseville land use estimates and forecasts shown in **Table 5**.

**Gross Fee per DUE.** This is the fee district's gross funding obligation to the CIP. It is calculated by dividing the remaining plan area obligation by the growth in DUE's.

**Final Net Fee Per DUE.** The net fee/DUE is calculated by combining the Base Fee (Total CIP Signal-ITS cost + Total CIP Extra-ordinary cost / total CIP Growth DUE's) with a district's Gross Fee/DUE (fee district Adjusted Remaining Obligation / fee district Growth DUE's). This is the fee/DUE, by district, to be paid at issuance of a building permit.

### **Project Specific Fee Calculations**

Once the net fee/DUE is established for each fee district, the actual assessed fees are calculated based on a specific project's impact to the roadway system utilizing more specific land use descriptions and Dwelling Unit Equivalency rates (DUE rates). For example, a fast food restaurant has a different roadway impact than a shopping center or most other types of retail development. Therefore a detailed DUE rate is applied. DUE rates are developed by comparing the Institute of Transportation Engineers (ITE) 9<sup>th</sup> Edition trip generation rate and trip length characteristics of various development types to those of a typical single-family dwelling unit. Peak hour trip generation rates are adjusted to discount for "pass-by" trips. Average trip lengths for the



remaining "primary" trips generated by development projects are utilized to better reflect overall impact of longer trips on the City's roadway system.

The DUE rates are thus based on estimates of the average vehicle-miles of travel (VMT) generated during the PM peak hour for each general land use type. To illustrate the functionality of DUEs, 1,000 square feet of fast food restaurant development is estimated to have on average the same peak hour impact on the City's roadway system as 5.4 single family dwelling units.

The City maintains a detailed DUE rate table that provides adequate information to define the DUE rate for most development types in the City. However, there will be special cases that will require professional judgments and/or collection of new data. For such cases the City staff would determine the appropriate DUE rates based on available data and/or acceptable data provided by a developer. In rare cases where no data is available and can't be collected, fees may be charged based on more general land use categories such as retail, Office, industrial, etc.

District-based fair share percentage calculations for each roadway and intersection project are summarized in **Table 9** and **Table 10**, respectively.

District-based percentage of roadway and intersection costs allocated to each district are summarized in **Table 11** and **Table 12**, respectively. It should be noted that these percentages look similar to the preceeding three tables, however these tables exclude trips attributed to "through" trips not beginning or ending within the City of Roseville and also exclude trips attributed to existing development.

Resultant district-based costs allocated to each roadway and intersection project are summarized in **Table 13** and **Table 14**, respectively.





**Table 1**  
**Summary of Updated Fees**

| Plan Area                    | Roadway<br>Obligation | Intersection<br>Obligation | Signal + ITS<br>Obligation | TMF<br>Fees<br>Paid   | Plan Area<br>Contribution | Growth<br>in DUEs | Transportation<br>Mitigation Fee<br>per DUE |
|------------------------------|-----------------------|----------------------------|----------------------------|-----------------------|---------------------------|-------------------|---------------------------------------------|
| 3 Infill*                    | \$ 175,111,665        | \$ 47,808,173              | \$ 24,675,893              | \$ 125,104,286        | \$ 20,381,910             | 15,462            | \$ 4,865                                    |
| 6 North Industrial           | \$ 60,237,565         | \$ 8,312,186               | \$ 13,005,583              | \$ 15,527,472         | \$ -                      | 8,149             | \$ 7,715                                    |
| 8 North Roseville - Phase 2N | \$ 198,107            | \$ 27,310                  | \$ 47,964                  | \$ 1,194,336          | \$ -                      | 30                | \$ 1,022                                    |
| 9 North Roseville - Phase 2S | \$ 2,416,801          | \$ 505,819                 | \$ 538,227                 | \$ 5,739,774          | \$ -                      | 337               | \$ 1,022                                    |
| 10 North Roseville - Phase 3 | \$ 1,944,993          | \$ 272,910                 | \$ 138,844                 | \$ 1,909,074          | \$ -                      | 87                | \$ 5,864                                    |
| 15 WRSP-N (Fiddymont)        | \$ 26,499,239         | \$ 3,521,160               | \$ 7,835,634               | \$ 3,731,570          | \$ 7,051,281              | 4,910             | \$ 5,394                                    |
| 16 WRSP-S (Westpark)         | \$ 16,226,504         | \$ 3,872,021               | \$ 3,520,053               | \$ 11,484,829         | \$ 2,871,588              | 2,206             | \$ 4,595                                    |
| 17 Sierra Vista              | \$ 32,524,137         | \$ 13,517,340              | \$ 18,494,695              | \$ 516,316            | \$ -                      | 11,589            | \$ 4,963                                    |
| 18 Creekview                 | \$ 15,737,705         | \$ 2,873,927               | \$ 3,801,663               | \$ -                  | \$ -                      | 2,382             | \$ 8,835                                    |
| Existing City                | \$ (1,052,331)        | \$ (632,679)               | \$ -                       | \$ -                  | \$ -                      | 0                 |                                             |
| <b>Total</b>                 | <b>\$ 329,844,385</b> | <b>\$ 80,078,167</b>       | <b>\$ 72,058,557</b>       | <b>\$ 165,207,656</b> | <b>\$ 30,304,779</b>      | <b>45,152</b>     | <b>\$ -</b>                                 |

Note \* Expanded Infill includes DW, HRN, Infill, NC, NE, NRP1, NW, SE, SRE, SRW



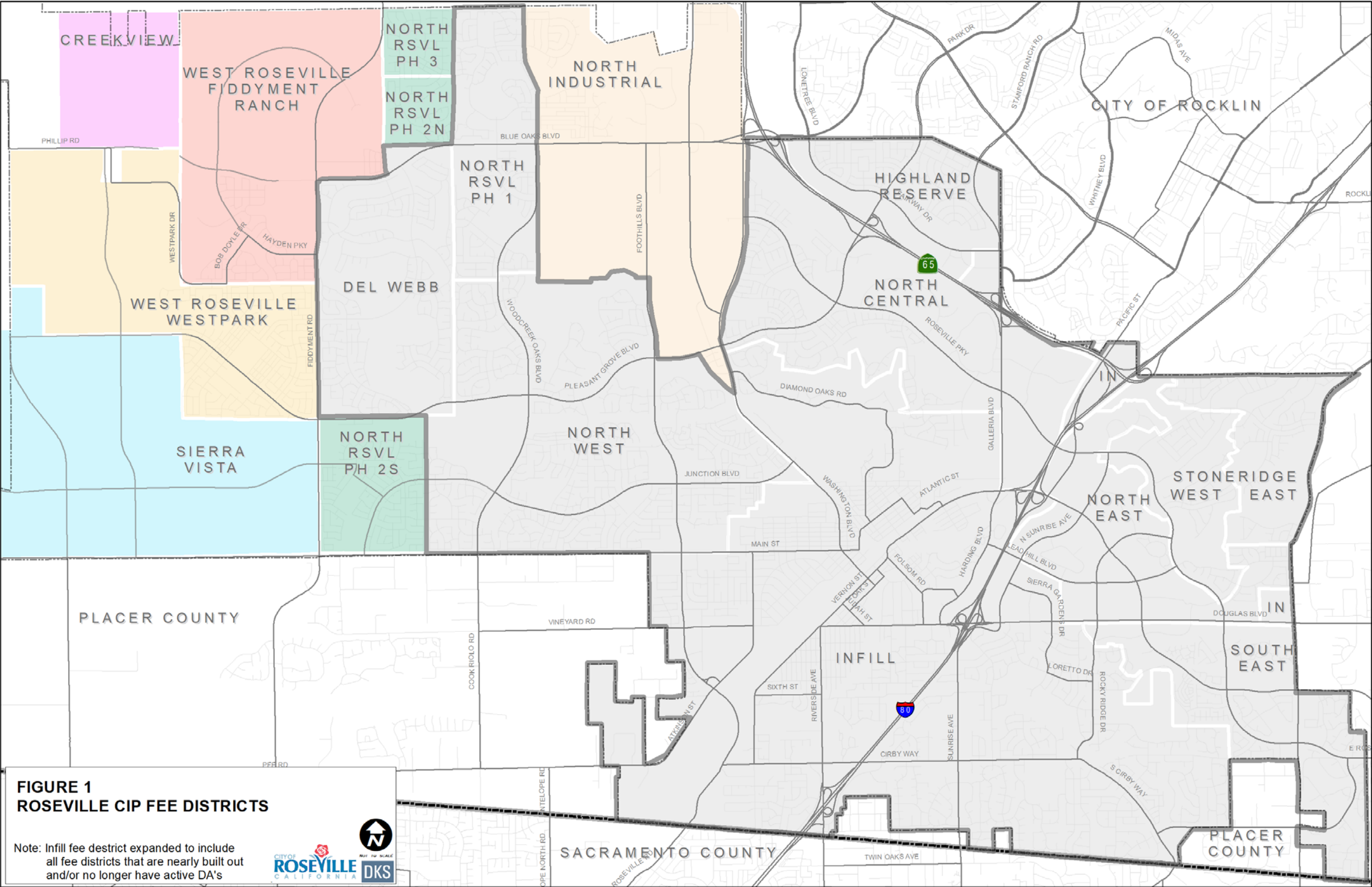
| <b>Table 2<br/>General DUE Rates</b> |                   |                 |
|--------------------------------------|-------------------|-----------------|
| <b>Land Use Category</b>             | <b>Unit</b>       | <b>DUE Rate</b> |
| Singe Family                         | Dwelling Unit     | 1.0000          |
| Multi-Family                         | Dwelling Unit     | 0.6571          |
| Age Restricted                       | Dwelling Unit     | 0.3504          |
| Retail                               | 1,000 Square Feet | 1.4270          |
| Regional Mall                        | 1,000 Square Feet | 1.6390          |
| Office                               | 1,000 Square Feet | 1.5804          |
| Industrial                           | 1,000 Square Feet | 0.7297          |
| High Tech                            | 1,000 Square Feet | 1.2402          |
| Medical Office                       | 1,000 Square Feet | 3.0006          |
| Hospital                             | 1,000 Square Feet | 1.1940          |
| Convalescent                         | 1,000 Square Feet | 0.1765          |
| Hotel Rooms                          | Rooms             | 0.9178          |
| Public/Quasi-Public                  | 1,000 Square Feet | 1.7115          |
| <i>Source: DKS Associates, 2010</i>  |                   |                 |



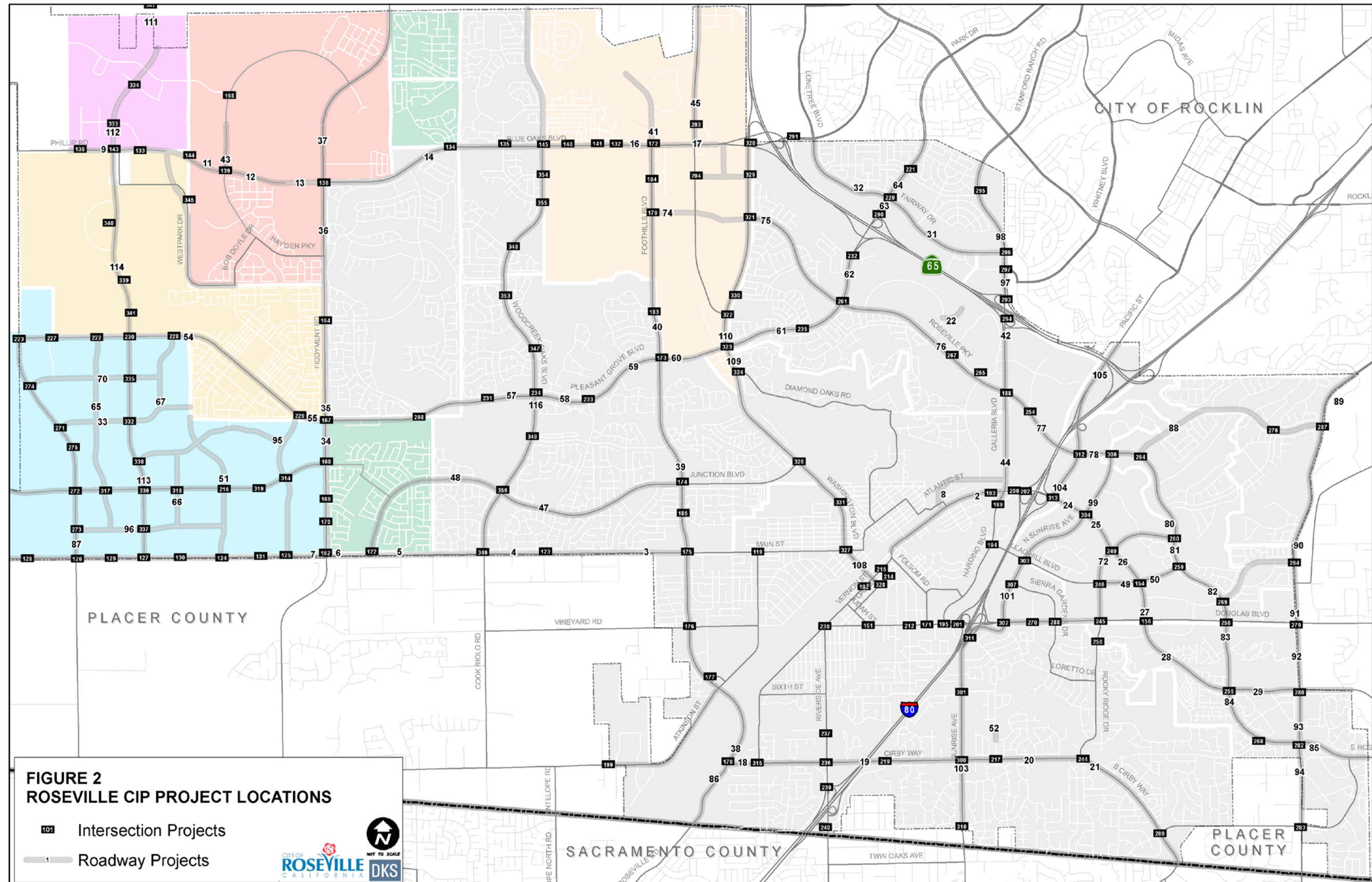
**Table 3**  
**Estimated DUEs by Plan Area**

|              | <b>Plan Area</b>                 | <b>Total<br/>July 01, 2016<br/>DUEs</b> | <b>Total<br/>Year 2035<br/>DUEs</b> | <b>Growth<br/>In DUEs</b> | <b>Percent<br/>Growth<br/>(of 2035<br/>DUEs)</b> |
|--------------|----------------------------------|-----------------------------------------|-------------------------------------|---------------------------|--------------------------------------------------|
| 1            | Del Webb (Infill)                | 1,403                                   | 1,591                               | 187                       | 11.8%                                            |
| 2            | Highland Reserve North (Infill)  | 3,583                                   | 4,237                               | 654                       | 15.4%                                            |
| 3            | Infill / Redevelopment           | 29,038                                  | 33,525                              | 4,486                     | 13.4%                                            |
| 4            | North Central (Infill)           | 12,833                                  | 17,824                              | 4,991                     | 28.0%                                            |
| 5            | Northeast (Infill)               | 13,367                                  | 15,585                              | 2,218                     | 14.2%                                            |
| 6            | North Industrial                 | 9,185                                   | 17,335                              | 8,149                     | 47.0%                                            |
| 7            | North Roseville Phase 1 (Infill) | 2,330                                   | 3,022                               | 692                       | 22.9%                                            |
| 8            | North Roseville Phase 2N         | 353                                     | 384                                 | 30                        | 7.8%                                             |
| 9            | North Roseville Phase 2S         | 1,836                                   | 2,173                               | 337                       | 15.5%                                            |
| 10           | North Roseville Phase 3          | 675                                     | 762                                 | 87                        | 11.4%                                            |
| 11           | Northwest (Infill)               | 9,675                                   | 10,186                              | 510                       | 5.0%                                             |
| 12           | Southeast (Infill)               | 5,323                                   | 5,882                               | 558                       | 9.5%                                             |
| 13           | Stoneridge East (Infill)         | 1,156                                   | 1,266                               | 110                       | 8.7%                                             |
| 14           | Stoneridge West (Infill)         | 1,161                                   | 2,216                               | 1,055                     | 47.6%                                            |
| 15           | Fiddymment Ranch                 | 1,353                                   | 6,263                               | 4,910                     | 78.4%                                            |
| 16           | WestPark                         | 3,092                                   | 5,298                               | 2,206                     | 41.6%                                            |
| 17           | Sierra Vista                     | 58                                      | 11,647                              | 11,589                    | 99.5%                                            |
| 18           | Creekview                        | 0                                       | 2,382                               | 2,382                     | 100.0%                                           |
| <b>Total</b> |                                  | 96,422                                  | 141,575                             | 45,152                    | <b>31.9%</b>                                     |

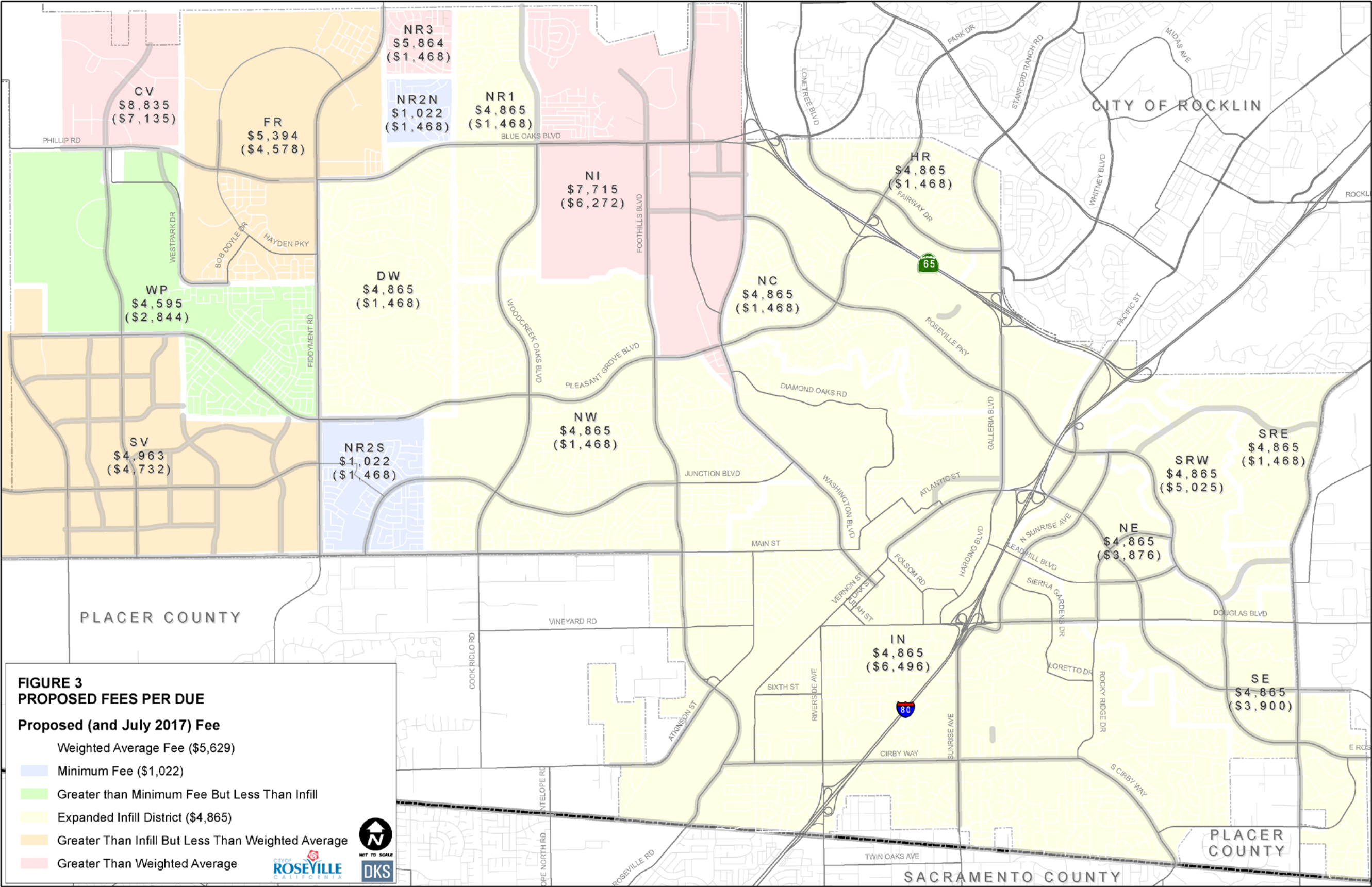
*Source: DKS Associates, 2015*













**Table 4**  
**Detailed Summary of Traffic Mitigation Fees**

| Plan Area                    | Growth<br>in DUEs | Roadway<br>Obligation | Intersection<br>Obligation | Roadway +<br>Intersection +<br>Signal<br>Obligation | ITS Obligation       | TMF<br>Fees<br>Paid  | Construction<br>Surcharge<br>Paid | Offset<br>Received<br>Thru 6/30/16 | Plan Area<br>Contri-<br>bution | Raw<br>Remaining<br>Obligation<br>(not Signals) | Adj Remaining<br>Obligation<br>(not Signals) | Base<br>Fee<br>per DUE | Gross<br>Fee per<br>DUE | Adjusted<br>City<br>Offset | Final Net<br>Fee per<br>DUE |
|------------------------------|-------------------|-----------------------|----------------------------|-----------------------------------------------------|----------------------|----------------------|-----------------------------------|------------------------------------|--------------------------------|-------------------------------------------------|----------------------------------------------|------------------------|-------------------------|----------------------------|-----------------------------|
| 3 Infill                     | 15,462            | \$ 175,111,665        | \$ 47,808,173              | \$ 237,777,444                                      | \$ 24,675,893        | \$125,104,286        | \$ 3,204,293                      | \$ 4,729,724                       | \$ 20,381,910                  | \$ 84,357,232                                   | \$ 59,430,546                                | \$ 1,022               | \$ 5,456                | \$ 1,612                   | \$ 4,865                    |
| 6 North Industrial           | 8,149             | \$ 60,237,565         | \$ 8,312,186               | \$ 71,205,918                                       | \$ 13,005,583        | \$ 15,527,472        | \$ 624,988                        | \$ 503,814                         | \$ -                           | \$ 54,549,643                                   | \$ 54,549,643                                | \$ 1,022               | \$ 6,694                | \$ -                       | \$ 7,715                    |
| 8 North Roseville - Phase 2N | 30                | \$ 198,107            | \$ 27,310                  | \$ 434,961                                          | \$ 47,964            | \$ 1,194,336         | \$ -                              | \$ -                               | \$ -                           | \$ (759,375)                                    | \$ -                                         | \$ 1,022               | \$ -                    | \$ -                       | \$ 1,022                    |
| 9 North Roseville - Phase 2S | 337               | \$ 2,416,801          | \$ 505,819                 | \$ 3,815,263                                        | \$ 538,227           | \$ 5,739,774         | \$ -                              | \$ -                               | \$ -                           | \$ (1,924,510)                                  | \$ -                                         | \$ 1,022               | \$ -                    | \$ -                       | \$ 1,022                    |
| 10 North Roseville - Phase 3 | 87                | \$ 1,944,993          | \$ 272,910                 | \$ 2,330,373                                        | \$ 138,844           | \$ 1,909,074         | \$ -                              | \$ -                               | \$ -                           | \$ 421,299                                      | \$ 421,299                                   | \$ 1,022               | \$ 4,843                | \$ -                       | \$ 5,864                    |
| 15 WRSP-N (Fiddymont)        | 4,910             | \$ 26,499,239         | \$ 3,521,160               | \$ 32,252,289                                       | \$ 7,835,634         | \$ 3,731,570         | \$ -                              | \$ -                               | \$ 7,051,281                   | \$ 21,469,438                                   | \$ 21,469,438                                | \$ 1,022               | \$ 4,373                | \$ -                       | \$ 5,394                    |
| 16 WRSP-S (Westpark)         | 2,206             | \$ 16,226,504         | \$ 3,872,021               | \$ 22,238,169                                       | \$ 3,520,053         | \$ 11,484,829        | \$ -                              | \$ -                               | \$ 2,871,588                   | \$ 7,881,752                                    | \$ 7,881,752                                 | \$ 1,022               | \$ 3,573                | \$ -                       | \$ 4,595                    |
| 17 Sierra Vista              | 11,589            | \$ 32,524,137         | \$ 13,517,340              | \$ 46,189,442                                       | \$ 18,494,695        | \$ 516,316           | \$ -                              | \$ -                               | \$ -                           | \$ 45,673,126                                   | \$ 45,673,126                                | \$ 1,022               | \$ 3,941                | \$ -                       | \$ 4,963                    |
| 18 Creekview                 | 2,382             | \$ 15,737,705         | \$ 2,873,927               | \$ 18,611,632                                       | \$ 3,801,663         | \$ -                 | \$ -                              | \$ -                               | \$ -                           | \$ 18,611,632                                   | \$ 18,611,632                                | \$ 1,022               | \$ 7,813                | \$ -                       | \$ 8,835                    |
| Existing City                | 0                 | \$ (1,052,331)        | \$ (632,679)               | \$ (1,685,010)                                      | \$ -                 | \$ -                 | \$ -                              | \$ -                               | \$ -                           | \$ (1,685,010)                                  | \$ -                                         |                        |                         |                            |                             |
| <b>Total</b>                 | <b>45,152</b>     | <b>\$ 329,844,385</b> | <b>\$ 80,078,167</b>       | <b>\$ 433,170,481</b>                               | <b>\$ 72,058,557</b> | <b>\$165,207,656</b> | <b>\$ 3,829,281</b>               | <b>\$ (5,233,538)</b>              | <b>\$ 30,304,779</b>           | <b>\$228,595,226</b>                            | <b>\$ 208,037,436</b>                        |                        |                         |                            |                             |

Note \* Expanded Infill includes DW, HRN, Infill, NC, NE, NRP1, NW, SE, SRE, SRW

| Plan Area                    | Single Family DU's |               |               | Multi-Family DU's |               |              | Age Restricted DU's |              |            | Total Residential DU's |               |               | K-12 Students |               |              |
|------------------------------|--------------------|---------------|---------------|-------------------|---------------|--------------|---------------------|--------------|------------|------------------------|---------------|---------------|---------------|---------------|--------------|
|                              | 2016               | 2035          | Growth        | 2016              | 2035          | Growth       | 2016                | 2035         | Growth     | 2016                   | 2035          | Growth        | 2016          | 2035          | Growth       |
| 1 Del Webb                   | -                  | -             | -             | 100               | 100           | -            | 3,109               | 3,124        | 15         | 3,209                  | 3,224         | 15            | -             | -             | -            |
| 2 Highland Reserve North     | 1,250              | 1,276         | 26            | 411               | 411           | -            | -                   | -            | -          | 1,661                  | 1,687         | 26            | 432           | 432           | -            |
| 3 Infill                     | 12,573             | 12,730        | 157           | 3,732             | 4,740         | 1,008        | -                   | -            | -          | 16,305                 | 17,470        | 1,165         | 8,890         | 8,890         | -            |
| 4 North Central              | 2,297              | 2,361         | 64            | 1,888             | 2,138         | 250          | -                   | -            | -          | 4,185                  | 4,499         | 314           | 2,201         | 2,201         | -            |
| 5 Northeast                  | 645                | 822           | 177           | 465               | 690           | 225          | -                   | -            | -          | 1,110                  | 1,512         | 402           | 537           | 537           | -            |
| 6 North Industrial           | 930                | 1,872         | 942           | -                 | 120           | 120          | -                   | -            | -          | 930                    | 1,992         | 1,062         | -             | -             | -            |
| 7 North Roseville - Phase 1  | 1,787              | 1,914         | 127           | 380               | 380           | -            | 18                  | 279          | 261        | 2,185                  | 2,573         | 388           | 2,109         | 2,109         | -            |
| 8 North Roseville - Phase 2N | 351                | 381           | 30            | -                 | -             | -            | -                   | -            | -          | 351                    | 381           | 30            | -             | -             | -            |
| 9 North Roseville - Phase 2S | 1,601              | 1,715         | 114           | 222               | 222           | -            | -                   | 31           | 31         | 1,823                  | 1,968         | 145           | 911           | 911           | -            |
| 10 North Roseville - Phase 3 | 673                | 760           | 87            | -                 | -             | -            | -                   | -            | -          | 673                    | 760           | 87            | -             | -             | -            |
| 11 Northwest                 | 6,579              | 6,647         | 68            | 2,207             | 2,414         | 207          | -                   | -            | -          | 8,786                  | 9,061         | 275           | 5,525         | 5,525         | -            |
| 12 Southeast                 | 1,708              | 1,726         | 18            | 1,329             | 1,329         | -            | -                   | -            | -          | 3,037                  | 3,055         | 18            | 914           | 914           | -            |
| 13 Stoneridge East           | 976                | 1,086         | 110           | 230               | 230           | -            | -                   | -            | -          | 1,206                  | 1,316         | 110           | 503           | 503           | -            |
| 14 Stoneridge West           | 760                | 958           | 198           | 302               | 471           | 169          | -                   | -            | -          | 1,062                  | 1,429         | 367           | -             | -             | -            |
| 15 WRSP-N (Fiddymont)        | 1,303              | 3,980         | 2,677         | -                 | 2,132         | 2,132        | -                   | -            | -          | 1,303                  | 6,112         | 4,809         | -             | 3,000         | 3,000        |
| 16 WRSP-S (Westpark)         | 2,823              | 3,158         | 335           | 308               | 865           | 557          | 161                 | 729          | 568        | 3,292                  | 4,752         | 1,460         | -             | 1,800         | 1,800        |
| 17 Sierra Vista              | 58                 | 6,107         | 6,049         | -                 | 2,250         | 2,250        | -                   | -            | -          | 58                     | 8,357         | 8,299         | -             | 4,350         | 4,350        |
| 18 Creekview                 | -                  | 1,440         | 1,440         | -                 | 658           | 658          | -                   | -            | -          | -                      | 2,098         | 2,098         | -             | 600           | 600          |
| <b>Total</b>                 | <b>36,314</b>      | <b>48,933</b> | <b>12,619</b> | <b>11,574</b>     | <b>19,150</b> | <b>7,576</b> | <b>3,288</b>        | <b>4,163</b> | <b>875</b> | <b>51,176</b>          | <b>72,246</b> | <b>21,070</b> | <b>22,022</b> | <b>31,772</b> | <b>9,750</b> |



| <b>Table 5 (continued)</b>                                                               |                           |               |               |                          |              |               |                         |               |               |                       |               |               |                                |              |               |
|------------------------------------------------------------------------------------------|---------------------------|---------------|---------------|--------------------------|--------------|---------------|-------------------------|---------------|---------------|-----------------------|---------------|---------------|--------------------------------|--------------|---------------|
| <b>Estimated Development Growth (2016 to 2035) in the City of Roseville by Plan Area</b> |                           |               |               |                          |              |               |                         |               |               |                       |               |               |                                |              |               |
| <b>Plan Area</b>                                                                         | <b>Retail KSF</b>         |               |               | <b>Regional Mall KSF</b> |              |               | <b>Office KSF</b>       |               |               | <b>Industrial KSF</b> |               |               | <b>High Tech KSF</b>           |              |               |
|                                                                                          | <b>2016</b>               | <b>2035</b>   | <b>Growth</b> | <b>2016</b>              | <b>2035</b>  | <b>Growth</b> | <b>2016</b>             | <b>2035</b>   | <b>Growth</b> | <b>2016</b>           | <b>2035</b>   | <b>Growth</b> | <b>2016</b>                    | <b>2035</b>  | <b>Growth</b> |
| 1 Del Webb                                                                               | -                         | 92            | 92            | -                        | -            | -             | -                       | -             | -             | -                     | -             | -             | -                              | -            | -             |
| 2 Highland Reserve North                                                                 | 1,321                     | 1,749         | 427           | -                        | -            | -             | 15                      | 15            | 0             | -                     | -             | -             | -                              | -            | -             |
| 3 Infill                                                                                 | 4,620                     | 4,610         | (10)          | -                        | -            | -             | 1,964                   | 3,157         | 1,193         | 2,441                 | 3,251         | 810           | -                              | -            | -             |
| 4 North Central                                                                          | 2,813                     | 3,357         | 544           | 1,755                    | 1,755        | 0             | 1,327                   | 3,681         | 2,354         | -                     | -             | -             | -                              | -            | -             |
| 5 Northeast                                                                              | 1,776                     | 2,285         | 509           | -                        | -            | -             | 3,070                   | 3,589         | 519           | -                     | -             | -             | -                              | -            | -             |
| 6 North Industrial                                                                       | 71                        | 732           | 661           | -                        | -            | -             | 351                     | 811           | 460           | 5,630                 | 7,890         | 2,260         | 2,701                          | 5,025        | 2,324         |
| 7 North Roseville - Phase 1                                                              | 90                        | 411           | 321           | -                        | -            | -             | 35                      | 35            | 0             | -                     | -             | -             | -                              | -            | -             |
| 8 North Roseville - Phase 2N                                                             | -                         | -             | -             | -                        | -            | -             | -                       | -             | -             | -                     | -             | -             | -                              | -            | -             |
| 9 North Roseville - Phase 2S                                                             | 21                        | 170           | 149           | -                        | -            | -             | -                       | -             | -             | -                     | -             | -             | -                              | -            | -             |
| 10 North Roseville - Phase 3                                                             | -                         | -             | -             | -                        | -            | -             | -                       | -             | -             | -                     | -             | -             | -                              | -            | -             |
| 11 Northwest                                                                             | 574                       | 758           | 184           | -                        | -            | -             | 99                      | 119           | 20            | 97                    | 97            | (0)           | -                              | -            | -             |
| 12 Southeast                                                                             | 513                       | 808           | 296           | -                        | -            | -             | 1,230                   | 1,300         | 70            | -                     | -             | -             | -                              | -            | -             |
| 13 Stoneridge East                                                                       | -                         | -             | -             | -                        | -            | -             | -                       | -             | -             | -                     | -             | -             | -                              | -            | -             |
| 14 Stoneridge West                                                                       | 56                        | 420           | 364           | -                        | -            | -             | -                       | 40            | 40            | -                     | -             | -             | -                              | -            | -             |
| 15 WRSP-N (Fiddymont)                                                                    | 16                        | 508           | 492           | -                        | -            | -             | -                       | -             | -             | -                     | -             | -             | -                              | -            | -             |
| 16 WRSP-S (Westpark)                                                                     | -                         | 251           | 251           | -                        | -            | -             | -                       | -             | -             | -                     | 1,149         | 1,149         | -                              | -            | -             |
| 17 Sierra Vista                                                                          | -                         | 2,117         | 2,117         | -                        | -            | -             | -                       | 517           | 517           | -                     | -             | -             | -                              | -            | -             |
| 18 Creekview                                                                             | -                         | 179           | 179           | -                        | -            | -             | -                       | 143           | 143           | -                     | -             | -             | -                              | -            | -             |
| <b>Total</b>                                                                             | <b>11,871</b>             | <b>18,446</b> | <b>6,575</b>  | <b>1,755</b>             | <b>1,755</b> | <b>0</b>      | <b>8,089</b>            | <b>13,407</b> | <b>5,318</b>  | <b>8,168</b>          | <b>12,387</b> | <b>4,219</b>  | <b>2,701</b>                   | <b>5,025</b> | <b>2,324</b>  |
| <b>Plan Area</b>                                                                         | <b>Medical Office KSF</b> |               |               | <b>Hospital KSF</b>      |              |               | <b>Convalescent KSF</b> |               |               | <b>Hotel Rooms</b>    |               |               | <b>Public/Quasi-Public KSF</b> |              |               |
|                                                                                          | <b>2016</b>               | <b>2035</b>   | <b>Growth</b> | <b>2016</b>              | <b>2035</b>  | <b>Growth</b> | <b>2016</b>             | <b>2035</b>   | <b>Growth</b> | <b>2016</b>           | <b>2035</b>   | <b>Growth</b> | <b>2016</b>                    | <b>2035</b>  | <b>Growth</b> |
| 1 Del Webb                                                                               | -                         | -             | -             | -                        | -            | -             | -                       | -             | -             | -                     | -             | -             | 3                              | 3            | -             |
| 2 Highland Reserve North                                                                 | -                         | -             | -             | -                        | -            | -             | -                       | -             | -             | -                     | -             | -             | 53                             | 53           | -             |
| 3 Infill                                                                                 | 10                        | 112           | 102           | -                        | -            | -             | 62                      | 100           | 38            | 523                   | 718           | 195           | 659                            | 1,041        | 382           |
| 4 North Central                                                                          | -                         | -             | -             | -                        | -            | -             | -                       | -             | -             | 200                   | 486           | 286           | 8                              | 8            | -             |
| 5 Northeast                                                                              | 854                       | 909           | 55            | 1,651                    | 1,803        | 152           | -                       | -             | -             | 500                   | 500           | -             | -                              | -            | -             |
| 6 North Industrial                                                                       | -                         | -             | -             | -                        | -            | -             | -                       | -             | -             | -                     | -             | -             | 75                             | 616          | 541           |
| 7 North Roseville - Phase 1                                                              | -                         | -             | -             | -                        | -            | -             | -                       | 90            | 90            | -                     | -             | -             | -                              | -            | -             |
| 8 North Roseville - Phase 2N                                                             | -                         | -             | -             | -                        | -            | -             | -                       | -             | -             | -                     | -             | -             | -                              | -            | -             |
| 9 North Roseville - Phase 2S                                                             | -                         | -             | -             | -                        | -            | -             | -                       | -             | -             | -                     | -             | -             | -                              | -            | -             |
| 10 North Roseville - Phase 3                                                             | -                         | -             | -             | -                        | -            | -             | -                       | -             | -             | -                     | -             | -             | -                              | -            | -             |
| 11 Northwest                                                                             | -                         | -             | -             | -                        | -            | -             | 141                     | 142           | 1             | -                     | -             | -             | 5                              | 9            | 4             |
| 12 Southeast                                                                             | -                         | -             | -             | -                        | -            | -             | 8                       | 8             | 1             | -                     | -             | -             | 6                              | 10           | 4             |
| 13 Stoneridge East                                                                       | -                         | -             | -             | -                        | -            | -             | -                       | -             | -             | -                     | -             | -             | -                              | -            | -             |
| 14 Stoneridge West                                                                       | -                         | -             | -             | -                        | 60           | 60            | -                       | -             | -             | 100                   | 175           | 75            | 15                             | 21           | 6             |
| 15 WRSP-N (Fiddymont)                                                                    | -                         | -             | -             | -                        | -            | -             | -                       | -             | -             | -                     | -             | -             | -                              | -            | -             |
| 16 WRSP-S (Westpark)                                                                     | -                         | -             | -             | -                        | -            | -             | -                       | -             | -             | -                     | -             | -             | -                              | -            | -             |
| 17 Sierra Vista                                                                          | -                         | -             | -             | -                        | -            | -             | -                       | -             | -             | -                     | -             | -             | -                              | -            | -             |
| 18 Creekview                                                                             | -                         | -             | -             | -                        | -            | -             | -                       | -             | -             | -                     | -             | -             | -                              | -            | -             |
| <b>Total</b>                                                                             | <b>864</b>                | <b>1,021</b>  | <b>157</b>    | <b>1,651</b>             | <b>1,863</b> | <b>212</b>    | <b>211</b>              | <b>340</b>    | <b>129</b>    | <b>1,323</b>          | <b>1,879</b>  | <b>556</b>    | <b>824</b>                     | <b>1,762</b> | <b>937</b>    |



| <b>Table 6</b>               |                             |                        |                        |                    |
|------------------------------|-----------------------------|------------------------|------------------------|--------------------|
| <b>Roadway Project Costs</b> |                             |                        |                        |                    |
| <b>Roadway Project</b>       |                             |                        |                        |                    |
| <b>ID</b>                    | <b>Roadway</b>              | <b>From</b>            | <b>To</b>              | <b>Cost to CIP</b> |
| 1                            | Atkinson Street             | Foothills              | Hilltop                | \$ 7,769,682       |
| 2                            | Atlantic Street             | Vernon                 | Harding                | \$ 6,194,151       |
| 3                            | Baseline Road               | Foothills              | Country Club           | \$ 344,819         |
| 4                            | Baseline Road               | Country Club           | Woodcreek Oaks         | \$ 146,867         |
| 5                            | Baseline Road               | Woodcreek Oaks         | Junction               | \$ 393,349         |
| 6                            | Baseline Road               | Junction               | Fiddymment             | \$ 177,407         |
| 9                            | Blue Oaks Blvd              | Creekview W Boundary   | Westbrook Blvd         | \$ 5,690,231       |
| 10                           | Blue Oaks Blvd              | Westbrook Blvd         | Westpark Dr            | \$ 265,341         |
| 11                           | Blue Oaks Blvd              | Westpark Dr            | Fiddymment W. Boundary | \$ 8,887,710       |
| 12                           | Blue Oaks Blvd              | Fiddymment W. Boundary | Kaseberg Bridge        | \$ 10,179,529      |
| 13                           | Blue Oaks Blvd              | Kaseberg Bridge        | Fiddymment             | \$ 499,800         |
| 14                           | Blue Oaks Blvd              | Fiddymment             | Crocker Ranch          | \$ 4,034,025       |
| 15                           | Blue Oaks Blvd              | Crocker Ranch          | Woodcreek Oaks         | \$ 1,630,271       |
| 16                           | Blue Oaks Blvd              | Woodcreek Oaks         | Foothills              | \$ 4,730,733       |
| 17                           | Blue Oaks Blvd (inc Bridge) | Foothills              | HWY 65                 | \$ 23,207,696      |
| 21                           | Cirby Way                   | Rocky Ridge            | City Limit             | \$ 2,264,494       |
| 22                           | Conference Center Drive     | Gibson Drive           | Roundabout             | \$ 1,848,044       |
| 23                           | Douglas Boulevard           | Sunrise                | Rocky Ridge            | \$ 397,230         |
| 24                           | Eureka Road                 | Taylor                 | Sunrise                | \$ 7,725,187       |
| 25                           | Eureka Road                 | Sunrise                | Rocky Ridge            | \$ 646,686         |
| 26                           | Eureka Road                 | Rocky Ridge            | Lead Hill              | \$ 608,645         |
| 27                           | Eureka Road                 | Lead Hill              | Douglas                | \$ 532,565         |
| 28                           | Eureka Road                 | Douglas                | Roseville Parkway      | \$ 1,091,715       |
| 29                           | Eureka Road                 | Roseville Parkway      | Sierra College         | \$ 648,025         |
| 31                           | Fairway Drive               | Stanford Ranch         | Pleasant Grove         | \$ 969,676         |
| 32                           | Fairway Drive               | Pleasant Grove         | Blue Oaks              | \$ 1,729,750       |
| 34                           | Fiddymment Road             | Baseline               | Pleasant Grove         | \$ 3,439,425       |
| 35                           | Fiddymment Road             | Pleasant Grove         | Del Webb               | \$ 237,500         |
| 36                           | Fiddymment Road             | Del Webb               | Blue Oaks              | \$ 425,497         |
| 37                           | Fiddymment Road             | Blue Oaks              | City Limit             | \$ 7,471,780       |
| 38                           | Foothills Boulevard         | Cirby                  | Main                   | \$ 84,049          |
| 41                           | Foothills Boulevard         | Blue Oaks              | North City Limits      | \$ 3,710,000       |
| 42                           | Galleria Boulevard          | Roseville Parkway      | Highway 65             | \$ 1,338,874       |
| 45                           | Industrial Ave              | Blue Oaks              | City Limit             | \$ 1,915,903       |
| 46                           | Junction Blvd               | Foothills              | Country Club           | \$ 267,614         |
| 47                           | Junction Blvd               | Country Club           | Woodcreek Oaks         | \$ 579,305         |
| 48                           | Junction Blvd               | Woodcreek Oaks         | Baseline               | \$ 545,367         |
| 49                           | Lead Hill                   | Rocky Ridge            | Eureka                 | \$ 312,216         |
| 50                           | Lead Hill                   | Eureka                 | Roseville Parkway      | \$ 267,614         |
| 52                           | Oakridge Drive Bridge       | Cirby                  | Coloma Way             | \$ 483,371         |
| 53                           | Olympus Drive               | Roseville Parkway      | Sierra College         | \$ 615,511         |
| 54                           | Pleasant Grove Blvd         | W of Santucci Blvd     | West Of Ph 2           | \$ 207,033         |
| 55                           | Pleasant Grove Blvd         | West Of Ph 2           | Fiddymment             | \$ 864,263         |
| 56                           | Pleasant Grove Blvd         | Fiddymment             | Sun City               | \$ 151,422         |

**Table 6 (continued)****Roadway Project Costs**

| <b>Roadway Project</b>               |                          |                      |                   |                      |
|--------------------------------------|--------------------------|----------------------|-------------------|----------------------|
| <b>ID</b>                            | <b>Roadway</b>           | <b>From</b>          | <b>To</b>         | <b>Cost to CIP</b>   |
| 57                                   | Pleasant Grove Blvd      | Sun City             | Woodcreek Oaks    | \$ 6,261,399         |
| 58                                   | Pleasant Grove Blvd      | Woodcreek Oaks       | Country Club      | \$ 1,219,104         |
| 59                                   | Pleasant Grove Blvd      | Country Club         | Foothills         | \$ 2,098,514         |
| 60                                   | Pleasant Grove Blvd      | Foothills            | Washington        | \$ 5,166,355         |
| 61                                   | Pleasant Grove Blvd      | Washington           | Roseville Parkway | \$ 1,304,070         |
| 62                                   | Pleasant Grove Blvd      | Roseville Parkway    | HWY 65            | \$ 727,847           |
| 64                                   | Pleasant Grove Blvd      | Fairway              | Rocklin           | \$ 325,321           |
| 71                                   | Rocky Ridge              | Douglas              | Lead Hill         | \$ 256,292           |
| 72                                   | Rocky Ridge              | Lead Hill            | Eureka            | \$ 240,853           |
| 73                                   | Rocky Ridge              | Eureka               | Roseville Parkway | \$ 454,943           |
| 74                                   | Roseville Parkway        | Foothills            | Washington        | \$ 22,731,906        |
| 75                                   | Roseville Parkway        | Washington           | Pleasant Grove    | \$ 555,808           |
| 76                                   | Roseville Parkway        | Pleasant Grove       | Galleria          | \$ 6,560,224         |
| 77                                   | Roseville Parkway        | Galleria             | Taylor            | \$ 25,380,337        |
| 78                                   | Roseville Parkway        | Taylor               | Sunrise           | \$ 1,919,707         |
| 79                                   | Roseville Parkway        | Sunrise              | Miner's Ravine    | \$ 241,476           |
| 80                                   | Roseville Parkway        | Miner's Ravine       | Rocky Ridge       | \$ 10,344,000        |
| 81                                   | Roseville Parkway        | Rocky Ridge          | Lead Hill         | \$ 237,716           |
| 82                                   | Roseville Parkway        | Lead Hill            | Douglas           | \$ 534,862           |
| 83                                   | Roseville Parkway        | Douglas              | Eureka            | \$ 467,325           |
| 84                                   | Roseville Parkway        | Eureka               | Sierra College    | \$ 692,334           |
| 87                                   | Santucci Blvd            | Baseline             | Placer Parkway    | \$ 4,894,505         |
| 88                                   | Secret Ravine Parkway    | Roseville Parkway    | Sierra College    | \$ 2,022,527         |
| 89                                   | Sierra College Boulevard | Rocklin              | Secret Ravine     | \$ 686,369           |
| 91                                   | Sierra College Boulevard | Olympus              | Douglas           | \$ 212,719           |
| 93                                   | Sierra College Boulevard | Eureka               | Roseville Parkway | \$ 681,262           |
| 94                                   | Sierra College Boulevard | Roseville Parkway    | Old Auburn        | \$ 1,075,678         |
| 97                                   | Stanford Ranch Road      | HWY 65               | Fairway           | \$ 105,333           |
| 98                                   | Stanford Ranch Road      | Fairway              | Rocklin           | \$ 247,815           |
| 99                                   | Sunrise Boulevard        | Roseville Parkway    | Eureka            | \$ 3,277,983         |
| 100                                  | Sunrise Boulevard        | Eureka               | Lead Hill         | \$ 773,814           |
| 107                                  | Vista Grande Blvd        | near City Limit      | Fiddymment        | \$ 4,694,742         |
| 108                                  | Washington Boulevard     | Oak                  | Sawtell           | \$ (893,355)         |
| 110                                  | Washington Boulevard     | Pleasant Grove       | Blue Oaks         | \$ 1,400,000         |
| 112                                  | Westbrook Blvd           | Creekview N Boundary | Blue Oaks         | \$ 6,498,351         |
| 113                                  | Westbrook Blvd           | Blue Oaks            | Pleasant Grove    | \$ 2,678,284         |
| 114                                  | Westbrook Blvd           | Pleasant Grove       | Baseline          | \$ 4,161,625         |
| 115                                  | Woodcreek Oaks Blvd      | Baseline             | Junction          | \$ 401,420           |
| 116                                  | Woodcreek Oaks Blvd      | Junction             | Pleasant Grove    | \$ 1,729,366         |
| 117                                  | Woodcreek Oaks Blvd      | Pleasant Grove       | Blue Oaks         | \$ 8,555,109         |
| 118                                  | Woodcreek Oaks Blvd      | Blue Oaks            | City Limit        | \$ 5,558,184         |
| <b>TOTAL ROADWAY COST TO PROGRAM</b> |                          |                      |                   | <b>\$330,896,716</b> |

| <b>Table 7</b>                    |                  |                                |                    |
|-----------------------------------|------------------|--------------------------------|--------------------|
| <b>Intersection Project Costs</b> |                  |                                |                    |
| <b>Intersection Project</b>       |                  |                                |                    |
| <b>ID</b>                         | <b>Street 1</b>  | <b>Street 2</b>                | <b>Cost to CIP</b> |
| 122                               | Baseline         | Junction                       | \$ 311,366         |
| 123                               | Baseline         | Country Club                   | \$ 203,674         |
| 124                               | Baseline         | Market                         | \$ 1,588,573       |
| 125                               | Baseline         | Upland                         | \$ 967,995         |
| 128                               | Baseline         | Regional Park (W/O Watt)       | \$ 1,488,958       |
| 129                               | Baseline         | West Shopping Ctr (EO) Watt)   | \$ 967,995         |
| 130                               | Baseline         | Central Shopping Ctr (W/O Mkt) | \$ 967,995         |
| 131                               | Baseline         | East Shopping Ctr (E/O Mkt)    | \$ 967,995         |
| 133                               | Blue Oaks        | Creekview Plaza                | \$ 461,463         |
| 134                               | Blue Oaks        | Crocker Ranch                  | \$ 120,616         |
| 135                               | Blue Oaks        | Diamond Creek                  | \$ 291,982         |
| 136                               | Blue Oaks        | Fiddymment                     | \$ 1,750           |
| 138                               | Blue Oaks        | Grasscreek                     | \$ 461,463         |
| 139                               | Blue Oaks        | Hayden Pkwy                    | \$ 379,347         |
| 140                               | Blue Oaks        | HP Way                         | \$ 230,732         |
| 141                               | Blue Oaks        | New Meadow                     | \$ 962,173         |
| 143                               | Blue Oaks        | Westbrook Blvd                 | \$ 1,156,242       |
| 144                               | Blue Oaks        | Westpark                       | \$ 461,463         |
| 145                               | Blue Oaks        | Woodcreek Oaks                 | \$ 1,144,389       |
| 151                               | Douglas          | Judah                          | \$ 3,500           |
| 156                               | Eureka           | Douglas                        | \$ 306,288         |
| 162                               | Fiddymment       | Baseline                       | \$ 11,897          |
| 167                               | Fiddymment       | Pleasant Grove                 | \$ 7,000           |
| 169                               | Fiddymment       | Westhills/Vista Grande         | \$ 76,058          |
| 172                               | Foothills        | Blue Oaks                      | \$ 1,450,213       |
| 173                               | Foothills        | Pleasant Grove                 | \$ 543,244         |
| 174                               | Foothills        | Junction                       | \$ 1,143,397       |
| 175                               | Foothills        | Baseline/Main                  | \$ 858,987         |
| 176                               | Foothills        | Vineyard                       | \$ 595,814         |
| 179                               | Foothills        | Roseville Parkway/HP Way       | \$ 1,050,072       |
| 183                               | Foothills        | Misty Wood                     | \$ 84,388          |
| 184                               | Foothills        | Albertson's                    | \$ 562,984         |
| 185                               | Foothills        | Rand/Pilgrims                  | \$ 1,750           |
| 188                               | Galleria         | Roseville Parkway              | \$ 769,579         |
| 189                               | Galleria/Harding | Wills                          | \$ 5,250           |
| 198                               | Hayden Parkway   | Holt Parkway                   | \$ 7,000           |
| 199                               | Hilltop          | PFE                            | \$ 368,282         |
| 200                               | I-80 EB On       | Eureka/Taylor                  | \$ 920,667         |
| 203                               | Industrial       | Alantown                       | \$ 30,000          |
| 216                               | Market           | Vista Grande Blvd              | \$ 255,232         |
| 220                               | Pleasant Grove   | Fairway                        | \$ 528,257         |
| 221                               | Pleasant Grove   | Highland Park                  | \$ 554,115         |
| 222                               | Pleasant Grove   | Silver Spruce                  | \$ 255,232         |
| 223                               | Pleasant Grove   | La Sierra                      | \$ 255,232         |



| <b>Table 7 (continued)</b>        |                   |                         |                    |
|-----------------------------------|-------------------|-------------------------|--------------------|
| <b>Intersection Project Costs</b> |                   |                         |                    |
| <b>Intersection Project</b>       |                   |                         |                    |
| <b>ID</b>                         | <b>Street 1</b>   | <b>Street 2</b>         | <b>Cost to CIP</b> |
| 227                               | Pleasant Grove    | Sierra Trail            | \$ 255,232         |
| 228                               | Pleasant Grove    | Santucci Blvd           | \$ 513,021         |
| 229                               | Pleasant Grove    | Upland                  | \$ 255,232         |
| 230                               | Pleasant Grove    | Westbrook Blvd          | \$ 873,926         |
| 231                               | Pleasant Grove    | Michner                 | \$ 185,188         |
| 232                               | Pleasant Grove    | Highland Pointe         | \$ 231,038         |
| 233                               | Pleasant Grove    | Country Club            | \$ 314,732         |
| 234                               | Pleasant Grove    | Woodcreek Oaks          | \$ 7,000           |
| 235                               | Pleasant Grove    | Hallissy                | \$ 30,000          |
| 236                               | Riverside         | Cirby                   | \$ 2,303,829       |
| 237                               | Riverside         | Darling                 | \$ 53,708          |
| 238                               | Riverside         | Douglas                 | \$ 905,964         |
| 244                               | Rocky Ridge       | Cirby                   | \$ 149,784         |
| 245                               | Rocky Ridge       | Douglas                 | \$ 686,014         |
| 246                               | Rocky Ridge       | Lead Hill               | \$ 315,108         |
| 249                               | Rocky Ridge       | Eureka                  | \$ 270,168         |
| 250                               | Rocky Ridge       | Professional            | \$ 602,948         |
| 254                               | Roseville Parkway | Creekside Ridge         | \$ 479,582         |
| 255                               | Roseville Parkway | Eureka                  | \$ 335,532         |
| 258                               | Roseville Parkway | Douglas                 | \$ 591,829         |
| 259                               | Roseville Parkway | Lead Hill               | \$ 1,750           |
| 261                               | Roseville Parkway | Pleasant Grove          | \$ 1,300,000       |
| 265                               | Roseville Parkway | Reserve                 | \$ 292,536         |
| 267                               | Roseville Parkway | West Mall               | \$ 820,902         |
| 268                               | Roseville Parkway | N. Cirby                | \$ 124,708         |
| 269                               | Roseville Parkway | Olympus                 | \$ 263,696         |
| 270                               | Santa Clara       | Douglas                 | \$ 3,500           |
| 271                               | Santucci Blvd     | Federico Dr             | \$ 461,463         |
| 272                               | Santucci Blvd     | Vista Grande Blvd       | \$ 667,695         |
| 273                               | Santucci Blvd     | Sierra Village Dr       | \$ 461,463         |
| 274                               | Santucci Blvd     | Mountain Glen (Solaire) | \$ 461,463         |
| 276                               | Secret Ravine     | Alexandra               | \$ 185,188         |
| 279                               | Sierra College    | Douglas                 | \$ 512,696         |
| 280                               | Sierra College    | Eureka                  | \$ 628,967         |
| 282                               | Sierra College    | Roseville Parkway       | \$ 641,953         |
| 283                               | Sierra College    | Old Auburn              | \$ 223,166         |
| 289                               | South Cirby       | Old Auburn              | \$ 181,338         |
| 296                               | Stanford Ranch    | Fairway                 | \$ 360,996         |
| 297                               | Stanford Ranch    | Five Star               | \$ 72,637          |
| 300                               | Sunrise           | Cirby                   | \$ 1,026,295       |
| 301                               | Sunrise           | Coloma                  | \$ 191,488         |
| 303                               | N. Sunrise        | Lead Hill               | \$ 517,769         |
| 304                               | N. Sunrise        | Eureka                  | \$ 289,698         |
| 306                               | N. Sunrise        | Roseville Parkway       | \$ 238,832         |



| <b>Table 7 (continued)</b>                |                   |                         |                      |
|-------------------------------------------|-------------------|-------------------------|----------------------|
| <b>Intersection Project Costs</b>         |                   |                         |                      |
| <b>Intersection Project</b>               |                   |                         |                      |
| <b>ID</b>                                 | <b>Street 1</b>   | <b>Street 2</b>         | <b>Cost to CIP</b>   |
| 307                                       | N. Sunrise        | Sierra Gardens          | \$ 432,692           |
| 310                                       | Sunrise           | Sun Tree/Kensington     | \$ 716,009           |
| 312                                       | Taylor            | Roseville Parkway       | \$ 474,434           |
| 314                                       | Upland            | Vista Grande Blvd       | \$ 255,232           |
| 315                                       | Vernon            | Cirby                   | \$ 174,408           |
| 317                                       | Vista Grande Blvd | Silver Spruce           | \$ 255,232           |
| 318                                       | Vista Grande Blvd | Vista Park              | \$ 255,232           |
| 319                                       | Vista Grande Blvd | DF20/JM20               | \$ 255,232           |
| 320                                       | Washington        | Blue Oaks               | \$ 406,113           |
| 321                                       | Washington        | Roseville Parkway       | \$ 513,397           |
| 323                                       | Washington        | Pleasant Grove          | \$ 228,136           |
| 324                                       | Washington        | Diamond Oaks            | \$ 466,578           |
| 328                                       | Washington        | Oak                     | \$ 4,200,000         |
| 330                                       | Washington        | Hallissy                | \$ 112,000           |
| 331                                       | Washington        | All America             | \$ 174,058           |
| 332                                       | Westbrook Blvd    | Federico Dr             | \$ 461,463           |
| 333                                       | Westbrook Blvd    | Creekview Plaza         | \$ 461,463           |
| 334                                       | Westbrook Blvd    | Holt Pkwy               | \$ 461,463           |
| 335                                       | Westbrook Blvd    | Mountain Glen (Solaire) | \$ 461,463           |
| 336                                       | Westbrook Blvd    | Vista Grande Blvd       | \$ 667,695           |
| 337                                       | Westbrook Blvd    | Sierra Village Dr       | \$ 461,463           |
| 338                                       | Westbrook Blvd    | Sierra Glen Dr          | \$ 461,463           |
| 339                                       | Westbrook Blvd    | Brookstone N.           | \$ 461,463           |
| 340                                       | Westbrook Blvd    | Brookstone S.           | \$ 461,463           |
| 341                                       | Westbrook Blvd    | Payson                  | \$ 461,463           |
| 346                                       | Woodcreek Oaks    | Baseline                | \$ 435,374           |
| 347                                       | Woodcreek Oaks    | Canavari                | \$ 315,808           |
| 348                                       | Woodcreek Oaks    | Horncastle              | \$ 236,816           |
| 349                                       | Woodcreek Oaks    | McAnally                | \$ 1,750             |
| 353                                       | Woodcreek Oaks    | Camino Capastrano       | \$ 290,232           |
| 354                                       | Woodcreek Oaks    | Painted Desert          | \$ 317,747           |
| 355                                       | Woodcreek Oaks    | Crimson Ridge           | \$ 317,747           |
| <b>TOTAL INTERSECTION COST TO PROGRAM</b> |                   |                         | <b>\$ 80,710,846</b> |



| Table 8                                   |             |                                              |             |                                          |              |
|-------------------------------------------|-------------|----------------------------------------------|-------------|------------------------------------------|--------------|
| Signal Project Costs                      |             |                                              |             |                                          |              |
| Signal Project Description                | Cost to CIP | Signal Project Description                   | Cost to CIP | Signal Project Description               | Cost to CIP  |
| 2006 ITS Controller Pad Update            | \$ 250,699  | Douglas/Folsom                               | \$ 20,290   | Galleria/Antelope Creek                  | \$ 170,335   |
| 2008 CMS Project                          | \$ 176,197  | Douglas/Keehner                              | \$ 96,593   | Gibson/Conference Center                 | \$ 262,500   |
| 8777 Sierra College Project (Slate Creek) | \$ 1,323    | Douglas/Roseville Parkway                    | \$ 75,000   | Hayden Pkwy/High School Dr               | \$ 262,500   |
| Americana/Junction                        | \$ 129,124  | East Rosville ITS Conversion project         | \$ 285,511  | Hayden Pkwy/Holt Pkwy                    | \$ 350,000   |
| Atlantic/ Center                          | \$ 25,829   | Eureka/ Ashland                              | \$ 108,404  | Foothills/Hewlett Packard Main/Rsvl Pkwy | \$ 485       |
| Atlantic/ Yosemite                        | \$ 26,874   | Eureka/Leadhill                              | \$ 75,000   | Highland Park/Pleasant Grove             | \$ 160,185   |
| Baseline/ Country Club                    | \$ 271,745  | Fairway Drive West                           | \$ 1,631    | Highland Village                         | \$ 33,113    |
| Baseline/Woodcreek Oaks                   | \$ 160,223  | Fairway/Cortina                              | \$ 3,094    | Hilltop/PFE                              | \$ 348,075   |
| Blue Oaks/Crocker Ranch                   | \$ 33,236   | Fairway/Highland Park                        | \$ 100,000  | HRN Traffic Signals                      | \$ 582,501   |
| Blue Oaks/Del Webb                        | \$ 154,074  | Fiber Optic to Citrus Heights                | \$ 76,802   | HRNSP PAR 40&52 REDESIGNATE              | \$ 62,763    |
| Blue Oaks/Fiddymment                      | \$ 222,750  | Fiber Optics on Roseville Parkway            | \$ 126,934  | HRNSP PAR42 A&B RSVL CROSSING            | \$ 455       |
| Blue Oaks/Fidelity Way                    | \$ 167,519  | Fiber Optics to Mahany                       | \$ 392,023  | Industrial/Justice Center                | \$ 250,000   |
| Blue Oaks/Grasscreek Dr                   | \$ 262,500  | Fiber Optics to Rocklin Underground          | \$ 416,141  | Industrial/Alantown                      | \$ 250,000   |
| Blue Oaks/Hayden Parkway                  | \$ 350,000  | Fiddymment/Angus                             | \$ 223,449  | Industrial/Freedom Rd                    | \$ 172,801   |
| Blue Oaks/New Meadow                      | \$ 150,000  | Fiddymment/Baseline                          | \$ 142,348  | Douglas/Judah                            | \$ 157,782   |
| Blue Oaks/Creekview Plaza (Nobo)          | \$ 262,500  | Fiddymment/Blue Oaks - WRSP OFFIS            | \$ 42,979   | Junction/ Porter                         | \$ 143,909   |
| Blue Oaks/Orchard View                    | \$ 593,619  | Fiddymment/Blue Oaks Blvd - WRSP             | \$ 103,577  | Junction/Baseline                        | \$ 106,431   |
| Blue Oaks/Woodcreek Oaks                  | \$ 42,000   | Fiddymment/Crawford Parkway                  | \$ 350,000  | Junction/Park Regency                    | \$ 17,460    |
| Blue Oaks/HP Way                          | \$ 350,000  | Fiddymment/Hayden - WRSP PH2 CFD             | \$ 62,825   | Junction/Revere                          | \$ 120,443   |
| Blue Oaks/Westbrook                       | \$ 350,000  | Fiddymment/Hayden Pkwy North                 | \$ 286,804  | Junction/Stonecrest                      | \$ 127,738   |
| Blue Oaks/Westpark                        | \$ 262,500  | Fiddymment/Hayden Pkwy South                 | \$ 183,370  | Junction/Woodcreek Oaks                  | \$ 30,304    |
| Blue Oaks/Blue Oaks Plaza/Wood Meadow     | \$ 350,000  | Fiddymment/Hayden/Doyle - WRSP               | \$ 10,384   | Lead Hill/Roseville Parkway              | \$ 75,000    |
| Cirby/ Melody                             | \$ 106,210  | Fiddymment/Pleasant Grove                    | \$ 185,712  | Lincoln/Vernon                           | \$ 200,083   |
| Cirby/ Northridge                         | \$ 95,111   | Fiddymment/Pleasant Grove - WRSP WESTPARK 1A | \$ 58,905   | Mahany ITS Fiber Optic Conversion        | \$ 512,915   |
| Cirby/ Parkview                           | \$ 91,898   | Fiddymment/San Fernando/                     | \$ 350,000  | Monument/Doyle - WRSP WESTPARK 1C        | \$ 18,740    |
| Cirby/Champion Oaks                       | \$ 159,123  | Fiddymment/Del Webb/Village Green            | \$ 185,712  | NCRSP PAR 38,39A,39B STAGE 2             | \$ 225       |
| Cirby/Old Auburn                          | \$ 117,703  | Fiddymment/Vista Grande/West Hills           | \$ 350,000  | NI LONGMEADOW REZONE & TENTATI           | \$ 32,924    |
| Cirby/Rocky Ridge                         | \$ 115,448  | Fiddymment/Westlake Drive                    | \$ 250,000  | NWRSP PAR37 LEGACY SUBDIVISION           | \$ 3,271     |
| Cirby/Sunise                              | \$ 932,031  | Foothills/ Blue Oaks                         | \$ 107,051  | Oak/Grant                                | \$ 250,700   |
| Country Club/ Junction                    | \$ 184,211  | Foothills/Baseline/Main Dual Lefts           | \$ 281,742  | Oak/Lincoln                              | \$ 277,950   |
| Roseville Pkwy/Creekside Ridge            | \$ 315,096  | Foothills/HP Far South                       | \$ 350,000  | Oak/Washington                           | \$ 4,057,888 |
| Developer Signal Equipment                | \$ 249,022  | Foothills/Pilgrims/Rand                      | \$ 121,226  | Old Auburn/ East Roseville Parkway       | \$ 3,352     |
| Douglas/Eureka                            | \$ 75,000   | Fountains Project                            | \$ 1,795    | Olympus/ Europa                          | \$ 206,713   |
| Douglas/Sunrise                           | \$ 140,000  | Fry's Electronics                            | \$ 36,788   | Pleasant Grove/ Country Club             | \$ 180,893   |



| Table 8 (continued)                   |             |                                                |             |                                                  |                     |
|---------------------------------------|-------------|------------------------------------------------|-------------|--------------------------------------------------|---------------------|
| Signal Project Costs                  |             |                                                |             |                                                  |                     |
| Signal Project Description            | Cost to CIP | Signal Project Description                     | Cost to CIP | Signal Project Description                       | Cost to CIP         |
| Pleasant Grove/ Fairway               | \$ 72,736   | Santucci/Sierra Village                        | \$ 350,000  | Westbrook/Holt Pkwy                              | \$ 350,000          |
| Pleasant Grove/Gold Coast/Hallisey    | \$ 132,849  | Santucci/Vista Grande                          | \$ 350,000  | Westbrook/Creekview Plaza (Nobo)                 | \$ 350,000          |
| Pleasant Grove/Highland Pointe        | \$ 42,000   | Secret Ravine/Alexandra                        | \$ 169,600  | Westbrook/Brookstone N.                          | \$ 350,000          |
| Pleasant Grove/La Sierra              | \$ 350,000  | Secret Ravine/Medical Plaza/Falcon Pointe      | \$ 368,790  | Westbrook/Brookstone S.                          | \$ 350,000          |
| Pleasant Grove/Market                 | \$ 310,630  | Secret Ravine Pkwy/Scarborough/Poppy Field     | \$ 203,730  | Westbrook/Payson/Octave                          | \$ 350,000          |
| Pleasant Grove/Michner                | \$ 19,125   | Sierra College Fiber Optic                     | \$ 250,433  | Westbrook/Mountain Glen (Solaire)                | \$ 350,000          |
| Pleasant Grove/Monument               | \$ 185,712  | Sierra College ITS Conversions                 | \$ 126,729  | Westbrook/Sierra Glen                            | \$ 350,000          |
| Pleasant Grove/Sierra Trail           | \$ 350,000  | Sierra College/Miner's Ravine; SC Widening     | \$ 49,968   | Westbrook/Sierra Village                         | \$ 350,000          |
| Pleasant Grove/Silver Spruce          | \$ 350,000  | Sierra College/Eureka                          | \$ 140,000  | Westbrook/Vista Grande                           | \$ 350,000          |
| Pleasant Grove/Santucci               | \$ 350,000  | Sierra College/Old Auburn                      | \$ 42,000   | Westfield Galleria Project (Ring Road)           | \$ 89,113           |
| Pleasant Grove/Sun City               | \$ 100,800  | Sierra College/Olympus                         | \$ 75,000   | Woodcreek Oaks/ Canevari                         | \$ 142,946          |
| Pleasant Grove/Upland Dr              | \$ 350,000  | Stanford Ranch/Fairway                         | \$ 140,000  | Woodcreek Oaks/ Horncastle                       | \$ 324,788          |
| Pleasant Grove/Westbrook              | \$ 350,000  | Signal Equipment                               | \$4,404,057 | Woodcreek Oaks/ McAnally                         | \$ 180,916          |
| Pleasant Grove/Woodcreek Oaks         | \$ 115,019  | Sunrise/Coloma                                 | \$ 140,000  | Woodcreek Oaks/Camino Capistrano                 | \$ 341,857          |
| Renaissance Village Safeway/S College | \$ 19,454   | Sunrise/ Sierra Gardens - also see Fry's above | \$ 125,720  | Woodcreek Oaks/Northpark                         | \$ 350,000          |
| Rocky Ridge/Douglas                   | \$ 75,000   | Sunrise/Eureka                                 | \$ 75,000   | Woodcreek Oaks/Parkside                          | \$ 350,000          |
| Rocky Ridge/Eureka                    | \$ 75,000   | Sunrise/Sandringham/Kensington                 | \$ 411,260  | Woodcreek Oaks/Trailee                           | \$ 113,051          |
| Rocky Ridge/Maidu/Meadowlark          | \$ 120,468  | Sunrise/Oakridge                               | \$ 79,984   | Woodcreek/Diamond Creek                          | \$ 152,656          |
| Rocky Ridge/Professional              | \$ 273,882  | Sunrise/Roseville Parkway                      | \$ 75,000   | Woodcreek Oaks/Painted Desert                    | \$ 350,000          |
| Rocky Ridge/Roseville Parkway         | \$ 75,000   | Target (Douglas)                               | \$ 15,019   | Woodcreek Oaks/Crimson Ridge                     | \$ 350,000          |
| Roseville Parkway/Alexandra           | \$ 90,090   | Vista Grande/Market                            | \$ 350,000  | WRSP FIDDYMENT RANCH P2 TRUNK                    | \$ 45,087           |
| Roseville Parkway/Chase Drive         | \$ 247,309  | Vista Grande/Silver Spruce                     | \$ 350,000  | WRSP WESTPARK PHASE 2 CFD                        | \$ 49,960           |
| Roseville Parkway/Eureka              | \$ 42,000   | Vista Grande/Vista Park                        | \$ 350,000  | WRSP WESTPARK TRAFFIC SIGNAL                     | \$ 5,970            |
| Roseville Parkway/Galleria            | \$ 100,000  | Vista Grande/DF 20/JM 20                       | \$ 350,000  | 2009/10 - 2015/16 NEED PROJECT BREAKDOWNS        | \$ 2,836,557        |
| Roseville Parkway/Gibson (W)          | \$ 262,500  | Vista Grande/Upland                            | \$ 350,000  | <b>SUB-TOTAL SIGNAL PROJECTS</b>                 | <b>\$49,753,269</b> |
| Roseville Parkway/Olympus             | \$ 140,000  | Washington/Main St                             | \$ 158,005  |                                                  |                     |
| Roseville Parkway/Pleasant Grove      | \$ 208,664  | Washington/ Diamond Oaks                       | \$ 301,969  |                                                  |                     |
| Roseville Parkway/Reserve             | \$ 140,000  | Washington/ Hallisey                           | \$ 148,229  | MISCELLANEOUS PROJECTS                           | \$ -                |
| Roseville Parkway/Secret Ravine       | \$ 123,635  | Washington/Industrial                          | \$ 262,500  | RTMS                                             | \$ 3,626,251        |
| Roseville Parkway/Sierra College      | \$ 140,000  | Washington/All America                         | \$ 262,500  | ITS                                              | \$14,296,502        |
| Roseville Parkway/Taylor              | \$ 140,000  | Washington/Pleasant Grove                      | \$ 844,093  | Traffic Signal Timing - Mitigation Measures      | \$ 720,000          |
| Roseville Parkway/Trestle             | \$ 210,113  | Washington/Freedom Way                         | \$ 219,743  | Traffic Model/CIP Updates - Including staff time | \$ 3,662,535        |
| Roseville Parkway/West Mall Dr        | \$ 252,000  | Washington/Roseville Parkway                   | \$ 240,000  | <b>SUB-TOTAL MISCELLANEOUS PROJECTS</b>          | <b>\$22,305,288</b> |
| Santucci/Federico                     | \$ 350,000  | Washington/Sawtell                             | \$ 210,962  |                                                  |                     |
| Santucci/Solaire (Mountain Glen)      | \$ 350,000  | Westbrook/Federico                             | \$ 350,000  | <b>TOTAL SIGNAL COST TO PROGRAM</b>              | <b>\$72,058,557</b> |





| Table 9<br>Fair Share Use Percentages for Roadway Projects |                             |                        |                      |                   |                                     |       |       |       |       |       |      |      |      |      |      |      |      |      |       |       |       |       |       |                     |        |  |  |
|------------------------------------------------------------|-----------------------------|------------------------|----------------------|-------------------|-------------------------------------|-------|-------|-------|-------|-------|------|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|---------------------|--------|--|--|
| ID                                                         | Roadway                     | From                   | To                   | Total<br>CIP Cost | Percentage of Volume Attributed To: |       |       |       |       |       |      |      |      |      |      |      |      |      |       |       |       |       |       |                     |        |  |  |
|                                                            |                             |                        |                      |                   | DW                                  | HR    | IN    | NC    | NE    | NI    | NR1  | NR2N | NR2S | NR3  | NW   | SE   | SRE  | SRW  | FR    | WP    | SV    | CV    | Thru  | Existing<br>In City | Total  |  |  |
| 109                                                        | Washington Boulevard        | Sawtell (Andora)       | Pleasant Grove       | \$33,058,975      | 0.0%                                | 0.6%  | 12.5% | 4.4%  | 0.3%  | 7.9%  | 0.2% | 0.0% | 0.1% | 0.1% | 1.8% | 0.0% | 0.0% | 0.0% | 0.8%  | 0.4%  | 0.7%  | 0.1%  | 1.0%  | 69.0%               | 100.0% |  |  |
| 77                                                         | Roseville Parkway           | Galleria               | Taylor               | \$25,380,337      | 0.0%                                | 0.7%  | 0.6%  | 10.8% | 8.1%  | 3.8%  | 0.2% | 0.0% | 0.1% | 0.1% | 0.2% | 1.3% | 0.9% | 3.0% | 1.4%  | 0.7%  | 1.0%  | 0.6%  | 3.2%  | 63.3%               | 100.0% |  |  |
| 74                                                         | Roseville Parkway           | Foothills              | Washington           | \$22,731,906      | 0.0%                                | 0.2%  | 4.5%  | 6.2%  | 2.0%  | 24.9% | 0.8% | 0.0% | 0.1% | 0.6% | 1.2% | 0.4% | 0.1% | 0.3% | 5.0%  | 0.8%  | 0.9%  | 1.8%  | 1.7%  | 48.1%               | 100.0% |  |  |
| 105                                                        | Taylor Road                 | Roseville Parkway      | City Limit           | \$17,342,672      | 0.0%                                | 0.0%  | 3.7%  | 0.7%  | 6.6%  | 0.1%  | 0.0% | 0.0% | 0.0% | 0.0% | 0.1% | 0.6% | 0.2% | 1.6% | 0.0%  | 0.0%  | 0.2%  | 0.0%  | 6.0%  | 80.3%               | 100.0% |  |  |
| 18                                                         | Cirby Way                   | Foothills              | Riverside            | \$16,148,957      | 0.1%                                | 0.0%  | 9.1%  | 0.7%  | 0.2%  | 4.5%  | 0.3% | 0.0% | 0.2% | 0.1% | 1.3% | 0.2% | 0.0% | 0.0% | 0.8%  | 1.2%  | 4.1%  | 0.3%  | 3.9%  | 72.9%               | 100.0% |  |  |
| 24                                                         | Eureka Road                 | Taylor                 | Sunrise              | \$ 7,725,187      | 0.0%                                | 0.4%  | 2.0%  | 0.9%  | 14.6% | 0.7%  | 0.1% | 0.0% | 0.0% | 0.1% | 0.2% | 2.2% | 0.1% | 0.1% | 0.6%  | 0.3%  | 0.7%  | 0.2%  | 6.3%  | 70.4%               | 100.0% |  |  |
| 44                                                         | Harding Boulevard           | Atlantic               | Roseville Parkway    | \$12,333,616      | 0.0%                                | 0.5%  | 8.7%  | 12.1% | 2.7%  | 1.1%  | 0.1% | 0.0% | 0.0% | 0.1% | 0.0% | 0.3% | 0.0% | 0.0% | 0.5%  | 0.1%  | 0.1%  | 0.2%  | 0.4%  | 73.3%               | 100.0% |  |  |
| 80                                                         | Roseville Parkway           | Miner's Ravine         | Rocky Ridge          | \$10,344,000      | 0.0%                                | 0.5%  | 1.1%  | 6.8%  | 4.6%  | 3.8%  | 0.2% | 0.0% | 0.1% | 0.1% | 0.2% | 2.6% | 0.3% | 2.9% | 1.5%  | 0.7%  | 0.8%  | 0.6%  | 5.1%  | 68.1%               | 100.0% |  |  |
| 12                                                         | Blue Oaks Blvd              | Fiddymment W. Boundary | Kaseberg Bridge      | \$10,179,529      | 0.4%                                | 1.4%  | 0.5%  | 3.2%  | 0.9%  | 11.1% | 2.4% | 0.1% | 0.0% | 0.4% | 0.2% | 0.1% | 0.0% | 0.1% | 19.0% | 9.3%  | 6.8%  | 13.5% | 4.3%  | 26.4%               | 100.0% |  |  |
| 11                                                         | Blue Oaks Blvd              | Westpark Dr            | Fiddymment W. Bounda | \$ 8,887,710      | 0.4%                                | 1.2%  | 0.2%  | 2.3%  | 0.5%  | 10.2% | 2.1% | 0.1% | 0.0% | 0.4% | 0.1% | 0.1% | 0.0% | 0.1% | 14.6% | 11.4% | 8.2%  | 16.5% | 4.9%  | 26.8%               | 100.0% |  |  |
| 117                                                        | Woodcreek Oaks Blvd         | Pleasant Grove         | Blue Oaks            | \$ 8,555,109      | 0.4%                                | 0.1%  | 1.2%  | 0.6%  | 0.1%  | 5.8%  | 3.0% | 0.0% | 1.1% | 0.2% | 5.1% | 0.0% | 0.0% | 0.0% | 0.2%  | 0.4%  | 1.7%  | 0.0%  | 2.9%  | 77.2%               | 100.0% |  |  |
| 1                                                          | Atkinson Street             | Foothills              | Hilltop              | \$ 7,769,682      | 0.0%                                | 0.3%  | 14.0% | 1.6%  | 1.1%  | 2.0%  | 0.0% | 0.0% | 0.0% | 0.0% | 0.5% | 0.3% | 0.1% | 0.2% | 0.1%  | 0.1%  | 0.0%  | 0.0%  | 5.8%  | 73.8%               | 100.0% |  |  |
| 37                                                         | Fiddymment Road             | Blue Oaks              | City Limit           | \$ 7,471,780      | 0.8%                                | 0.1%  | 0.6%  | 0.5%  | 0.2%  | 1.1%  | 0.2% | 0.1% | 1.2% | 1.4% | 0.2% | 0.0% | 0.0% | 0.0% | 26.5% | 5.8%  | 10.4% | 0.8%  | 10.9% | 39.1%               | 100.0% |  |  |
| 76                                                         | Roseville Parkway           | Pleasant Grove         | Galleria             | \$ 6,560,224      | 0.1%                                | 0.2%  | 2.2%  | 22.4% | 4.3%  | 5.9%  | 0.4% | 0.0% | 0.2% | 0.3% | 0.7% | 0.7% | 0.3% | 1.0% | 2.3%  | 1.2%  | 1.9%  | 0.9%  | 0.9%  | 54.2%               | 100.0% |  |  |
| 57                                                         | Pleasant Grove Blvd         | Sun City               | Woodcreek Oaks       | \$ 6,261,399      | 1.0%                                | 0.8%  | 0.8%  | 8.5%  | 1.5%  | 7.9%  | 0.3% | 0.0% | 1.9% | 0.0% | 3.5% | 0.2% | 0.0% | 0.3% | 0.6%  | 5.9%  | 19.2% | 0.1%  | 1.8%  | 45.5%               | 100.0% |  |  |
| 2                                                          | Atlantic Street             | Vernon                 | Harding              | \$ 6,194,151      | 0.0%                                | 0.1%  | 10.8% | 1.1%  | 6.9%  | 0.1%  | 0.0% | 0.0% | 0.1% | 0.0% | 0.9% | 0.6% | 0.2% | 1.2% | 0.0%  | 0.3%  | 2.1%  | 0.0%  | 4.3%  | 71.2%               | 100.0% |  |  |
| 9                                                          | Blue Oaks Blvd              | Creekview W Boundary   | Westbrook Blvd       | \$ 5,690,231      | 0.2%                                | 1.4%  | 0.2%  | 2.7%  | 0.4%  | 9.8%  | 1.9% | 0.1% | 0.1% | 0.3% | 0.1% | 0.1% | 0.0% | 0.0% | 10.5% | 5.5%  | 4.8%  | 20.1% | 16.9% | 25.0%               | 100.0% |  |  |
| 118                                                        | Woodcreek Oaks Blvd         | Blue Oaks              | City Limit           | \$ 5,558,184      | 0.3%                                | 0.7%  | 1.5%  | 3.1%  | 0.8%  | 14.3% | 7.1% | 0.0% | 0.2% | 0.0% | 2.3% | 0.1% | 0.0% | 0.2% | 0.5%  | 0.3%  | 0.5%  | 0.2%  | 4.2%  | 63.6%               | 100.0% |  |  |
| 60                                                         | Pleasant Grove Blvd         | Foothills              | Washington           | \$ 5,166,355      | 0.2%                                | 1.3%  | 2.0%  | 9.8%  | 1.0%  | 4.8%  | 0.0% | 0.0% | 0.8% | 0.0% | 3.8% | 0.2% | 0.0% | 0.2% | 0.2%  | 2.6%  | 8.5%  | 0.0%  | 3.1%  | 61.4%               | 100.0% |  |  |
| 112                                                        | Westbrook Blvd              | Creekview N Boundary   | Blue Oaks            | \$ 6,498,351      | 0.3%                                | 0.1%  | 0.7%  | 0.6%  | 0.2%  | 1.2%  | 0.3% | 0.0% | 0.3% | 0.0% | 0.3% | 0.0% | 0.0% | 0.0% | 8.3%  | 10.7% | 11.9% | 27.8% | 12.1% | 25.2%               | 100.0% |  |  |
| 87                                                         | Santucci Blvd               | Baseline               | Placer Parkway       | \$ 4,894,505      | 0.0%                                | 0.0%  | 0.2%  | 0.0%  | 0.0%  | 0.0%  | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0%  | 1.7%  | 25.6% | 1.4%  | 33.5% | 37.5%               | 100.0% |  |  |
| 16                                                         | Blue Oaks Blvd              | Woodcreek Oaks         | Foothills            | \$ 4,730,733      | 0.3%                                | 2.0%  | 1.1%  | 4.7%  | 1.2%  | 16.4% | 3.3% | 0.1% | 0.1% | 1.3% | 0.5% | 0.2% | 0.0% | 0.2% | 11.2% | 3.9%  | 3.2%  | 3.9%  | 2.9%  | 43.5%               | 100.0% |  |  |
| 107                                                        | Vista Grande Blvd           | near City Limit        | Fiddymment           | \$ 4,694,742      | 1.6%                                | 0.9%  | 0.2%  | 5.9%  | 0.3%  | 6.9%  | 0.6% | 0.0% | 2.2% | 0.1% | 1.8% | 0.0% | 0.0% | 0.1% | 1.6%  | 0.1%  | 44.1% | 0.0%  | 1.9%  | 31.6%               | 100.0% |  |  |
| 114                                                        | Westbrook Blvd              | Pleasant Grove         | Baseline             | \$ 4,161,625      | 0.1%                                | 0.3%  | 0.7%  | 0.3%  | 0.0%  | 3.4%  | 0.7% | 0.0% | 0.4% | 0.1% | 0.3% | 0.0% | 0.0% | 0.0% | 7.6%  | 18.4% | 18.9% | 11.5% | 7.1%  | 30.0%               | 100.0% |  |  |
| 14                                                         | Blue Oaks Blvd              | Fiddymment             | Crocker Ranch        | \$ 4,034,025      | 1.0%                                | 1.6%  | 0.7%  | 3.5%  | 1.0%  | 12.5% | 3.6% | 0.1% | 0.1% | 0.0% | 0.2% | 0.2% | 0.0% | 0.1% | 18.1% | 7.5%  | 6.3%  | 7.8%  | 3.1%  | 32.7%               | 100.0% |  |  |
| 41                                                         | Foothills Boulevard         | Blue Oaks              | North City Limits    | \$ 3,710,000      | 0.0%                                | 0.8%  | 3.0%  | 4.4%  | 0.7%  | 26.3% | 0.2% | 0.0% | 0.0% | 0.1% | 1.3% | 0.1% | 0.1% | 0.1% | 0.9%  | 0.5%  | 0.8%  | 0.4%  | 3.9%  | 56.5%               | 100.0% |  |  |
| 34                                                         | Fiddymment Road             | Baseline               | Pleasant Grove       | \$ 3,439,425      | 1.5%                                | 0.4%  | 2.5%  | 2.3%  | 0.6%  | 3.6%  | 0.8% | 0.0% | 2.6% | 0.4% | 1.1% | 0.1% | 0.0% | 0.0% | 7.8%  | 5.5%  | 14.5% | 1.0%  | 8.0%  | 47.3%               | 100.0% |  |  |
| 99                                                         | Sunrise Boulevard           | Roseville Parkway      | Eureka               | \$ 3,277,983      | 0.0%                                | 0.1%  | 6.3%  | 1.2%  | 15.6% | 0.4%  | 0.0% | 0.0% | 0.0% | 0.0% | 0.1% | 0.5% | 0.4% | 5.3% | 0.2%  | 0.1%  | 0.2%  | 0.1%  | 0.4%  | 69.1%               | 100.0% |  |  |
| 94                                                         | Sierra College Boulevard    | Roseville Parkway      | Old Auburn           | \$ 1,075,678      | 0.0%                                | 0.3%  | 1.6%  | 2.2%  | 4.0%  | 1.2%  | 0.1% | 0.0% | 0.0% | 0.0% | 0.0% | 2.9% | 0.5% | 0.6% | 0.5%  | 0.1%  | 0.0%  | 0.2%  | 12.5% | 73.3%               | 100.0% |  |  |
| 113                                                        | Westbrook Blvd              | Blue Oaks              | Pleasant Grove       | \$ 2,678,284      | 0.3%                                | 0.1%  | 0.4%  | 0.0%  | 0.0%  | 2.2%  | 0.5% | 0.0% | 0.0% | 0.1% | 0.0% | 0.0% | 0.0% | 0.0% | 8.5%  | 16.1% | 23.6% | 8.0%  | 7.5%  | 32.6%               | 100.0% |  |  |
| 17                                                         | Blue Oaks Blvd (inc Bridge) | Foothills              | HWY 65               | \$23,207,696      | 0.3%                                | 2.4%  | 0.5%  | 6.0%  | 1.2%  | 16.6% | 2.4% | 0.1% | 0.1% | 0.9% | 0.4% | 0.2% | 0.1% | 0.2% | 8.2%  | 3.0%  | 2.4%  | 2.9%  | 3.3%  | 48.8%               | 100.0% |  |  |
| 21                                                         | Cirby Way                   | Rocky Ridge            | City Limit           | \$ 2,264,494      | 0.0%                                | 0.1%  | 3.5%  | 1.1%  | 2.3%  | 0.7%  | 0.0% | 0.0% | 0.0% | 0.0% | 0.1% | 1.1% | 0.0% | 0.4% | 0.1%  | 0.1%  | 0.7%  | 0.0%  | 3.3%  | 86.2%               | 100.0% |  |  |
| 59                                                         | Pleasant Grove Blvd         | Country Club           | Foothills            | \$ 2,098,514      | 0.3%                                | 1.1%  | 0.4%  | 9.2%  | 1.1%  | 9.2%  | 0.1% | 0.0% | 1.2% | 0.0% | 3.3% | 0.2% | 0.0% | 0.2% | 0.3%  | 3.6%  | 12.3% | 0.1%  | 2.5%  | 55.0%               | 100.0% |  |  |
| 116                                                        | Woodcreek Oaks Blvd         | Junction               | Pleasant Grove       | \$ 1,729,366      | 0.1%                                | 0.8%  | 0.5%  | 5.5%  | 0.0%  | 8.7%  | 1.1% | 0.0% | 0.9% | 0.1% | 3.8% | 0.0% | 0.0% | 0.0% | 0.2%  | 0.2%  | 1.0%  | 0.1%  | 3.8%  | 73.3%               | 100.0% |  |  |
| 88                                                         | Secret Ravine Parkway       | Roseville Parkway      | Sierra College       | \$ 2,022,527      | 0.0%                                | 0.4%  | 2.9%  | 4.0%  | 4.9%  | 1.3%  | 0.0% | 0.0% | 0.0% | 0.0% | 0.1% | 0.3% | 6.7% | 9.9% | 0.1%  | 0.1%  | 0.2%  | 0.0%  | 1.3%  | 67.7%               | 100.0% |  |  |
| 78                                                         | Roseville Parkway           | Taylor                 | Sunrise              | \$ 1,919,707      | 0.0%                                | 0.6%  | 1.1%  | 6.7%  | 8.7%  | 3.1%  | 0.2% | 0.0% | 0.1% | 0.1% | 0.2% | 1.2% | 1.1% | 5.2% | 1.2%  | 0.6%  | 0.9%  | 0.5%  | 3.2%  | 65.6%               | 100.0% |  |  |
| 45                                                         | Industrial Ave              | Blue Oaks              | City Limit           | \$ 1,915,903      | 0.2%                                | 0.9%  | 2.3%  | 4.0%  | 0.6%  | 28.2% | 0.7% | 0.0% | 0.2% | 0.1% | 1.4% | 0.1% | 0.1% | 0.2% | 1.3%  | 1.2%  | 2.0%  | 0.5%  | 4.5%  | 51.6%               | 100.0% |  |  |
| 93                                                         | Sierra College Boulevard    | Eureka                 | Roseville Parkway    | \$ 681,262        | 0.0%                                | 0.1%  | 1.2%  | 1.2%  | 2.2%  | 0.6%  | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 4.5% | 0.7% | 0.4% | 0.1%  | 0.0%  | 0.0%  | 0.1%  | 12.0% | 76.7%               | 100.0% |  |  |
| 22                                                         | Conference Center Drive     | Gibson Drive           | Roundabout           | \$ 1,848,044      | 0.0%                                | 0.4%  | 1.2%  | 47.2% | 1.0%  | 1.3%  | 0.1% | 0.0% | 0.1% | 0.1% | 0.3% | 0.2% | 0.1% | 0.3% | 0.7%  | 0.5%  | 1.1%  | 0.3%  | 0.0%  | 45.3%               | 100.0% |  |  |
| 32                                                         | Fairway Drive               | Pleasant Grove         | Blue Oaks            | \$ 1,729,750      | 0.1%                                | 13.3% | 0.7%  | 6.4%  | 0.8%  | 3.4%  | 0.6% | 0.0% | 0.0% | 0.3% | 0.2% | 0.1% | 0.1% | 0.2% | 2.3%  | 0.8%  | 0.4%  | 0.8%  | 3.9%  | 65.7%               | 100.0% |  |  |
| 15                                                         | Blue Oaks Blvd              | Crocker Ranch          | Woodcreek Oaks       | \$ 1,630,271      | 0.5%                                | 1.7%  | 1.0%  | 4.1%  | 1.2%  | 12.9% | 2.4% | 0.2% | 0.0% | 2.2% | 0.2% | 0.2% | 0.0% | 0.2% | 19.0% | 6.2%  | 4.9%  | 6.6%  | 2.8%  | 33.6%               | 100.0% |  |  |
| 110                                                        | Washington Boulevard        | Pleasant Grove         | Blue Oaks            | \$ 1,400,000      | 0.1%                                | 0.5%  | 10.0% | 5.5%  | 0.0%  | 10.0% | 0.2% | 0.0% | 0.2% | 0.1% | 2.3% | 0.0% | 0.0% | 0.0% | 0.6%  | 0.3%  | 1.2%  | 0.1%  | 2.3%  | 66.5%               | 100.0% |  |  |
| 42                                                         | Galleria Boulevard          | Roseville Parkway      | Highway 65           | \$ 1,338,874      | 0.0%                                | 1.6%  | 3.4%  | 11.7% | 4.0%  | 0.3%  | 0.1% | 0.0% | 0.0% | 0.0% | 0.0% | 0.5% | 0.4% | 1.5% | 0.4%  | 0.1%  | 0.0%  | 0.1%  | 2.6%  | 73.2%               | 100.0% |  |  |



| Table 9 (continued)                             |                          |                    |                   |                   |                                     |       |       |       |       |       |      |      |      |      |      |      |      |      |       |       |       |       |       |                     |        |  |  |
|-------------------------------------------------|--------------------------|--------------------|-------------------|-------------------|-------------------------------------|-------|-------|-------|-------|-------|------|------|------|------|------|------|------|------|-------|-------|-------|-------|-------|---------------------|--------|--|--|
| Fair Share Use Percentages for Roadway Projects |                          |                    |                   |                   |                                     |       |       |       |       |       |      |      |      |      |      |      |      |      |       |       |       |       |       |                     |        |  |  |
| ID                                              | Roadway                  | From               | To                | Total<br>CIP Cost | Percentage of Volume Attributed To: |       |       |       |       |       |      |      |      |      |      |      |      |      |       |       |       |       |       |                     |        |  |  |
|                                                 |                          |                    |                   |                   | DW                                  | HR    | IN    | NC    | NE    | NI    | NR1  | NR2N | NR2S | NR3  | NW   | SE   | SRE  | SRW  | FR    | WP    | SV    | CV    | Thru  | Existing<br>In City | Total  |  |  |
| 61                                              | Pleasant Grove Blvd      | Washington         | Roseville Parkway | \$ 1,304,070      | 0.2%                                | 1.7%  | 2.1%  | 10.4% | 1.1%  | 4.0%  | 0.0% | 0.0% | 0.7% | 0.0% | 3.1% | 0.2% | 0.0% | 0.3% | 0.1%  | 2.4%  | 8.3%  | 0.0%  | 2.7%  | 62.8%               | 100.0% |  |  |
| 58                                              | Pleasant Grove Blvd      | Woodcreek Oaks     | Country Club      | \$ 1,219,104      | 0.4%                                | 1.0%  | 0.7%  | 8.6%  | 1.1%  | 8.3%  | 0.2% | 0.0% | 1.3% | 0.0% | 3.0% | 0.2% | 0.0% | 0.2% | 0.3%  | 3.7%  | 12.4% | 0.1%  | 2.3%  | 56.2%               | 100.0% |  |  |
| 28                                              | Eureka Road              | Douglas            | Roseville Parkway | \$ 1,091,715      | 0.0%                                | 0.4%  | 3.6%  | 0.6%  | 5.9%  | 0.6%  | 0.1% | 0.0% | 0.0% | 0.0% | 0.1% | 2.6% | 0.0% | 0.0% | 0.2%  | 0.1%  | 0.3%  | 0.1%  | 9.2%  | 76.3%               | 100.0% |  |  |
| 31                                              | Fairway Drive            | Stanford Ranch     | Pleasant Grove    | \$ 969,676        | 0.1%                                | 11.7% | 0.7%  | 6.8%  | 0.4%  | 3.0%  | 0.4% | 0.0% | 0.1% | 0.2% | 0.8% | 0.1% | 0.0% | 0.1% | 1.6%  | 0.8%  | 1.6%  | 0.5%  | 1.6%  | 69.5%               | 100.0% |  |  |
| 55                                              | Pleasant Grove Blvd      | West Of Ph 2       | Fiddymtent        | \$ 864,263        | 1.6%                                | 0.3%  | 4.5%  | 4.7%  | 2.5%  | 3.4%  | 0.2% | 0.0% | 2.8% | 0.0% | 2.8% | 0.5% | 0.0% | 0.3% | 1.0%  | 17.7% | 17.2% | 2.0%  | 3.2%  | 35.3%               | 100.0% |  |  |
| 100                                             | Sunrise Boulevard        | Eureka             | Lead Hill         | \$ 773,814        | 0.0%                                | 0.0%  | 6.7%  | 0.9%  | 10.9% | 0.2%  | 0.0% | 0.0% | 0.0% | 0.0% | 0.1% | 0.1% | 0.2% | 2.2% | 0.1%  | 0.1%  | 0.3%  | 0.0%  | 0.1%  | 78.1%               | 100.0% |  |  |
| 62                                              | Pleasant Grove Blvd      | Roseville Parkway  | HWY 65            | \$ 727,847        | 0.1%                                | 2.8%  | 2.0%  | 16.9% | 0.6%  | 3.8%  | 0.0% | 0.0% | 0.3% | 0.0% | 1.7% | 0.1% | 0.0% | 0.1% | 0.1%  | 0.7%  | 4.2%  | 0.0%  | 2.3%  | 64.2%               | 100.0% |  |  |
| 75                                              | Roseville Parkway        | Washington         | Pleasant Grove    | \$ 555,808        | 0.0%                                | 0.2%  | 1.8%  | 17.0% | 3.7%  | 16.4% | 1.0% | 0.1% | 0.0% | 0.7% | 0.0% | 0.7% | 0.3% | 0.8% | 5.9%  | 0.8%  | 0.0%  | 2.4%  | 1.4%  | 46.8%               | 100.0% |  |  |
| 84                                              | Roseville Parkway        | Eureka             | Sierra College    | \$ 692,334        | 0.0%                                | 0.3%  | 2.4%  | 2.3%  | 4.6%  | 1.4%  | 0.1% | 0.0% | 0.0% | 0.1% | 0.1% | 1.7% | 0.0% | 0.7% | 0.6%  | 0.1%  | 0.1%  | 0.2%  | 8.2%  | 77.1%               | 100.0% |  |  |
| 89                                              | Sierra College Boulevard | Rocklin            | Secret Ravine     | \$ 686,369        | 0.0%                                | 0.0%  | 1.6%  | 0.7%  | 2.9%  | 0.1%  | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 2.6% | 1.3% | 1.2% | 0.1%  | 0.0%  | 0.1%  | 0.0%  | 15.2% | 74.1%               | 100.0% |  |  |
| 29                                              | Eureka Road              | Roseville Parkway  | Sierra College    | \$ 648,025        | 0.0%                                | 0.3%  | 3.6%  | 1.7%  | 4.7%  | 1.0%  | 0.1% | 0.0% | 0.0% | 0.0% | 0.1% | 4.2% | 0.0% | 0.2% | 0.1%  | 0.1%  | 0.4%  | 0.0%  | 7.2%  | 76.2%               | 100.0% |  |  |
| 25                                              | Eureka Road              | Sunrise            | Rocky Ridge       | \$ 646,686        | 0.0%                                | 0.4%  | 1.7%  | 1.0%  | 14.6% | 0.7%  | 0.1% | 0.0% | 0.0% | 0.1% | 0.2% | 2.4% | 0.1% | 0.3% | 0.5%  | 0.2%  | 0.7%  | 0.2%  | 6.6%  | 70.2%               | 100.0% |  |  |
| 53                                              | Olympus Drive            | Roseville Parkway  | Sierra College    | \$ 615,511        | 0.0%                                | 0.2%  | 1.5%  | 1.5%  | 7.2%  | 0.7%  | 0.0% | 0.0% | 0.0% | 0.0% | 0.1% | 1.2% | 7.1% | 0.5% | 0.0%  | 0.0%  | 0.1%  | 0.0%  | 1.5%  | 78.3%               | 100.0% |  |  |
| 26                                              | Eureka Road              | Rocky Ridge        | Lead Hill         | \$ 608,645        | 0.0%                                | 0.5%  | 1.6%  | 1.1%  | 9.3%  | 0.9%  | 0.1% | 0.0% | 0.0% | 0.1% | 0.2% | 3.4% | 0.2% | 0.1% | 0.5%  | 0.3%  | 0.8%  | 0.2%  | 10.3% | 70.5%               | 100.0% |  |  |
| 47                                              | Junction Blvd            | Country Club       | Woodcreek Oaks    | \$ 579,305        | 0.3%                                | 0.0%  | 6.9%  | 1.0%  | 3.9%  | 0.9%  | 0.7% | 0.0% | 1.1% | 0.1% | 3.0% | 0.7% | 0.1% | 0.3% | 2.1%  | 5.4%  | 8.2%  | 1.2%  | 5.5%  | 58.7%               | 100.0% |  |  |
| 48                                              | Junction Blvd            | Woodcreek Oaks     | Baseline          | \$ 545,367        | 0.3%                                | 0.4%  | 6.2%  | 2.9%  | 3.2%  | 3.3%  | 0.1% | 0.0% | 2.3% | 0.0% | 2.5% | 0.6% | 0.0% | 0.2% | 2.2%  | 5.8%  | 7.7%  | 1.3%  | 4.0%  | 56.9%               | 100.0% |  |  |
| 82                                              | Roseville Parkway        | Lead Hill          | Douglas           | \$ 534,862        | 0.0%                                | 0.4%  | 0.9%  | 6.2%  | 5.0%  | 3.5%  | 0.2% | 0.0% | 0.1% | 0.1% | 0.2% | 2.5% | 0.5% | 1.7% | 1.3%  | 0.6%  | 0.7%  | 0.5%  | 4.8%  | 70.8%               | 100.0% |  |  |
| 27                                              | Eureka Road              | Lead Hill          | Douglas           | \$ 532,565        | 0.0%                                | 0.4%  | 2.4%  | 0.7%  | 6.8%  | 0.7%  | 0.1% | 0.0% | 0.0% | 0.0% | 0.2% | 3.9% | 0.2% | 0.2% | 0.3%  | 0.1%  | 0.4%  | 0.1%  | 9.3%  | 74.2%               | 100.0% |  |  |
| 13                                              | Blue Oaks Blvd           | Kaseberg Bridge    | Fiddymtent        | \$ 499,800        | 0.4%                                | 1.4%  | 0.5%  | 3.2%  | 0.9%  | 11.4% | 2.5% | 0.1% | 0.1% | 0.4% | 0.2% | 0.1% | 0.0% | 0.1% | 17.7% | 9.1%  | 6.7%  | 13.4% | 4.4%  | 27.5%               | 100.0% |  |  |
| 52                                              | Oakridge Drive Bridge    | Cirby              | Coloma Way        | \$ 483,371        | 0.0%                                | 0.2%  | 7.5%  | 1.9%  | 1.3%  | 0.3%  | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.2% | 0.0% | 0.1% | 0.0%  | 0.0%  | 0.1%  | 0.0%  | 0.9%  | 87.6%               | 100.0% |  |  |
| 83                                              | Roseville Parkway        | Douglas            | Eureka            | \$ 467,325        | 0.0%                                | 0.3%  | 1.1%  | 4.5%  | 4.7%  | 2.3%  | 0.1% | 0.0% | 0.0% | 0.1% | 0.1% | 5.4% | 0.0% | 1.3% | 0.8%  | 0.2%  | 0.2%  | 0.3%  | 3.2%  | 75.5%               | 100.0% |  |  |
| 73                                              | Rocky Ridge              | Eureka             | Roseville Parkway | \$ 454,943        | 0.0%                                | 0.0%  | 2.0%  | 0.1%  | 23.6% | 0.1%  | 0.0% | 0.0% | 0.0% | 0.0% | 0.1% | 0.9% | 0.7% | 1.0% | 0.0%  | 0.0%  | 0.1%  | 0.0%  | 0.0%  | 71.2%               | 100.0% |  |  |
| 36                                              | Fiddymtent Road          | Del Webb           | Blue Oaks         | \$ 425,497        | 0.9%                                | 0.4%  | 0.5%  | 0.2%  | 0.0%  | 3.1%  | 1.6% | 0.1% | 1.4% | 0.9% | 0.3% | 0.0% | 0.0% | 0.0% | 15.3% | 7.9%  | 13.0% | 0.2%  | 10.4% | 43.8%               | 100.0% |  |  |
| 115                                             | Woodcreek Oaks Blvd      | Baseline           | Junction          | \$ 401,420        | 0.0%                                | 0.8%  | 0.8%  | 6.5%  | 1.1%  | 8.6%  | 0.3% | 0.0% | 0.1% | 0.0% | 3.2% | 0.1% | 0.1% | 0.2% | 0.0%  | 0.1%  | 3.0%  | 0.0%  | 3.6%  | 71.3%               | 100.0% |  |  |
| 23                                              | Douglas Boulevard        | Sunrise            | Rocky Ridge       | \$ 397,230        | 0.0%                                | 0.0%  | 8.0%  | 0.1%  | 5.4%  | 0.1%  | 0.0% | 0.0% | 0.0% | 0.0% | 0.1% | 3.0% | 0.5% | 0.0% | 0.0%  | 0.1%  | 0.7%  | 0.0%  | 2.9%  | 79.0%               | 100.0% |  |  |
| 5                                               | Baseline Road            | Woodcreek Oaks     | Junction          | \$ 393,349        | 0.2%                                | 0.4%  | 7.2%  | 2.7%  | 1.8%  | 3.6%  | 0.1% | 0.0% | 0.6% | 0.0% | 1.9% | 0.4% | 0.0% | 0.1% | 1.5%  | 2.3%  | 16.2% | 0.7%  | 5.3%  | 55.1%               | 100.0% |  |  |
| 3                                               | Baseline Road            | Foothills          | Country Club      | \$ 344,819        | 0.2%                                | 0.1%  | 11.0% | 0.3%  | 1.9%  | 0.4%  | 0.0% | 0.0% | 0.6% | 0.0% | 1.3% | 0.4% | 0.0% | 0.1% | 1.9%  | 3.3%  | 16.3% | 1.0%  | 5.3%  | 55.7%               | 100.0% |  |  |
| 64                                              | Pleasant Grove Blvd      | Fairway            | Rocklin           | \$ 325,321        | 0.1%                                | 5.7%  | 1.5%  | 8.5%  | 0.7%  | 2.0%  | 0.1% | 0.0% | 0.1% | 0.0% | 0.9% | 0.1% | 0.0% | 0.1% | 0.3%  | 0.3%  | 1.5%  | 0.1%  | 6.1%  | 71.9%               | 100.0% |  |  |
| 49                                              | Lead Hill                | Rocky Ridge        | Eureka            | \$ 312,216        | 0.0%                                | 0.0%  | 7.0%  | 0.7%  | 10.7% | 0.2%  | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 1.7% | 1.2% | 2.2% | 0.1%  | 0.1%  | 0.2%  | 0.0%  | 0.3%  | 75.6%               | 100.0% |  |  |
| 46                                              | Junction Blvd            | Foothills          | Country Club      | \$ 267,614        | 0.2%                                | 0.2%  | 5.7%  | 2.2%  | 3.6%  | 1.4%  | 0.0% | 0.0% | 0.7% | 0.0% | 2.5% | 0.6% | 0.1% | 0.4% | 0.9%  | 3.3%  | 6.4%  | 0.6%  | 3.4%  | 67.8%               | 100.0% |  |  |
| 50                                              | Lead Hill                | Eureka             | Roseville Parkway | \$ 267,614        | 0.0%                                | 0.1%  | 3.8%  | 0.2%  | 12.7% | 0.2%  | 0.0% | 0.0% | 0.0% | 0.0% | 0.1% | 1.2% | 3.5% | 5.3% | 0.1%  | 0.1%  | 0.5%  | 0.0%  | 0.5%  | 71.8%               | 100.0% |  |  |
| 10                                              | Blue Oaks Blvd           | Westbrook Blvd     | Westpark Dr       | \$ 265,341        | 0.3%                                | 1.1%  | 0.2%  | 2.0%  | 0.4%  | 9.6%  | 1.9% | 0.1% | 0.0% | 0.3% | 0.1% | 0.1% | 0.0% | 0.0% | 11.9% | 11.9% | 9.6%  | 16.6% | 6.3%  | 27.5%               | 100.0% |  |  |
| 71                                              | Rocky Ridge              | Douglas            | Lead Hill         | \$ 256,292        | 0.0%                                | 0.2%  | 2.3%  | 1.6%  | 9.6%  | 0.6%  | 0.1% | 0.0% | 0.0% | 0.0% | 0.1% | 1.9% | 0.1% | 0.6% | 0.2%  | 0.0%  | 0.1%  | 0.1%  | 1.7%  | 80.9%               | 100.0% |  |  |
| 98                                              | Stanford Ranch Road      | Fairway            | Rocklin           | \$ 247,815        | 0.0%                                | 0.9%  | 3.4%  | 5.1%  | 3.2%  | 0.0%  | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.6% | 0.2% | 0.9% | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 8.0%  | 77.6%               | 100.0% |  |  |
| 79                                              | Roseville Parkway        | Sunrise            | Miner's Ravine    | \$ 241,476        | 0.0%                                | 0.5%  | 1.4%  | 6.7%  | 3.6%  | 3.4%  | 0.2% | 0.0% | 0.1% | 0.1% | 0.2% | 1.7% | 1.7% | 5.4% | 1.2%  | 0.6%  | 0.7%  | 0.5%  | 4.2%  | 67.5%               | 100.0% |  |  |
| 72                                              | Rocky Ridge              | Lead Hill          | Eureka            | \$ 240,853        | 0.0%                                | 0.3%  | 1.5%  | 1.0%  | 18.9% | 0.4%  | 0.1% | 0.0% | 0.0% | 0.1% | 0.0% | 1.7% | 0.0% | 0.6% | 0.6%  | 0.2%  | 0.2%  | 0.3%  | 1.9%  | 72.2%               | 100.0% |  |  |
| 81                                              | Roseville Parkway        | Rocky Ridge        | Lead Hill         | \$ 237,716        | 0.0%                                | 0.5%  | 1.0%  | 6.5%  | 5.6%  | 3.7%  | 0.2% | 0.0% | 0.1% | 0.1% | 0.2% | 2.6% | 0.3% | 2.5% | 1.4%  | 0.7%  | 0.8%  | 0.6%  | 4.9%  | 68.3%               | 100.0% |  |  |
| 35                                              | Fiddymtent Road          | Pleasant Grove     | Del Webb          | \$ 237,500        | 3.3%                                | 0.2%  | 0.9%  | 0.0%  | 0.0%  | 2.1%  | 1.4% | 0.1% | 2.0% | 0.9% | 0.1% | 0.0% | 0.0% | 0.0% | 15.2% | 0.6%  | 13.6% | 0.1%  | 11.8% | 47.6%               | 100.0% |  |  |
| 91                                              | Sierra College Boulevard | Olympus            | Douglas           | \$ 212,719        | 0.0%                                | 0.0%  | 1.8%  | 0.0%  | 0.6%  | 0.0%  | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 3.5% | 2.5% | 0.6% | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 16.3% | 74.5%               | 100.0% |  |  |
| 54                                              | Pleasant Grove Blvd      | W of Santucci Blvd | West Of Ph 2      | \$ 207,033        | 1.7%                                | 0.1%  | 5.1%  | 4.2%  | 2.6%  | 2.6%  | 0.1% | 0.0% | 2.3% | 0.0% | 2.7% | 0.5% | 0.0% | 0.3% | 0.8%  | 18.4% | 17.2% | 4.2%  | 4.8%  | 32.5%               | 100.0% |  |  |
| 6                                               | Baseline Road            | Junction           | Fiddymtent        | \$ 177,407        | 0.2%                                | 0.4%  | 6.0%  | 3.0%  | 1.9%  | 3.7%  | 0.1% | 0.0% | 1.2% | 0.0% | 2.0% | 0.4% | 0.0% | 0.2% | 1.3%  | 1.9%  | 16.3% | 0.6%  | 5.7%  | 55.1%               | 100.0% |  |  |
| 56                                              | Pleasant Grove Blvd      | Fiddymtent         | Sun City          | \$ 151,422        | 1.1%                                | 0.8%  | 0.5%  | 7.9%  | 1.4%  | 7.2%  | 0.3% | 0.0% | 7.2% | 0.0% | 3.1% | 0.2% | 0.0% | 0.3% | 0.5%  | 6.4%  | 21.4% | 0.2%  | 1.8%  | 393                 |        |  |  |



| Table 10<br>Fair Share Use Percentages for Intersection Projects |                   |                                |                   |                                     |             |              |              |              |              |      |      |      |      |      |      |      |      |              |              |              |              |              |                     |        |
|------------------------------------------------------------------|-------------------|--------------------------------|-------------------|-------------------------------------|-------------|--------------|--------------|--------------|--------------|------|------|------|------|------|------|------|------|--------------|--------------|--------------|--------------|--------------|---------------------|--------|
| ID                                                               | Roadway 1         | Roadway 2                      | Total<br>CIP Cost | Percentage of Volume Attributed To: |             |              |              |              |              |      |      |      |      |      |      |      |      |              |              |              |              |              | Existing<br>In City | Total  |
|                                                                  |                   |                                |                   | DW                                  | HR          | IN           | NC           | NE           | NI           | NR1  | NR2N | NR2S | NR3  | NW   | SE   | SRE  | SRW  | FR           | WP           | SV           | CV           | Thru         |                     |        |
| 302                                                              | Sunrise           | Douglas                        | \$ 22,240,641     | 0.0%                                | 0.1%        | <b>9.9%</b>  | 1.6%         | 4.2%         | 0.2%         | 0.0% | 0.0% | 0.0% | 0.0% | 0.1% | 1.9% | 0.3% | 0.3% | 0.1%         | 0.1%         | 0.5%         | 0.0%         | 1.9%         | 78.8%               | 100.0% |
| 328                                                              | Washington        | Oak                            | \$ 4,200,000      | 0.1%                                | 0.1%        | <b>17.0%</b> | 1.5%         | 3.0%         | 3.9%         | 0.1% | 0.0% | 0.2% | 0.1% | 1.2% | 0.6% | 0.1% | 0.2% | 0.4%         | 0.8%         | 3.2%         | 0.2%         | 1.9%         | 65.7%               | 100.0% |
| 236                                                              | Riverside         | Cirby                          | \$ 2,303,829      | 0.1%                                | 0.0%        | <b>10.6%</b> | 0.5%         | 0.1%         | 3.8%         | 0.2% | 0.0% | 0.1% | 0.0% | 0.9% | 0.2% | 0.0% | 0.0% | 0.5%         | 0.8%         | 2.7%         | 0.2%         | 2.9%         | 76.3%               | 100.0% |
| 124                                                              | Baseline          | Market                         | \$ 1,588,573      | 0.2%                                | 0.3%        | 3.9%         | 2.2%         | 1.6%         | 2.8%         | 0.3% | 0.0% | 0.9% | 0.2% | 1.3% | 0.3% | 0.0% | 0.1% | 1.5%         | 1.3%         | <b>33.4%</b> | 1.0%         | 4.3%         | 44.3%               | 100.0% |
| 128                                                              | Baseline          | Regional Park (W/O Watt)       | \$ 1,488,958      | 0.2%                                | 0.3%        | 1.1%         | 1.6%         | 0.6%         | 2.6%         | 0.3% | 0.0% | 0.4% | 0.2% | 0.6% | 0.1% | 0.0% | 0.1% | 3.5%         | 4.0%         | <b>24.5%</b> | 2.0%         | <b>14.6%</b> | 43.2%               | 100.0% |
| 172                                                              | Foothills         | Blue Oaks                      | \$ 1,450,213      | 0.2%                                | 1.6%        | 1.7%         | 4.5%         | 1.0%         | <b>20.1%</b> | 2.0% | 0.1% | 0.1% | 0.8% | 0.9% | 0.2% | 0.0% | 0.2% | <b>6.9%</b>  | 2.4%         | 2.0%         | 2.4%         | 3.2%         | 49.8%               | 100.0% |
| 261                                                              | Roseville Parkway | Pleasant Grove                 | \$ 1,300,000      | 0.1%                                | 1.5%        | 2.0%         | <b>17.6%</b> | 2.1%         | <b>6.8%</b>  | 0.3% | 0.0% | 0.3% | 0.2% | 1.5% | 0.4% | 0.2% | 0.5% | 1.9%         | 1.2%         | 3.6%         | 0.7%         | 1.8%         | 57.4%               | 100.0% |
| 143                                                              | Blue Oaks         | Westbrook Blvd                 | \$ 1,156,242      | 0.2%                                | 0.6%        | 0.4%         | 1.2%         | 0.2%         | <b>5.7%</b>  | 1.2% | 0.0% | 0.2% | 0.2% | 0.2% | 0.0% | 0.0% | 0.0% | <b>10.0%</b> | <b>13.5%</b> | <b>12.0%</b> | <b>19.4%</b> | <b>8.9%</b>  | 25.9%               | 100.0% |
| 145                                                              | Blue Oaks         | Woodcreek Oaks                 | \$ 1,144,389      | 0.4%                                | 1.4%        | 1.1%         | 3.9%         | 1.1%         | <b>12.7%</b> | 3.8% | 0.2% | 0.2% | 1.4% | 1.0% | 0.2% | 0.0% | 0.2% | <b>12.0%</b> | 3.9%         | 3.1%         | 4.2%         | 3.0%         | 46.3%               | 100.0% |
| 174                                                              | Foothills         | Junction                       | \$ 1,143,397      | 0.1%                                | 0.3%        | <b>5.8%</b>  | 1.8%         | 1.2%         | <b>7.8%</b>  | 0.4% | 0.0% | 0.2% | 0.1% | 3.3% | 0.2% | 0.0% | 0.1% | 0.5%         | 1.0%         | 2.0%         | 0.2%         | 3.7%         | 71.1%               | 100.0% |
| 179                                                              | Foothills         | Roseville Parkway/HP Way       | \$ 1,050,072      | 0.0%                                | 0.2%        | 3.7%         | 3.2%         | 1.0%         | <b>24.5%</b> | 0.8% | 0.0% | 0.1% | 0.5% | 2.2% | 0.2% | 0.1% | 0.2% | 3.2%         | 0.5%         | 1.0%         | 1.0%         | 2.5%         | 55.0%               | 100.0% |
| 300                                                              | Sunrise           | Cirby                          | \$ 770,781        | 0.0%                                | 0.2%        | <b>6.2%</b>  | 1.3%         | 1.3%         | 1.0%         | 0.1% | 0.0% | 0.1% | 0.0% | 0.2% | 0.5% | 0.0% | 0.2% | 0.4%         | 0.5%         | 1.8%         | 0.1%         | <b>7.4%</b>  | 78.7%               | 100.0% |
| 125                                                              | Baseline          | Upland                         | \$ 967,995        | 0.3%                                | 0.3%        | <b>5.0%</b>  | 2.5%         | 2.0%         | 3.2%         | 0.3% | 0.0% | 1.3% | 0.2% | 1.8% | 0.4% | 0.0% | 0.2% | 1.7%         | 0.0%         | <b>26.7%</b> | 0.0%         | 4.6%         | 49.5%               | 100.0% |
| 129                                                              | Baseline          | West Shopping Ctr (EO) Watt)   | \$ 967,995        | 0.3%                                | 0.3%        | 2.1%         | 2.2%         | 1.0%         | 3.5%         | 0.4% | 0.0% | 0.7% | 0.2% | 1.0% | 0.2% | 0.0% | 0.1% | 3.8%         | 4.0%         | <b>29.4%</b> | 1.6%         | <b>5.1%</b>  | 44.2%               | 100.0% |
| 130                                                              | Baseline          | Central Shopping Ctr (W/O Mkt) | \$ 967,995        | 0.2%                                | 0.3%        | 3.7%         | 2.5%         | 1.7%         | 3.1%         | 0.3% | 0.0% | 1.0% | 0.2% | 1.3% | 0.3% | 0.0% | 0.1% | 1.6%         | 1.5%         | <b>27.5%</b> | 1.1%         | 4.8%         | 48.6%               | 100.0% |
| 131                                                              | Baseline          | East Shopping Ctr (E/O Mkt)    | \$ 967,995        | 0.2%                                | 0.3%        | 4.3%         | 2.3%         | 1.8%         | 2.9%         | 0.3% | 0.0% | 1.2% | 0.2% | 1.6% | 0.3% | 0.0% | 0.1% | 1.5%         | 0.3%         | <b>31.5%</b> | 0.2%         | 4.2%         | 46.8%               | 100.0% |
| 141                                                              | Blue Oaks         | New Meadow                     | \$ 962,173        | 0.3%                                | 1.9%        | 1.1%         | 4.6%         | 1.2%         | <b>17.1%</b> | 3.2% | 0.1% | 0.1% | 1.3% | 0.5% | 0.2% | 0.0% | 0.2% | <b>11.0%</b> | 3.8%         | 3.2%         | 3.9%         | 2.8%         | 43.3%               | 100.0% |
| 200                                                              | I-80 EB On        | Eureka/Taylor                  | \$ 920,667        | 0.0%                                | 0.0%        | <b>8.9%</b>  | 3.1%         | <b>6.5%</b>  | 0.1%         | 0.0% | 0.0% | 0.1% | 0.0% | 0.8% | 0.6% | 0.2% | 1.1% | 0.0%         | 0.3%         | 1.9%         | 0.0%         | 3.8%         | 72.5%               | 100.0% |
| 238                                                              | Riverside         | Douglas                        | \$ 905,964        | 0.0%                                | 0.1%        | <b>18.5%</b> | 3.7%         | 1.6%         | 2.7%         | 0.0% | 0.0% | 0.0% | 0.0% | 0.3% | 0.3% | 0.1% | 0.2% | 0.1%         | 0.1%         | 0.2%         | 0.0%         | 1.3%         | 70.8%               | 100.0% |
| 230                                                              | Pleasant Grove    | Westbrook Blvd                 | \$ 873,926        | 0.7%                                | 0.2%        | 2.1%         | 1.7%         | 1.0%         | 2.9%         | 0.5% | 0.0% | 1.0% | 0.1% | 1.1% | 0.2% | 0.0% | 0.1% | <b>5.6%</b>  | <b>16.6%</b> | <b>20.0%</b> | <b>8.2%</b>  | <b>7.1%</b>  | 31.0%               | 100.0% |
| 175                                                              | Foothills         | Baseline/Main                  | \$ 858,987        | 0.1%                                | 0.2%        | <b>7.5%</b>  | 1.1%         | 0.7%         | <b>6.9%</b>  | 0.3% | 0.0% | 0.2% | 0.1% | 2.2% | 0.2% | 0.0% | 0.0% | 1.0%         | 1.4%         | <b>5.5%</b>  | 0.4%         | 4.4%         | 67.6%               | 100.0% |
| 267                                                              | Roseville Parkway | West Mall                      | \$ 820,902        | 0.1%                                | 0.2%        | 2.2%         | <b>22.2%</b> | 4.2%         | <b>5.8%</b>  | 0.4% | 0.0% | 0.2% | 0.3% | 0.7% | 0.7% | 0.3% | 1.0% | 2.2%         | 1.2%         | 1.9%         | 0.9%         | 0.9%         | 54.7%               | 100.0% |
| 188                                                              | Galleria          | Roseville Parkway              | \$ 769,579        | 0.0%                                | 0.6%        | 3.7%         | <b>12.7%</b> | <b>5.4%</b>  | 2.8%         | 0.1% | 0.0% | 0.1% | 0.1% | 0.2% | 0.8% | 0.5% | 1.6% | 1.0%         | 0.5%         | 0.8%         | 0.4%         | 2.0%         | 66.5%               | 100.0% |
| 310                                                              | Sunrise           | Sun Tree/Kensington            | \$ 716,009        | 0.0%                                | 0.2%        | 4.7%         | 1.6%         | 1.4%         | 1.3%         | 0.1% | 0.0% | 0.1% | 0.0% | 0.3% | 0.2% | 0.0% | 0.2% | 0.5%         | 0.5%         | 2.0%         | 0.2%         | <b>8.6%</b>  | 78.0%               | 100.0% |
| 245                                                              | Rocky Ridge       | Douglas                        | \$ 686,014        | 0.0%                                | 0.1%        | 4.7%         | 0.7%         | <b>6.3%</b>  | 0.3%         | 0.0% | 0.0% | 0.0% | 0.0% | 0.1% | 3.4% | 0.5% | 0.3% | 0.1%         | 0.0%         | 0.4%         | 0.0%         | 2.7%         | 80.4%               | 100.0% |
| 272                                                              | Santucci Blvd     | Vista Grande Blvd              | \$ 667,695        | 0.0%                                | 0.0%        | 0.2%         | 0.0%         | 0.0%         | 0.1%         | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0%         | 1.7%         | <b>28.1%</b> | 1.4%         | <b>32.2%</b> | 36.0%               | 100.0% |
| 336                                                              | Westbrook Blvd    | Vista Grande Blvd              | \$ 667,695        | 0.5%                                | 0.3%        | 0.3%         | 1.5%         | 0.1%         | 3.1%         | 0.4% | 0.0% | 0.4% | 0.1% | 0.4% | 0.0% | 0.0% | 0.0% | <b>6.3%</b>  | <b>11.9%</b> | <b>29.4%</b> | <b>5.9%</b>  | <b>6.2%</b>  | 33.3%               | 100.0% |
| 282                                                              | Sierra College    | Roseville Parkway              | \$ 641,953        | 0.0%                                | 0.2%        | 1.6%         | 1.9%         | 3.5%         | 1.1%         | 0.1% | 0.0% | 0.0% | 0.0% | 0.0% | 3.1% | 0.4% | 0.6% | 0.4%         | 0.1%         | 0.0%         | 0.2%         | <b>10.6%</b> | 76.3%               | 100.0% |
| 280                                                              | Sierra College    | Eureka                         | \$ 628,967        | 0.0%                                | 0.2%        | 2.1%         | 1.4%         | 2.8%         | 0.8%         | 0.0% | 0.0% | 0.0% | 0.0% | 0.1% | 4.6% | 0.6% | 0.4% | 0.2%         | 0.1%         | 0.2%         | 0.1%         | <b>10.7%</b> | 75.6%               | 100.0% |
| 250                                                              | Rocky Ridge       | Professional                   | \$ 602,948        | 0.0%                                | 0.2%        | 3.4%         | 1.4%         | <b>5.1%</b>  | 0.5%         | 0.0% | 0.0% | 0.0% | 0.0% | 0.1% | 2.1% | 0.2% | 0.5% | 0.1%         | 0.0%         | 0.1%         | 0.1%         | 1.6%         | 84.5%               | 100.0% |
| 176                                                              | Foothills         | Vineyard                       | \$ 595,814        | 0.1%                                | 0.2%        | <b>7.0%</b>  | 0.8%         | 0.4%         | <b>6.5%</b>  | 0.3% | 0.0% | 0.2% | 0.1% | 1.7% | 0.1% | 0.0% | 0.0% | 1.0%         | 1.3%         | 4.7%         | 0.4%         | <b>5.5%</b>  | 69.6%               | 100.0% |
| 258                                                              | Roseville Parkway | Douglas                        | \$ 591,829        | 0.0%                                | 0.3%        | 2.8%         | 3.5%         | 4.5%         | 2.0%         | 0.1% | 0.0% | 0.0% | 0.1% | 0.1% | 4.2% | 0.1% | 0.9% | 0.8%         | 0.4%         | 0.6%         | 0.3%         | <b>5.7%</b>  | 73.5%               | 100.0% |
| 184                                                              | Foothills         | Albertson's                    | \$ 562,984        | 0.0%                                | 0.2%        | 3.3%         | 1.8%         | 0.6%         | <b>28.4%</b> | 0.8% | 0.0% | 0.0% | 0.4% | 1.8% | 0.1% | 0.0% | 0.1% | 2.6%         | 0.6%         | 0.7%         | 0.9%         | 2.2%         | 55.4%               | 100.0% |
| 221                                                              | Pleasant Grove    | Highland Park                  | \$ 554,115        | 0.1%                                | 4.7%        | 1.6%         | <b>8.7%</b>  | 0.7%         | 2.0%         | 0.1% | 0.0% | 0.1% | 0.0% | 0.9% | 0.1% | 0.0% | 0.1% | 0.2%         | 0.3%         | 1.5%         | 0.1%         | <b>6.4%</b>  | 72.5%               | 100.0% |
| 173                                                              | Foothills         | Pleasant Grove                 | \$ 543,244        | 0.2%                                | 0.8%        | 2.4%         | <b>5.8%</b>  | 0.6%         | <b>12.1%</b> | 0.2% | 0.0% | 0.6% | 0.1% | 3.5% | 0.1% | 0.0% | 0.1% | 0.3%         | 1.7%         | <b>6.0%</b>  | 0.0%         | 3.1%         | 62.6%               | 100.0% |
| 220                                                              | Pleasant Grove    | Fairway                        | \$ 528,257        | 0.1%                                | <b>9.0%</b> | 1.2%         | <b>7.7%</b>  | 0.6%         | 2.2%         | 0.2% | 0.0% | 0.1% | 0.1% | 0.8% | 0.1% | 0.0% | 0.1% | 0.8%         | 0.5%         | 1.4%         | 0.3%         | 4.5%         | 70.3%               | 100.0% |
| 303                                                              | N. Sunrise        | Lead Hill                      | \$ 517,769        | 0.0%                                | 0.2%        | <b>7.8%</b>  | 4.4%         | <b>8.1%</b>  | 0.9%         | 0.0% | 0.0% | 0.0% | 0.0% | 0.1% | 0.5% | 0.2% | 0.9% | 0.3%         | 0.2%         | 0.6%         | 0.1%         | 0.3%         | 75.1%               | 100.0% |
| 321                                                              | Washington        | Roseville Parkway              | \$ 513,397        | 0.0%                                | 0.5%        | 4.6%         | <b>14.0%</b> | 2.1%         | <b>12.9%</b> | 0.6% | 0.0% | 0.1% | 0.4% | 1.1% | 0.4% | 0.2% | 0.4% | 3.4%         | 0.6%         | 0.5%         | 1.4%         | 1.9%         | 54.9%               | 100.0% |
| 228                                                              | Pleasant Grove    | Santucci Blvd                  | \$ 513,021        | 1.6%                                | 0.1%        | <b>5.1%</b>  | 4.1%         | 2.5%         | 2.6%         | 0.1% | 0.0% | 2.3% | 0.0% | 2.6% | 0.5% | 0.0% | 0.3% | 0.8%         | <b>18.3%</b> | <b>17.8%</b> | 4.2%         | 4.7%         | 32.3%               | 100.0% |
| 279                                                              | Sierra College    | Douglas                        | \$ 512,696        | 0.0%                                | 0.2%        | 2.6%         | 2.2%         | 3.3%         | 1.4%         | 0.1% | 0.0% | 0.0% | 0.0% | 0.1% | 2.3% | 0.7% | 0.7% | 0.5%         | 0.3%         | 0.5%         | 0.2%         | <b>10.3%</b> | 74.4%               | 100.0% |
| 254                                                              | Roseville Parkway | Creekside Ridge                | \$ 479,582        | 0.0%                                | 0.7%        | 0.7%         | <b>11.7%</b> | <b>7.7%</b>  | 3.6%         | 0.2% | 0.0% | 0.1% | 0.1% | 0.2% | 1.3% | 0.9% | 2.8% | 1.3%         | 0.7%         | 1.0%         | 0.5%         | 3.0%         | 63.2%               | 100.0% |
| 312                                                              | Taylor            | Roseville Parkway              | \$ 474,434        | 0.0%                                | 0.5%        | 1.3%         | <b>7.5%</b>  | <b>10.2%</b> | 2.6%         | 0.1% | 0.0% | 0.1% | 0.1% | 0.2% | 1.1% | 0.8% | 4.1% | 1.0%         | 0.5%         | 0.8%         | 0.4%         | 2.6%         | 66.0%               | 100.0% |
| 324                                                              | Washington        | Diamond Oaks                   | \$ 466,578        | 0.0%                                | 0.6%        | <b>11.7%</b> | <b>5.2%</b>  | 0.2%         | <b>7.2%</b>  | 0.2% | 0.0% | 0.1% | 0.1% | 1.7% | 0.0% | 0.0% | 0.0% | 0.7%         | 0.4%         | 0.7%         | 0.1%         | 1.0%         | 70.0%               | 100.0% |





| Table 10 (continued)                                 |                   |                         |                   |                                     |      |              |              |              |              |             |      |      |      |             |      |      |      |              |              |              |              |              |                     |        |
|------------------------------------------------------|-------------------|-------------------------|-------------------|-------------------------------------|------|--------------|--------------|--------------|--------------|-------------|------|------|------|-------------|------|------|------|--------------|--------------|--------------|--------------|--------------|---------------------|--------|
| Fair Share Use Percentages for Intersection Projects |                   |                         |                   |                                     |      |              |              |              |              |             |      |      |      |             |      |      |      |              |              |              |              |              |                     |        |
| ID                                                   | Roadway 1         | Roadway 2               | Total<br>CIP Cost | Percentage of Volume Attributed To: |      |              |              |              |              |             |      |      |      |             |      |      |      |              |              |              |              |              |                     |        |
|                                                      |                   |                         |                   | DW                                  | HR   | IN           | NC           | NE           | NI           | NR1         | NR2N | NR2S | NR3  | NW          | SE   | SRE  | SRW  | FR           | WP           | SV           | CV           | Thru         | Existing<br>In City | Total  |
| 133                                                  | Blue Oaks         | Creekview Plaza         | \$ 461,463        | 0.4%                                | 1.1% | 0.2%         | 2.2%         | 0.4%         | <b>9.8%</b>  | 2.0%        | 0.1% | 0.0% | 0.4% | 0.1%        | 0.1% | 0.0% | 0.1% | <b>14.0%</b> | <b>10.9%</b> | <b>8.5%</b>  | <b>17.4%</b> | 4.7%         | 27.7%               | 100.0% |
| 138                                                  | Blue Oaks         | Grasscreek              | \$ 461,463        | 0.2%                                | 1.3% | 0.2%         | 2.3%         | 0.3%         | <b>8.8%</b>  | 1.7%        | 0.1% | 0.0% | 0.3% | 0.0%        | 0.0% | 0.0% | 0.0% | <b>9.5%</b>  | 4.9%         | 4.7%         | <b>25.8%</b> | <b>15.4%</b> | 24.5%               | 100.0% |
| 144                                                  | Blue Oaks         | Westpark                | \$ 461,463        | 0.4%                                | 1.2% | 0.2%         | 2.2%         | 0.5%         | <b>10.2%</b> | 2.1%        | 0.1% | 0.0% | 0.4% | 0.1%        | 0.1% | 0.0% | 0.1% | <b>14.6%</b> | <b>11.6%</b> | <b>8.2%</b>  | <b>16.5%</b> | 4.8%         | 26.8%               | 100.0% |
| 271                                                  | Santucci Blvd     | Federico Dr             | \$ 461,463        | 0.0%                                | 0.0% | 0.2%         | 0.1%         | 0.0%         | 0.1%         | 0.0%        | 0.0% | 0.0% | 0.0% | 0.0%        | 0.0% | 0.0% | 0.0% | 0.1%         | 1.8%         | <b>27.8%</b> | 1.5%         | <b>32.6%</b> | 35.7%               | 100.0% |
| 273                                                  | Santucci Blvd     | Sierra Village Dr       | \$ 461,463        | 0.0%                                | 0.0% | 0.2%         | 0.0%         | 0.0%         | 0.1%         | 0.0%        | 0.0% | 0.0% | 0.0% | 0.0%        | 0.0% | 0.0% | 0.0% | 0.0%         | 1.6%         | <b>29.7%</b> | 1.4%         | <b>31.1%</b> | 35.8%               | 100.0% |
| 274                                                  | Santucci Blvd     | Mountain Glen (Solaire) | \$ 461,463        | 0.0%                                | 0.0% | 0.2%         | 0.0%         | 0.0%         | 0.0%         | 0.0%        | 0.0% | 0.0% | 0.0% | 0.0%        | 0.0% | 0.0% | 0.0% | 0.0%         | 0.1%         | <b>21.9%</b> | 1.7%         | <b>37.4%</b> | 38.6%               | 100.0% |
| 332                                                  | Westbrook Blvd    | Federico Dr             | \$ 461,463        | 0.4%                                | 0.2% | 0.3%         | 0.3%         | 0.1%         | 2.6%         | 0.5%        | 0.0% | 0.1% | 0.1% | 0.1%        | 0.0% | 0.0% | 0.0% | <b>8.4%</b>  | <b>14.8%</b> | <b>26.0%</b> | <b>8.0%</b>  | <b>7.1%</b>  | 31.0%               | 100.0% |
| 333                                                  | Westbrook Blvd    | Creekview Plaza         | \$ 461,463        | 0.3%                                | 0.1% | 0.7%         | 0.5%         | 0.2%         | 1.1%         | 0.2%        | 0.0% | 0.3% | 0.0% | 0.3%        | 0.0% | 0.0% | 0.0% | <b>8.1%</b>  | <b>10.0%</b> | <b>11.1%</b> | <b>31.1%</b> | <b>11.3%</b> | 24.6%               | 100.0% |
| 334                                                  | Westbrook Blvd    | Holt Pkwy               | \$ 461,463        | 0.2%                                | 0.1% | 0.6%         | 0.2%         | 0.1%         | 0.5%         | 0.2%        | 0.0% | 0.2% | 0.0% | 0.2%        | 0.0% | 0.0% | 0.0% | <b>11.0%</b> | <b>10.2%</b> | <b>11.3%</b> | <b>25.7%</b> | <b>12.3%</b> | 27.2%               | 100.0% |
| 335                                                  | Westbrook Blvd    | Mountain Glen (Solaire) | \$ 461,463        | 0.1%                                | 0.2% | 0.2%         | 0.3%         | 0.1%         | 3.2%         | 0.6%        | 0.0% | 0.1% | 0.1% | 0.1%        | 0.0% | 0.0% | 0.0% | <b>8.1%</b>  | <b>13.1%</b> | <b>27.3%</b> | <b>9.6%</b>  | <b>8.2%</b>  | 28.8%               | 100.0% |
| 337                                                  | Westbrook Blvd    | Sierra Village Dr       | \$ 461,463        | 0.4%                                | 0.3% | 0.5%         | 1.3%         | 0.1%         | 2.8%         | 0.4%        | 0.0% | 0.3% | 0.1% | 0.4%        | 0.0% | 0.0% | 0.0% | <b>6.1%</b>  | <b>11.3%</b> | <b>30.3%</b> | <b>5.6%</b>  | <b>6.1%</b>  | 34.1%               | 100.0% |
| 338                                                  | Westbrook Blvd    | Sierra Glen Dr          | \$ 461,463        | 0.3%                                | 0.1% | 0.3%         | 0.1%         | 0.0%         | 2.3%         | 0.5%        | 0.0% | 0.0% | 0.1% | 0.0%        | 0.0% | 0.0% | 0.0% | <b>8.6%</b>  | <b>16.4%</b> | <b>23.0%</b> | <b>8.2%</b>  | <b>7.5%</b>  | 32.5%               | 100.0% |
| 339                                                  | Westbrook Blvd    | Brookstone N.           | \$ 461,463        | 0.2%                                | 0.3% | 0.7%         | 0.4%         | 0.1%         | 3.3%         | 0.6%        | 0.0% | 0.4% | 0.1% | 0.3%        | 0.0% | 0.0% | 0.0% | <b>7.3%</b>  | <b>20.5%</b> | <b>18.5%</b> | <b>11.1%</b> | <b>6.8%</b>  | 29.3%               | 100.0% |
| 340                                                  | Westbrook Blvd    | Brookstone S.           | \$ 461,463        | 0.1%                                | 0.3% | 0.6%         | 0.3%         | 0.0%         | 3.9%         | 0.8%        | 0.0% | 0.3% | 0.2% | 0.2%        | 0.0% | 0.0% | 0.0% | <b>8.9%</b>  | <b>18.5%</b> | <b>17.3%</b> | <b>13.0%</b> | <b>7.4%</b>  | 28.0%               | 100.0% |
| 341                                                  | Westbrook Blvd    | Payson                  | \$ 461,463        | 0.2%                                | 0.2% | 0.9%         | 0.5%         | 0.2%         | 3.1%         | 0.6%        | 0.0% | 0.5% | 0.1% | 0.4%        | 0.0% | 0.0% | 0.0% | <b>7.0%</b>  | <b>21.7%</b> | <b>18.6%</b> | <b>10.6%</b> | <b>6.6%</b>  | 28.8%               | 100.0% |
| 346                                                  | Woodcreek Oaks    | Baseline                | \$ 435,374        | 0.1%                                | 0.4% | <b>6.0%</b>  | 2.9%         | 1.4%         | 3.8%         | 0.3%        | 0.0% | 0.5% | 0.0% | 2.5%        | 0.3% | 0.0% | 0.1% | 1.1%         | 1.7%         | <b>11.7%</b> | 0.5%         | <b>5.6%</b>  | 61.3%               | 100.0% |
| 307                                                  | N. Sunrise        | Sierra Gardens          | \$ 432,692        | 0.0%                                | 0.1% | <b>10.0%</b> | <b>5.8%</b>  | 3.3%         | 0.7%         | 0.0%        | 0.0% | 0.0% | 0.0% | 0.0%        | 0.0% | 0.1% | 1.0% | 0.2%         | 0.1%         | 0.1%         | 0.1%         | 0.1%         | 78.4%               | 100.0% |
| 320                                                  | Washington        | Blue Oaks               | \$ 406,113        | 0.2%                                | 2.9% | 2.2%         | <b>9.7%</b>  | 0.5%         | <b>13.2%</b> | 1.3%        | 0.1% | 0.1% | 0.4% | 0.7%        | 0.1% | 0.0% | 0.2% | 3.6%         | 1.3%         | 1.0%         | 1.3%         | 2.8%         | 58.5%               | 100.0% |
| 139                                                  | Blue Oaks         | Hayden Pkwy             | \$ 379,347        | 0.5%                                | 1.1% | 0.5%         | 2.7%         | 0.7%         | <b>9.4%</b>  | 2.0%        | 0.1% | 0.1% | 0.3% | 0.2%        | 0.1% | 0.0% | 0.1% | <b>25.0%</b> | <b>9.1%</b>  | <b>6.7%</b>  | <b>12.7%</b> | 3.6%         | 25.0%               | 100.0% |
| 199                                                  | Hilltop           | PFE                     | \$ 368,282        | 0.0%                                | 0.2% | <b>13.0%</b> | 1.1%         | 0.7%         | 1.3%         | 0.1%        | 0.0% | 0.1% | 0.0% | 0.3%        | 0.2% | 0.0% | 0.1% | 0.4%         | 0.4%         | 1.5%         | 0.2%         | <b>8.2%</b>  | 72.1%               | 100.0% |
| 296                                                  | Stanford Ranch    | Fairway                 | \$ 360,996        | 0.0%                                | 3.6% | 2.8%         | 4.6%         | 2.6%         | 0.6%         | 0.1%        | 0.0% | 0.0% | 0.0% | 0.1%        | 0.5% | 0.2% | 0.7% | 0.3%         | 0.1%         | 0.3%         | 0.1%         | <b>6.0%</b>  | 77.3%               | 100.0% |
| 255                                                  | Roseville Parkway | Eureka                  | \$ 335,532        | 0.0%                                | 0.3% | 2.7%         | 2.3%         | <b>5.0%</b>  | 1.3%         | 0.1%        | 0.0% | 0.0% | 0.0% | 0.1%        | 2.7% | 0.0% | 0.5% | 0.5%         | 0.1%         | 0.2%         | 0.2%         | <b>7.5%</b>  | 76.5%               | 100.0% |
| 354                                                  | Woodcreek Oaks    | Painted Desert          | \$ 317,747        | 0.3%                                | 0.5% | 0.4%         | 1.2%         | 0.3%         | <b>10.6%</b> | <b>5.8%</b> | 0.0% | 0.7% | 0.3% | 3.4%        | 0.1% | 0.0% | 0.0% | 1.2%         | 0.2%         | 0.3%         | 0.2%         | 2.5%         | 72.0%               | 100.0% |
| 355                                                  | Woodcreek Oaks    | Crimson Ridge           | \$ 317,747        | 0.3%                                | 0.5% | 0.4%         | 1.1%         | 0.3%         | <b>10.5%</b> | <b>5.9%</b> | 0.0% | 0.7% | 0.3% | 3.6%        | 0.1% | 0.0% | 0.0% | 1.1%         | 0.2%         | 0.5%         | 0.2%         | 2.5%         | 71.6%               | 100.0% |
| 347                                                  | Woodcreek Oaks    | Canavari                | \$ 315,808        | 0.4%                                | 0.1% | 1.2%         | 0.6%         | 0.2%         | <b>5.7%</b>  | 2.9%        | 0.0% | 1.0% | 0.2% | 4.9%        | 0.0% | 0.0% | 0.0% | 0.2%         | 0.4%         | 1.6%         | 0.0%         | 2.8%         | 77.7%               | 100.0% |
| 246                                                  | Rocky Ridge       | Lead Hill               | \$ 315,108        | 0.0%                                | 0.2% | 3.5%         | 1.9%         | <b>13.6%</b> | 0.8%         | 0.1%        | 0.0% | 0.0% | 0.1% | 0.1%        | 1.6% | 0.2% | 0.6% | 0.4%         | 0.2%         | 0.4%         | 0.2%         | 1.4%         | 74.6%               | 100.0% |
| 233                                                  | Pleasant Grove    | Country Club            | \$ 314,732        | 0.4%                                | 1.0% | 0.7%         | <b>8.4%</b>  | 1.0%         | <b>8.4%</b>  | 0.2%        | 0.0% | 1.2% | 0.0% | 3.4%        | 0.2% | 0.0% | 0.2% | 0.3%         | 3.4%         | <b>11.5%</b> | 0.1%         | 2.4%         | 57.2%               | 100.0% |
| 122                                                  | Baseline          | Junction                | \$ 311,366        | 0.1%                                | 0.4% | <b>6.1%</b>  | 3.2%         | 2.0%         | 3.9%         | 0.1%        | 0.0% | 1.3% | 0.0% | 2.1%        | 0.4% | 0.0% | 0.2% | 1.2%         | 1.8%         | <b>14.7%</b> | 0.5%         | <b>5.0%</b>  | 57.0%               | 100.0% |
| 156                                                  | Eureka            | Douglas                 | \$ 306,288        | 0.0%                                | 0.2% | 4.2%         | 0.4%         | <b>5.6%</b>  | 0.3%         | 0.1%        | 0.0% | 0.0% | 0.0% | 0.1%        | 4.0% | 0.6% | 0.1% | 0.2%         | 0.1%         | 0.5%         | 0.1%         | <b>6.8%</b>  | 76.8%               | 100.0% |
| 265                                                  | Roseville Parkway | Reserve                 | \$ 292,536        | 0.0%                                | 0.1% | 3.2%         | <b>19.3%</b> | 4.8%         | 4.3%         | 0.2%        | 0.0% | 0.1% | 0.2% | 0.3%        | 0.8% | 0.4% | 1.1% | 1.6%         | 0.9%         | 1.3%         | 0.7%         | 0.8%         | 59.6%               | 100.0% |
| 135                                                  | Blue Oaks         | Diamond Creek           | \$ 291,982        | 0.6%                                | 1.5% | 0.9%         | 3.7%         | 1.1%         | <b>11.8%</b> | 4.7%        | 0.2% | 0.1% | 2.1% | 0.3%        | 0.2% | 0.0% | 0.1% | <b>18.5%</b> | <b>6.0%</b>  | <b>5.0%</b>  | <b>6.3%</b>  | 2.5%         | 34.4%               | 100.0% |
| 353                                                  | Woodcreek Oaks    | Camino Capastrano       | \$ 290,232        | 0.4%                                | 0.1% | 1.1%         | 0.5%         | 0.1%         | <b>6.0%</b>  | 3.0%        | 0.0% | 1.0% | 0.2% | <b>5.2%</b> | 0.0% | 0.0% | 0.0% | 0.4%         | 0.3%         | 1.3%         | 0.1%         | 2.7%         | 77.6%               | 100.0% |
| 304                                                  | N. Sunrise        | Eureka                  | \$ 289,698        | 0.0%                                | 0.3% | 2.8%         | 1.0%         | <b>14.9%</b> | 0.6%         | 0.1%        | 0.0% | 0.0% | 0.1% | 0.2%        | 1.9% | 0.2% | 1.0% | 0.5%         | 0.2%         | 0.6%         | 0.2%         | <b>5.2%</b>  | 70.2%               | 100.0% |
| 249                                                  | Rocky Ridge       | Eureka                  | \$ 270,168        | 0.0%                                | 0.4% | 1.6%         | 1.0%         | <b>12.7%</b> | 0.7%         | 0.1%        | 0.0% | 0.0% | 0.1% | 0.2%        | 2.7% | 0.2% | 0.3% | 0.5%         | 0.2%         | 0.6%         | 0.2%         | <b>7.2%</b>  | 71.2%               | 100.0% |
| 269                                                  | Roseville Parkway | Olympus                 | \$ 263,696        | 0.0%                                | 0.4% | 1.0%         | <b>5.5%</b>  | <b>5.4%</b>  | 3.1%         | 0.2%        | 0.0% | 0.1% | 0.1% | 0.1%        | 2.4% | 1.5% | 1.5% | 1.2%         | 0.5%         | 0.6%         | 0.5%         | 4.4%         | 71.6%               | 100.0% |
| 216                                                  | Market            | Vista Grande Blvd       | \$ 255,232        | 1.0%                                | 0.7% | 0.6%         | 4.6%         | 0.2%         | <b>5.1%</b>  | 0.3%        | 0.0% | 1.5% | 0.0% | 1.4%        | 0.0% | 0.0% | 0.0% | 0.7%         | 1.0%         | <b>50.8%</b> | 0.1%         | 1.7%         | 30.2%               | 100.0% |
| 222                                                  | Pleasant Grove    | Silver Spruce           | \$ 255,232        | 1.4%                                | 0.1% | 4.2%         | 3.9%         | 2.5%         | 2.3%         | 0.2%        | 0.0% | 1.6% | 0.0% | 2.4%        | 0.5% | 0.0% | 0.2% | 1.4%         | <b>18.1%</b> | <b>26.4%</b> | 0.8%         | <b>6.3%</b>  | 27.6%               | 100.0% |
| 223                                                  | Pleasant Grove    | La Sierra               | \$ 255,232        | 0.4%                                | 0.0% | 1.4%         | 1.1%         | 0.7%         | 0.6%         | 0.0%        | 0.0% | 0.4% | 0.0% | 0.7%        | 0.2% | 0.0% | 0.1% | 0.2%         | 3.2%         | <b>16.8%</b> | 1.6%         | <b>34.3%</b> | 38.3%               | 100.0% |
| 227                                                  | Pleasant Grove    | Sierra Trail            | \$ 255,232        | 1.5%                                | 0.0% | <b>5.0%</b>  | 4.5%         | 2.9%         | 2.2%         | 0.1%        | 0.0% | 1.8% | 0.0% | 2.7%        | 0.6% | 0.0% | 0.3% | 1.2%         | <b>14.6%</b> | <b>21.0%</b> | 0.5%         | <b>7.9%</b>  | 32.9%               | 100.0% |
| 229                                                  | Pleasant Grove    | Upland                  | \$ 255,232        | 1.5%                                | 0.3% | 4.1%         | 4.3%         | 2.3%         | 3.1%         | 0.2%        | 0.0% | 2.6% | 0.0% | 2.5%        | 0.4% | 0.0% | 0.2% | 1.3%         | <b>18.5%</b> | <b>20.5%</b> | 2.1%         | 2.9%         | 33.3%               | 100.0% |
| 314                                                  | Upland            | Vista Grande Blvd       | \$ 255,232        | 1.3%                                | 0.7% | 0.6%         | 4.7%         | 0.3%         | <b>5.4%</b>  | 0.5%        | 0.0% | 1.8% | 0.1% | 1.5%        | 0.0% | 0.0% | 0.1% | 1.7%         | 3.6%         | <b>46.5%</b> | 0.4%         | 1.5%         | 29.5%               | 100.0% |
| 317                                                  | Vista Grande Blvd | Silver Spruce           | \$ 255,232        | 0.4%                                | 0.1% | 0.7%         | 1.0%         | 0.2%         | 1.4%         | 0.1%        | 0.0% | 0.5% | 0.0% | 0.4%        | 0.0% | 0.0% | 0.0% | 0.5%         | 1.1%         | <b>79.6%</b> | 0.3%         | 0.8%         | 12.9%               | 100.0% |
| 318                                                  | Vista Grande Blvd | Vista Park              | \$ 255,232        | 1.0%                                | 0.8% | 0.1%         | <b>5.5%</b>  | 0.1%         | <b>5.8%</b>  | 0.2%        | 0.0% | 1.5% | 0.0% | 1.4%        | 0.0% | 0.0% | 0.0% | 0.2%         | 1.1%         | <b>46.3%</b> | 0.5%         | 2.4%         | 33.1%               | 100.0% |



| Table 10 (continued)                                 |                   |                        |                   |                                     |      |       |       |      |       |      |      |      |      |      |      |       |      |       |      |       |       |       |       |                     |       |
|------------------------------------------------------|-------------------|------------------------|-------------------|-------------------------------------|------|-------|-------|------|-------|------|------|------|------|------|------|-------|------|-------|------|-------|-------|-------|-------|---------------------|-------|
| Fair Share Use Percentages for Intersection Projects |                   |                        |                   |                                     |      |       |       |      |       |      |      |      |      |      |      |       |      |       |      |       |       |       |       |                     |       |
| ID                                                   | Roadway 1         | Roadway 2              | Total<br>CIP Cost | Percentage of Volume Attributed To: |      |       |       |      |       |      |      |      |      |      |      |       |      |       |      |       |       |       | Thru  | Existing<br>In City | Total |
|                                                      |                   |                        |                   | DW                                  | HR   | IN    | NC    | NE   | NI    | NR1  | NR2N | NR2S | NR3  | NW   | SE   | SRE   | SRW  | FR    | WP   | SV    | CV    |       |       |                     |       |
| 319                                                  | Vista Grande Blvd | DF20/JM20              | \$ 255,232        | 1.3%                                | 0.9% | 0.7%  | 5.7%  | 0.3% | 6.4%  | 0.4% | 0.0% | 1.9% | 0.0% | 1.7% | 0.0% | 0.0%  | 0.1% | 0.6%  | 0.9% | 46.2% | 0.0%  | 1.9%  | 30.7% | 100.0%              |       |
| 306                                                  | N. Sunrise        | Roseville Parkway      | \$ 238,832        | 0.0%                                | 0.5% | 1.7%  | 5.7%  | 9.8% | 2.6%  | 0.1% | 0.0% | 0.1% | 0.1% | 0.2% | 1.2% | 1.1%  | 5.3% | 1.0%  | 0.5% | 0.7%  | 0.4%  | 2.8%  | 66.2% | 100.0%              |       |
| 348                                                  | Woodcreek Oaks    | Horncastle             | \$ 236,816        | 0.4%                                | 0.5% | 1.0%  | 1.3%  | 0.4% | 7.9%  | 4.6% | 0.0% | 0.9% | 0.3% | 4.4% | 0.1% | 0.0%  | 0.0% | 0.8%  | 0.3% | 1.0%  | 0.2%  | 2.7%  | 73.4% | 100.0%              |       |
| 232                                                  | Pleasant Grove    | Highland Pointe        | \$ 231,038        | 0.1%                                | 2.8% | 1.7%  | 18.9% | 0.5% | 3.5%  | 0.1% | 0.0% | 0.3% | 0.0% | 1.4% | 0.1% | 0.0%  | 0.1% | 0.3%  | 0.6% | 3.4%  | 0.1%  | 1.9%  | 64.1% | 100.0%              |       |
| 140                                                  | Blue Oaks         | HP Way                 | \$ 230,732        | 0.3%                                | 1.7% | 1.2%  | 4.6%  | 1.3% | 14.1% | 3.1% | 0.2% | 0.1% | 1.6% | 0.6% | 0.2% | 0.0%  | 0.2% | 13.4% | 4.3% | 3.4%  | 4.7%  | 2.8%  | 42.2% | 100.0%              |       |
| 323                                                  | Washington        | Pleasant Grove         | \$ 228,136        | 0.2%                                | 1.1% | 5.6%  | 8.3%  | 0.7% | 5.8%  | 0.1% | 0.0% | 0.5% | 0.0% | 3.0% | 0.1% | 0.0%  | 0.2% | 0.3%  | 1.7% | 5.6%  | 0.0%  | 2.5%  | 64.3% | 100.0%              |       |
| 283                                                  | Sierra College    | Old Auburn             | \$ 223,166        | 0.0%                                | 0.2% | 1.7%  | 1.9%  | 3.5% | 1.0%  | 0.1% | 0.0% | 0.0% | 0.0% | 0.0% | 2.6% | 0.4%  | 0.5% | 0.4%  | 0.1% | 0.2%  | 0.2%  | 12.0% | 75.2% | 100.0%              |       |
| 123                                                  | Baseline          | Country Club           | \$ 203,674        | 0.2%                                | 0.2% | 7.9%  | 1.2%  | 1.4% | 1.7%  | 0.4% | 0.0% | 0.6% | 0.0% | 2.3% | 0.3% | 0.0%  | 0.1% | 1.6%  | 2.8% | 13.5% | 0.8%  | 6.5%  | 58.5% | 100.0%              |       |
| 301                                                  | Sunrise           | Coloma                 | \$ 191,488        | 0.0%                                | 0.4% | 6.8%  | 2.6%  | 1.4% | 0.9%  | 0.1% | 0.0% | 0.0% | 0.1% | 0.0% | 0.1% | 0.0%  | 0.4% | 0.3%  | 0.0% | 0.1%  | 0.0%  | 10.8% | 75.9% | 100.0%              |       |
| 231                                                  | Pleasant Grove    | Michner                | \$ 185,188        | 1.0%                                | 0.8% | 0.7%  | 8.0%  | 1.4% | 7.4%  | 0.3% | 0.0% | 1.9% | 0.0% | 4.1% | 0.2% | 0.0%  | 0.3% | 0.7%  | 5.8% | 18.6% | 0.2%  | 1.7%  | 46.9% | 100.0%              |       |
| 276                                                  | Secret Ravine     | Alexandra              | \$ 185,188        | 0.0%                                | 0.2% | 2.1%  | 2.4%  | 3.3% | 0.6%  | 0.0% | 0.0% | 0.0% | 0.0% | 0.1% | 0.6% | 11.2% | 6.0% | 0.1%  | 0.1% | 0.2%  | 0.0%  | 1.6%  | 71.4% | 100.0%              |       |
| 289                                                  | South Cirby       | Old Auburn             | \$ 181,338        | 0.0%                                | 0.1% | 2.3%  | 0.9%  | 1.9% | 0.5%  | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 1.2% | 0.2%  | 0.3% | 0.1%  | 0.1% | 0.7%  | 0.0%  | 5.2%  | 86.3% | 100.0%              |       |
| 315                                                  | Vernon            | Cirby                  | \$ 174,408        | 0.1%                                | 0.0% | 9.2%  | 0.8%  | 0.4% | 4.1%  | 0.2% | 0.0% | 0.2% | 0.1% | 1.1% | 0.2% | 0.0%  | 0.1% | 0.7%  | 1.0% | 3.7%  | 0.3%  | 3.9%  | 73.8% | 100.0%              |       |
| 331                                                  | Washington        | All America            | \$ 174,058        | 0.1%                                | 0.2% | 12.8% | 2.1%  | 2.5% | 5.3%  | 0.2% | 0.0% | 0.3% | 0.1% | 2.2% | 0.4% | 0.1%  | 0.3% | 0.6%  | 1.2% | 3.1%  | 0.2%  | 1.4%  | 66.9% | 100.0%              |       |
| 244                                                  | Rocky Ridge       | Cirby                  | \$ 149,784        | 0.0%                                | 0.1% | 3.6%  | 0.8%  | 3.3% | 0.5%  | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 1.2% | 0.1%  | 0.3% | 0.1%  | 0.1% | 0.5%  | 0.0%  | 2.8%  | 86.6% | 100.0%              |       |
| 268                                                  | Roseville Parkway | N. Cirby               | \$ 124,708        | 0.0%                                | 0.4% | 2.1%  | 2.6%  | 5.0% | 1.5%  | 0.1% | 0.0% | 0.0% | 0.1% | 0.1% | 2.2% | 0.0%  | 0.7% | 0.7%  | 0.1% | 0.1%  | 0.3%  | 8.0%  | 76.2% | 100.0%              |       |
| 134                                                  | Blue Oaks         | Crocker Ranch          | \$ 120,616        | 0.9%                                | 1.5% | 0.9%  | 3.7%  | 1.1% | 12.2% | 3.4% | 0.2% | 0.1% | 0.1% | 0.3% | 0.2% | 0.0%  | 0.1% | 20.4% | 6.7% | 5.6%  | 7.0%  | 2.8%  | 32.9% | 100.0%              |       |
| 330                                                  | Washington        | Hallissy               | \$ 112,000        | 0.1%                                | 0.6% | 8.6%  | 8.0%  | 0.0% | 6.4%  | 0.0% | 0.0% | 0.3% | 0.0% | 2.8% | 0.0% | 0.0%  | 0.0% | 0.1%  | 0.4% | 1.7%  | 0.0%  | 2.6%  | 68.4% | 100.0%              |       |
| 183                                                  | Foothills         | Misty Wood             | \$ 84,388         | 0.0%                                | 0.1% | 2.6%  | 0.3%  | 0.1% | 23.1% | 0.4% | 0.0% | 0.2% | 0.2% | 3.4% | 0.0% | 0.0%  | 0.0% | 0.4%  | 0.4% | 2.1%  | 0.0%  | 2.6%  | 64.0% | 100.0%              |       |
| 169                                                  | Fiddymment        | Westhills/Vista Grande | \$ 76,058         | 1.5%                                | 0.3% | 1.6%  | 1.1%  | 0.0% | 2.7%  | 0.9% | 0.0% | 2.8% | 0.6% | 0.4% | 0.0% | 0.0%  | 0.0% | 10.0% | 5.2% | 6.2%  | 0.7%  | 10.5% | 55.3% | 100.0%              |       |
| 297                                                  | Stanford Ranch    | Five Star              | \$ 72,637         | 0.0%                                | 2.2% | 2.6%  | 5.7%  | 2.4% | 0.2%  | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.5% | 0.2%  | 0.7% | 0.2%  | 0.1% | 0.2%  | 0.1%  | 6.0%  | 79.1% | 100.0%              |       |
| 237                                                  | Riverside         | Darling                | \$ 53,708         | 0.0%                                | 0.0% | 17.9% | 1.4%  | 0.1% | 2.5%  | 0.0% | 0.0% | 0.0% | 0.0% | 0.2% | 0.0% | 0.0%  | 0.0% | 0.1%  | 0.1% | 0.2%  | 0.0%  | 0.4%  | 77.0% | 100.0%              |       |
| 203                                                  | Industrial        | Alantown               | \$ 30,000         | 0.1%                                | 0.8% | 2.3%  | 3.8%  | 0.5% | 28.6% | 0.7% | 0.0% | 0.2% | 0.1% | 1.3% | 0.1% | 0.1%  | 0.1% | 1.4%  | 1.2% | 1.9%  | 0.5%  | 4.1%  | 52.1% | 100.0%              |       |
| 235                                                  | Pleasant Grove    | Hallissy               | \$ 30,000         | 0.2%                                | 1.6% | 2.0%  | 10.4% | 1.0% | 3.8%  | 0.0% | 0.0% | 0.6% | 0.0% | 3.0% | 0.2% | 0.0%  | 0.3% | 0.1%  | 2.3% | 7.8%  | 0.0%  | 2.6%  | 64.1% | 100.0%              |       |
| 162                                                  | Fiddymment        | Baseline               | \$ 11,897         | 0.7%                                | 0.3% | 3.5%  | 2.2%  | 1.1% | 3.3%  | 0.5% | 0.0% | 1.6% | 0.3% | 1.3% | 0.2% | 0.0%  | 0.1% | 4.7%  | 2.5% | 13.1% | 0.4%  | 7.8%  | 56.5% | 100.0%              |       |
| 167                                                  | Fiddymment        | Pleasant Grove         | \$ 7,000          | 1.8%                                | 0.4% | 2.1%  | 3.5%  | 1.0% | 4.1%  | 0.7% | 0.0% | 3.6% | 0.4% | 1.7% | 0.2% | 0.0%  | 0.1% | 6.3%  | 7.1% | 16.4% | 0.8%  | 6.4%  | 43.4% | 100.0%              |       |
| 198                                                  | Hayden Parkway    | Holt Parkway           | \$ 7,000          | 0.3%                                | 0.4% | 0.7%  | 1.6%  | 0.7% | 2.7%  | 0.6% | 0.0% | 0.2% | 0.2% | 0.3% | 0.1% | 0.0%  | 0.1% | 63.7% | 2.4% | 2.9%  | 10.5% | 0.0%  | 12.4% | 100.0%              |       |
| 234                                                  | Pleasant Grove    | Woodcreek Oaks         | \$ 7,000          | 0.5%                                | 0.8% | 0.8%  | 7.0%  | 0.9% | 8.0%  | 0.8% | 0.0% | 1.4% | 0.0% | 3.5% | 0.1% | 0.0%  | 0.2% | 0.4%  | 3.2% | 10.8% | 0.1%  | 2.6%  | 59.1% | 100.0%              |       |
| 189                                                  | Galleria/Harding  | Wills                  | \$ 5,250          | 0.0%                                | 0.4% | 8.7%  | 10.7% | 2.9% | 1.2%  | 0.1% | 0.0% | 0.0% | 0.1% | 0.1% | 0.3% | 0.0%  | 0.0% | 0.4%  | 0.2% | 0.2%  | 0.2%  | 0.4%  | 74.1% | 100.0%              |       |
| 151                                                  | Douglas           | Judah                  | \$ 3,500          | 0.0%                                | 0.1% | 24.4% | 0.4%  | 5.0% | 0.2%  | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 1.4% | 0.2%  | 0.5% | 0.0%  | 0.0% | 0.1%  | 0.0%  | 1.5%  | 66.1% | 100.0%              |       |
| 270                                                  | Santa Clara       | Douglas                | \$ 3,500          | 0.0%                                | 0.0% | 8.2%  | 0.0%  | 5.8% | 0.1%  | 0.0% | 0.0% | 0.0% | 0.0% | 0.1% | 3.2% | 0.6%  | 0.0% | 0.0%  | 0.1% | 0.7%  | 0.0%  | 2.9%  | 78.2% | 100.0%              |       |
| 136                                                  | Blue Oaks         | Fiddymment             | \$ 1,750          | 0.7%                                | 0.9% | 0.5%  | 1.8%  | 0.5% | 7.2%  | 2.0% | 0.1% | 0.7% | 0.6% | 0.2% | 0.1% | 0.0%  | 0.1% | 18.6% | 8.0% | 9.6%  | 5.8%  | 7.3%  | 35.3% | 100.0%              |       |
| 185                                                  | Foothills         | Rand/Pilgrims          | \$ 1,750          | 0.1%                                | 0.3% | 5.7%  | 1.7%  | 0.0% | 10.2% | 0.5% | 0.0% | 0.1% | 0.1% | 3.4% | 0.0% | 0.0%  | 0.0% | 0.6%  | 0.4% | 0.2%  | 0.1%  | 4.1%  | 72.4% | 100.0%              |       |
| 259                                                  | Roseville Parkway | Lead Hill              | \$ 1,750          | 0.0%                                | 0.4% | 1.2%  | 6.0%  | 6.0% | 3.4%  | 0.2% | 0.0% | 0.1% | 0.1% | 0.2% | 2.4% | 0.6%  | 2.3% | 1.3%  | 0.6% | 0.8%  | 0.5%  | 4.5%  | 69.3% | 100.0%              |       |
| 349                                                  | Woodcreek Oaks    | McAnally               | \$ 1,750          | 0.1%                                | 0.8% | 0.5%  | 5.5%  | 0.0% | 8.7%  | 1.1% | 0.0% | 0.9% | 0.1% | 3.3% | 0.0% | 0.0%  | 0.0% | 0.2%  | 0.2% | 1.0%  | 0.1%  | 3.8%  | 73.7% | 100.0%              |       |



| Table 11                                                |                             |                        |                      |                   |                                  |              |              |              |              |              |              |      |             |      |              |              |              |              |              |              |              |              |        |  |
|---------------------------------------------------------|-----------------------------|------------------------|----------------------|-------------------|----------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|------|-------------|------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------|--|
| Percentage of Roadway Costs Allocated to Each Plan Area |                             |                        |                      |                   |                                  |              |              |              |              |              |              |      |             |      |              |              |              |              |              |              |              |              |        |  |
| ID                                                      | Roadway                     | From                   | To                   | Total<br>CIP Cost | Percentage of Cost Allocated to: |              |              |              |              |              |              |      |             |      |              |              |              |              |              |              |              |              |        |  |
|                                                         |                             |                        |                      |                   | DW                               | HR           | IN           | NC           | NE           | NI           | NR1          | NR2N | NR2S        | NR3  | NW           | SE           | SRE          | SRW          | FR           | WP           | SV           | CV           | Total  |  |
| 109                                                     | Washington Boulevard        | Sawtell (Andora)       | Pleasant Grove       | \$33,058,975      | 0.1%                             | 2.1%         | <b>41.6%</b> | <b>14.7%</b> | 0.9%         | <b>26.4%</b> | 0.7%         | 0.0% | 0.4%        | 0.4% | <b>5.9%</b>  | 0.1%         | 0.0%         | 0.0%         | 2.5%         | 1.3%         | 2.5%         | 0.3%         | 100.0% |  |
| 77                                                      | Roseville Parkway           | Galleria               | Taylor               | \$25,380,337      | 0.1%                             | 2.1%         | 1.8%         | <b>32.1%</b> | <b>24.1%</b> | <b>11.2%</b> | 0.6%         | 0.0% | 0.3%        | 0.4% | 0.7%         | 3.9%         | 2.8%         | <b>8.9%</b>  | 4.2%         | 2.2%         | 2.9%         | 1.7%         | 100.0% |  |
| 74                                                      | Roseville Parkway           | Foothills              | Washington           | \$22,731,906      | 0.1%                             | 0.5%         | <b>8.9%</b>  | <b>12.5%</b> | 4.0%         | <b>49.7%</b> | 1.6%         | 0.1% | 0.2%        | 1.3% | 2.5%         | 0.7%         | 0.2%         | 0.6%         | <b>10.1%</b> | 1.7%         | 1.8%         | 3.7%         | 100.0% |  |
| 105                                                     | Taylor Road                 | Roseville Parkway      | City Limit           | \$17,342,672      | 0.0%                             | 0.0%         | <b>27.1%</b> | 4.9%         | <b>48.0%</b> | 0.4%         | 0.0%         | 0.0% | 0.1%        | 0.0% | 0.8%         | 4.0%         | 1.4%         | <b>11.7%</b> | 0.0%         | 0.3%         | 1.2%         | 0.0%         | 100.0% |  |
| 18                                                      | Cirby Way                   | Foothills              | Riverside            | \$16,148,957      | 0.4%                             | 0.0%         | <b>39.4%</b> | 3.0%         | 1.0%         | <b>19.6%</b> | 1.1%         | 0.0% | 0.8%        | 0.3% | <b>5.4%</b>  | 0.9%         | 0.0%         | 0.1%         | 3.4%         | <b>5.0%</b>  | <b>17.8%</b> | 1.5%         | 100.0% |  |
| 24                                                      | Eureka Road                 | Taylor                 | Sunrise              | \$ 7,725,187      | 0.0%                             | 1.7%         | <b>8.7%</b>  | 4.0%         | <b>62.9%</b> | 2.9%         | 0.5%         | 0.0% | 0.1%        | 0.3% | 0.9%         | <b>9.3%</b>  | 0.4%         | 0.6%         | 2.5%         | 1.1%         | 3.1%         | 1.0%         | 100.0% |  |
| 44                                                      | Harding Boulevard           | Atlantic               | Roseville Parkway    | \$12,333,616      | 0.0%                             | 1.8%         | <b>33.0%</b> | <b>46.0%</b> | <b>10.1%</b> | 4.2%         | 0.2%         | 0.0% | 0.0%        | 0.2% | 0.1%         | 1.2%         | 0.0%         | 0.1%         | 1.8%         | 0.3%         | 0.2%         | 0.7%         | 100.0% |  |
| 80                                                      | Roseville Parkway           | Miner's Ravine         | Rocky Ridge          | \$10,344,000      | 0.1%                             | 1.8%         | 4.2%         | <b>25.2%</b> | <b>17.1%</b> | <b>14.3%</b> | 0.7%         | 0.0% | 0.3%        | 0.5% | 0.6%         | <b>9.7%</b>  | 1.0%         | <b>10.7%</b> | <b>5.7%</b>  | 2.6%         | 3.0%         | 2.3%         | 100.0% |  |
| 12                                                      | Blue Oaks Blvd              | Fiddymment W. Boundary | Kaseberg Bridge      | \$10,179,529      | 0.5%                             | 1.9%         | 0.7%         | 4.5%         | 1.2%         | <b>16.0%</b> | 3.4%         | 0.1% | 0.1%        | 0.6% | 0.2%         | 0.2%         | 0.0%         | 0.1%         | <b>27.5%</b> | <b>13.4%</b> | <b>9.8%</b>  | <b>19.5%</b> | 100.0% |  |
| 11                                                      | Blue Oaks Blvd              | Westpark Dr            | Fiddymment W. Bounda | \$ 8,887,710      | 0.6%                             | 1.7%         | 0.3%         | 3.3%         | 0.7%         | <b>14.9%</b> | 3.1%         | 0.1% | 0.0%        | 0.6% | 0.2%         | 0.1%         | 0.0%         | 0.1%         | <b>21.4%</b> | <b>16.7%</b> | <b>12.0%</b> | <b>24.2%</b> | 100.0% |  |
| 117                                                     | Woodcreek Oaks Blvd         | Pleasant Grove         | Blue Oaks            | \$ 8,555,109      | 2.0%                             | 0.4%         | <b>6.0%</b>  | 3.0%         | 0.6%         | <b>29.4%</b> | <b>15.2%</b> | 0.1% | <b>5.3%</b> | 1.0% | <b>25.4%</b> | 0.1%         | 0.0%         | 0.2%         | 1.0%         | 2.0%         | <b>8.3%</b>  | 0.0%         | 100.0% |  |
| 1                                                       | Atkinson Street             | Foothills              | Hilltop              | \$ 7,769,682      | 0.0%                             | 1.3%         | <b>68.7%</b> | <b>7.9%</b>  | <b>5.5%</b>  | <b>10.0%</b> | 0.1%         | 0.0% | 0.0%        | 0.1% | 2.6%         | 1.4%         | 0.3%         | 1.0%         | 0.4%         | 0.3%         | 0.2%         | 0.1%         | 100.0% |  |
| 37                                                      | Fiddymment Road             | Blue Oaks              | City Limit           | \$ 7,471,780      | 1.6%                             | 0.3%         | 1.1%         | 1.1%         | 0.4%         | 2.1%         | 0.5%         | 0.1% | 2.5%        | 2.8% | 0.4%         | 0.1%         | 0.0%         | 0.0%         | <b>53.0%</b> | <b>11.6%</b> | <b>20.8%</b> | 1.6%         | 100.0% |  |
| 76                                                      | Roseville Parkway           | Pleasant Grove         | Galleria             | \$ 6,560,224      | 0.2%                             | 0.5%         | 4.9%         | <b>49.9%</b> | <b>9.5%</b>  | <b>13.2%</b> | 0.8%         | 0.0% | 0.4%        | 0.6% | 1.6%         | 1.6%         | 0.7%         | 2.1%         | <b>5.0%</b>  | 2.7%         | 4.3%         | 2.0%         | 100.0% |  |
| 57                                                      | Pleasant Grove Blvd         | Sun City               | Woodcreek Oaks       | \$ 6,261,399      | 1.8%                             | 1.6%         | 1.5%         | <b>16.2%</b> | 2.8%         | <b>15.0%</b> | 0.6%         | 0.0% | 3.6%        | 0.0% | <b>6.6%</b>  | 0.5%         | 0.1%         | 0.6%         | 1.2%         | <b>11.3%</b> | <b>36.5%</b> | 0.3%         | 100.0% |  |
| 2                                                       | Atlantic Street             | Vernon                 | Harding              | \$ 6,194,151      | 0.1%                             | 0.5%         | <b>44.0%</b> | 4.6%         | <b>28.3%</b> | 0.2%         | 0.0%         | 0.0% | 0.4%        | 0.0% | 3.7%         | 2.5%         | 0.8%         | <b>5.0%</b>  | 0.1%         | 1.4%         | <b>8.5%</b>  | 0.0%         | 100.0% |  |
| 9                                                       | Blue Oaks Blvd              | Creekview W Boundary   | Westbrook Blvd       | \$ 5,690,231      | 0.4%                             | 2.5%         | 0.4%         | 4.6%         | 0.7%         | <b>16.9%</b> | 3.2%         | 0.2% | 0.1%        | 0.5% | 0.1%         | 0.1%         | 0.0%         | 0.0%         | <b>18.0%</b> | <b>9.5%</b>  | <b>8.2%</b>  | <b>34.5%</b> | 100.0% |  |
| 118                                                     | Woodcreek Oaks Blvd         | Blue Oaks              | City Limit           | \$ 5,558,184      | 0.8%                             | 2.2%         | 4.8%         | <b>9.7%</b>  | 2.6%         | <b>44.3%</b> | <b>22.0%</b> | 0.1% | 0.6%        | 0.1% | <b>7.1%</b>  | 0.5%         | 0.1%         | 0.6%         | 1.6%         | 0.9%         | 1.4%         | 0.6%         | 100.0% |  |
| 60                                                      | Pleasant Grove Blvd         | Foothills              | Washington           | \$ 5,166,355      | 0.7%                             | 3.7%         | <b>5.5%</b>  | <b>27.7%</b> | 2.8%         | <b>13.6%</b> | 0.1%         | 0.0% | 2.2%        | 0.0% | <b>10.7%</b> | 0.5%         | 0.1%         | 0.6%         | 0.5%         | <b>7.3%</b>  | <b>23.9%</b> | 0.1%         | 100.0% |  |
| 112                                                     | Westbrook Blvd              | Creekview N Boundary   | Blue Oaks            | \$ 6,498,351      | 0.5%                             | 0.2%         | 1.2%         | 0.9%         | 0.3%         | 1.8%         | 0.4%         | 0.0% | 0.4%        | 0.0% | 0.4%         | 0.0%         | 0.0%         | 0.0%         | <b>13.3%</b> | <b>17.0%</b> | <b>19.0%</b> | <b>44.4%</b> | 100.0% |  |
| 87                                                      | Santucci Blvd               | Baseline               | Placer Parkway       | \$ 4,894,505      | 0.0%                             | 0.0%         | 0.8%         | 0.0%         | 0.0%         | 0.1%         | 0.0%         | 0.0% | 0.0%        | 0.0% | 0.1%         | 0.0%         | 0.0%         | 0.0%         | 0.0%         | <b>5.8%</b>  | <b>88.2%</b> | 5.0%         | 100.0% |  |
| 16                                                      | Blue Oaks Blvd              | Woodcreek Oaks         | Foothills            | \$ 4,730,733      | 0.6%                             | 3.7%         | 2.0%         | <b>8.8%</b>  | 2.2%         | <b>30.6%</b> | <b>6.1%</b>  | 0.3% | 0.2%        | 2.4% | 1.0%         | 0.4%         | 0.0%         | 0.3%         | <b>20.8%</b> | <b>7.2%</b>  | <b>6.1%</b>  | <b>7.3%</b>  | 100.0% |  |
| 107                                                     | Vista Grande Blvd           | near City Limit        | Fiddymment           | \$ 4,694,742      | 2.4%                             | 1.4%         | 0.3%         | <b>8.9%</b>  | 0.4%         | <b>10.4%</b> | 0.9%         | 0.0% | 3.3%        | 0.2% | 2.7%         | 0.0%         | 0.0%         | 0.1%         | 2.4%         | 0.2%         | <b>66.3%</b> | 0.0%         | 100.0% |  |
| 114                                                     | Westbrook Blvd              | Pleasant Grove         | Baseline             | \$ 4,161,625      | 0.2%                             | 0.4%         | 1.1%         | 0.4%         | 0.1%         | <b>5.4%</b>  | 1.0%         | 0.0% | 0.7%        | 0.2% | 0.5%         | 0.0%         | 0.0%         | 0.0%         | <b>12.2%</b> | <b>29.3%</b> | <b>30.1%</b> | <b>18.4%</b> | 100.0% |  |
| 14                                                      | Blue Oaks Blvd              | Fiddymment             | Crocker Ranch        | \$ 4,034,025      | 1.5%                             | 2.4%         | 1.1%         | <b>5.4%</b>  | 1.5%         | <b>19.5%</b> | <b>5.6%</b>  | 0.2% | 0.1%        | 0.1% | 0.3%         | 0.3%         | 0.0%         | 0.2%         | <b>28.2%</b> | <b>11.7%</b> | <b>9.7%</b>  | <b>12.2%</b> | 100.0% |  |
| 41                                                      | Foothills Boulevard         | Blue Oaks              | North City Limits    | \$ 3,710,000      | 0.0%                             | 2.0%         | <b>7.5%</b>  | <b>11.0%</b> | 1.9%         | <b>66.3%</b> | 0.5%         | 0.0% | 0.1%        | 0.2% | 3.3%         | 0.3%         | 0.1%         | 0.3%         | 2.2%         | 1.2%         | 2.1%         | 0.9%         | 100.0% |  |
| 34                                                      | Fiddymment Road             | Baseline               | Pleasant Grove       | \$ 3,439,425      | 3.4%                             | 0.9%         | <b>5.6%</b>  | <b>5.0%</b>  | 1.4%         | <b>8.0%</b>  | 1.7%         | 0.1% | <b>5.9%</b> | 1.0% | 2.5%         | 0.3%         | 0.0%         | 0.1%         | <b>17.4%</b> | <b>12.2%</b> | <b>32.4%</b> | 2.1%         | 100.0% |  |
| 99                                                      | Sunrise Boulevard           | Roseville Parkway      | Eureka               | \$ 3,277,983      | 0.0%                             | 0.4%         | <b>20.7%</b> | 4.1%         | <b>51.0%</b> | 1.2%         | 0.1%         | 0.0% | 0.1%        | 0.1% | 0.4%         | 1.6%         | 1.3%         | <b>17.4%</b> | 0.6%         | 0.2%         | 0.6%         | 0.3%         | 100.0% |  |
| 94                                                      | Sierra College Boulevard    | Roseville Parkway      | Old Auburn           | \$ 1,075,678      | 0.0%                             | 1.8%         | <b>11.5%</b> | <b>15.2%</b> | <b>28.5%</b> | <b>8.3%</b>  | 0.6%         | 0.0% | 0.0%        | 0.3% | 0.3%         | <b>20.7%</b> | 3.2%         | 4.3%         | 3.4%         | 0.4%         | 0.1%         | 1.3%         | 100.0% |  |
| 113                                                     | Westbrook Blvd              | Blue Oaks              | Pleasant Grove       | \$ 2,678,284      | 0.5%                             | 0.2%         | 0.6%         | 0.0%         | 0.0%         | 3.6%         | 0.8%         | 0.0% | 0.1%        | 0.1% | 0.0%         | 0.0%         | 0.0%         | 0.0%         | <b>14.2%</b> | <b>26.9%</b> | <b>39.4%</b> | <b>13.4%</b> | 100.0% |  |
| 17                                                      | Blue Oaks Blvd (inc Bridge) | Foothills              | HWY 65               | \$23,207,696      | 0.5%                             | <b>5.1%</b>  | 1.1%         | <b>12.6%</b> | 2.6%         | <b>34.6%</b> | <b>5.0%</b>  | 0.2% | 0.2%        | 1.9% | 0.8%         | 0.4%         | 0.1%         | 0.4%         | <b>17.1%</b> | <b>6.3%</b>  | <b>5.1%</b>  | <b>6.0%</b>  | 100.0% |  |
| 21                                                      | Cirby Way                   | Rocky Ridge            | City Limit           | \$ 2,264,494      | 0.1%                             | 1.4%         | <b>33.6%</b> | <b>10.9%</b> | <b>21.7%</b> | <b>6.4%</b>  | 0.4%         | 0.0% | 0.2%        | 0.1% | 0.6%         | <b>11.0%</b> | 0.1%         | 3.4%         | 1.2%         | 1.4%         | <b>7.2%</b>  | 0.4%         | 100.0% |  |
| 59                                                      | Pleasant Grove Blvd         | Country Club           | Foothills            | \$ 2,098,514      | 0.8%                             | 2.5%         | 0.9%         | <b>21.7%</b> | 2.5%         | <b>21.7%</b> | 0.1%         | 0.0% | 2.8%        | 0.0% | <b>7.7%</b>  | 0.4%         | 0.1%         | 0.5%         | 0.6%         | <b>8.5%</b>  | <b>29.0%</b> | 0.1%         | 100.0% |  |
| 116                                                     | Woodcreek Oaks Blvd         | Junction               | Pleasant Grove       | \$ 1,729,366      | 0.6%                             | 3.5%         | 2.2%         | <b>23.8%</b> | 0.1%         | <b>37.8%</b> | 4.6%         | 0.0% | 3.9%        | 0.4% | <b>16.4%</b> | 0.0%         | 0.0%         | 0.0%         | 1.0%         | 1.1%         | 4.4%         | 0.2%         | 100.0% |  |
| 88                                                      | Secret Ravine Parkway       | Roseville Parkway      | Sierra College       | \$ 2,022,527      | 0.0%                             | 1.3%         | <b>9.3%</b>  | <b>12.9%</b> | <b>15.8%</b> | 4.1%         | 0.2%         | 0.0% | 0.1%        | 0.0% | 0.4%         | 0.8%         | <b>21.5%</b> | <b>32.1%</b> | 0.4%         | 0.3%         | 0.7%         | 0.1%         | 100.0% |  |
| 78                                                      | Roseville Parkway           | Taylor                 | Sunrise              | \$ 1,919,707      | 0.1%                             | 1.8%         | 3.6%         | <b>21.4%</b> | <b>27.7%</b> | <b>9.8%</b>  | 0.5%         | 0.0% | 0.2%        | 0.4% | 0.8%         | 3.7%         | 3.4%         | <b>16.6%</b> | 3.8%         | 1.9%         | 2.7%         | 1.5%         | 100.0% |  |
| 45                                                      | Industrial Ave              | Blue Oaks              | City Limit           | \$ 1,915,903      | 0.4%                             | 2.0%         | <b>5.3%</b>  | <b>9.1%</b>  | 1.3%         | <b>64.2%</b> | 1.6%         | 0.1% | 0.4%        | 0.2% | 3.1%         | 0.3%         | 0.2%         | 0.4%         | 3.0%         | 2.7%         | 4.6%         | 1.1%         | 100.0% |  |
| 93                                                      | Sierra College Boulevard    | Eureka                 | Roseville Parkway    | \$ 681,262        | 0.0%                             | 1.0%         | <b>10.7%</b> | <b>10.9%</b> | <b>19.6%</b> | <b>5.3%</b>  | 0.3%         | 0.0% | 0.0%        | 0.1% | 0.2%         | <b>39.6%</b> | <b>6.4%</b>  | 4.0%         | 1.2%         | 0.2%         | 0.1%         | 0.5%         | 100.0% |  |
| 22                                                      | Conference Center Drive     | Gibson Drive           | Roundabout           | \$ 1,848,044      | 0.0%                             | 0.7%         | 2.1%         | <b>86.2%</b> | 1.8%         | 2.4%         | 0.2%         | 0.0% | 0.1%        | 0.2% | 0.5%         | 0.3%         | 0.2%         | 0.5%         | 1.2%         | 0.9%         | 2.0%         | 0.5%         | 100.0% |  |
| 32                                                      | Fairway Drive               | Pleasant Grove         | Blue Oaks            | \$ 1,729,750      | 0.2%                             | <b>43.6%</b> | 2.4%         | <b>20.9%</b> | 2.5%         | <b>11.3%</b> | 1.9%         | 0.1% | 0.1%        | 0.9% | 0.6%         | 0.4%         | 0.2%         | 0.8%         | <b>7.5%</b>  | 2.6%         | 1.4%         | 2.6%         | 100.0% |  |
| 15                                                      | Blue Oaks Blvd              | Crocker Ranch          | Woodcreek Oaks       | \$ 1,630,271      | 0.8%                             | 2.6%         | 1.6%         | <b>6.5%</b>  | 1.9%         | <b>20.3%</b> | 3.7%         | 0.4% | 0.0%        | 3.5% | 0.3%         | 0.3%         | 0.0%         | 0.2%         | <b>29.9%</b> | <b>9.7%</b>  | <b>7.8%</b>  | <b>10.4%</b> | 100.0% |  |
| 110                                                     | Washington Boulevard        | Pleasant Grove         | Blue Oaks            | \$ 1,400,000      | 0.2%                             | 1.5%         | <b>32.1%</b> | <b>17.6%</b> | 0.1%         | <b>32.2%</b> | 0.6%         | 0.0% | 0.6%        | 0.3% | <b>7.4%</b>  | 0.0%         | 0.0%         | 0.1%         | 2.0%         | 0.9%         | 4.0%         | 0.3%         | 100.0% |  |
| 42                                                      | Galleria Boulevard          | Roseville Parkway      | Highway 65           | \$ 1,338,874      | 0.0%                             | <b>6.5%</b>  | <b>14.2%</b> | <b>48.5%</b> | <b>16.5%</b> | 1.3%         | 0.3%         | 0.0% | 0.0%        | 0.2% | 0.0%         | 2.1%         | 1.7%         | <b>6.3%</b>  | 1.5%         | 0.3%         | 0.0%         | 0.6%         | 100.0% |  |





| Table 11 (continued)                                    |                          |                    |                   |                   |                                  |       |       |       |       |       |      |      |       |      |       |       |       |       |       |       |       |       |        |  |
|---------------------------------------------------------|--------------------------|--------------------|-------------------|-------------------|----------------------------------|-------|-------|-------|-------|-------|------|------|-------|------|-------|-------|-------|-------|-------|-------|-------|-------|--------|--|
| Percentage of Roadway Costs Allocated to Each Plan Area |                          |                    |                   |                   |                                  |       |       |       |       |       |      |      |       |      |       |       |       |       |       |       |       |       |        |  |
| ID                                                      | Roadway                  | From               | To                | Total<br>CIP Cost | Percentage of Cost Allocated to: |       |       |       |       |       |      |      |       |      |       |       |       |       |       |       |       |       |        |  |
|                                                         |                          |                    |                   |                   | DW                               | HR    | IN    | NC    | NE    | NI    | NR1  | NR2N | NR2S  | NR3  | NW    | SE    | SRE   | SRW   | FR    | WP    | SV    | CV    | Total  |  |
| 61                                                      | Pleasant Grove Blvd      | Washington         | Roseville Parkway | \$ 1,304,070      | 0.6%                             | 4.8%  | 6.0%  | 30.0% | 3.1%  | 11.6% | 0.1% | 0.0% | 2.0%  | 0.0% | 9.1%  | 0.5%  | 0.1%  | 0.8%  | 0.3%  | 7.0%  | 23.9% | 0.0%  | 100.0% |  |
| 58                                                      | Pleasant Grove Blvd      | Woodcreek Oaks     | Country Club      | \$ 1,219,104      | 1.1%                             | 2.3%  | 1.8%  | 20.7% | 2.6%  | 20.0% | 0.5% | 0.0% | 3.0%  | 0.0% | 7.1%  | 0.4%  | 0.1%  | 0.5%  | 0.8%  | 8.9%  | 30.0% | 0.2%  | 100.0% |  |
| 28                                                      | Eureka Road              | Douglas            | Roseville Parkway | \$ 1,091,715      | 0.0%                             | 2.5%  | 24.8% | 4.2%  | 40.7% | 4.0%  | 0.6% | 0.0% | 0.1%  | 0.1% | 0.7%  | 17.6% | 0.0%  | 0.3%  | 1.2%  | 0.4%  | 2.2%  | 0.4%  | 100.0% |  |
| 31                                                      | Fairway Drive            | Stanford Ranch     | Pleasant Grove    | \$ 969,676        | 0.3%                             | 40.4% | 2.5%  | 23.5% | 1.2%  | 10.3% | 1.5% | 0.1% | 0.5%  | 0.7% | 2.6%  | 0.2%  | 0.1%  | 0.3%  | 5.6%  | 2.8%  | 5.6%  | 1.9%  | 100.0% |  |
| 55                                                      | Pleasant Grove Blvd      | West Of Ph 2       | Fiddymment        | \$ 864,263        | 2.6%                             | 0.5%  | 7.3%  | 7.6%  | 4.1%  | 5.5%  | 0.3% | 0.0% | 4.6%  | 0.0% | 4.5%  | 0.8%  | 0.1%  | 0.4%  | 1.6%  | 28.8% | 28.0% | 3.2%  | 100.0% |  |
| 100                                                     | Sunrise Boulevard        | Eureka             | Lead Hill         | \$ 773,814        | 0.0%                             | 0.1%  | 30.8% | 3.9%  | 50.2% | 0.9%  | 0.0% | 0.0% | 0.1%  | 0.0% | 0.3%  | 0.2%  | 0.9%  | 10.1% | 0.3%  | 0.5%  | 1.4%  | 0.1%  | 100.0% |  |
| 62                                                      | Pleasant Grove Blvd      | Roseville Parkway  | HWY 65            | \$ 727,847        | 0.3%                             | 8.3%  | 6.1%  | 50.6% | 1.9%  | 11.4% | 0.0% | 0.0% | 1.0%  | 0.0% | 5.0%  | 0.3%  | 0.1%  | 0.4%  | 0.2%  | 2.1%  | 12.4% | 0.1%  | 100.0% |  |
| 75                                                      | Roseville Parkway        | Washington         | Pleasant Grove    | \$ 555,808        | 0.1%                             | 0.4%  | 3.6%  | 32.9% | 7.2%  | 31.6% | 1.8% | 0.1% | 0.0%  | 1.4% | 0.0%  | 1.3%  | 0.6%  | 1.5%  | 11.3% | 1.6%  | 0.0%  | 4.6%  | 100.0% |  |
| 84                                                      | Roseville Parkway        | Eureka             | Sierra College    | \$ 692,334        | 0.0%                             | 2.2%  | 16.5% | 15.9% | 31.5% | 9.3%  | 0.7% | 0.0% | 0.1%  | 0.4% | 0.4%  | 11.7% | 0.1%  | 4.5%  | 4.2%  | 0.6%  | 0.5%  | 1.6%  | 100.0% |  |
| 89                                                      | Sierra College Boulevard | Rocklin            | Secret Ravine     | \$ 686,369        | 0.0%                             | 0.3%  | 15.2% | 6.1%  | 27.3% | 1.3%  | 0.1% | 0.0% | 0.0%  | 0.0% | 0.2%  | 24.0% | 11.8% | 11.6% | 0.5%  | 0.3%  | 0.9%  | 0.2%  | 100.0% |  |
| 29                                                      | Eureka Road              | Roseville Parkway  | Sierra College    | \$ 648,025        | 0.1%                             | 1.9%  | 21.5% | 10.4% | 28.1% | 6.0%  | 0.4% | 0.0% | 0.1%  | 0.1% | 0.8%  | 25.2% | 0.0%  | 1.2%  | 0.7%  | 0.5%  | 2.5%  | 0.3%  | 100.0% |  |
| 25                                                      | Eureka Road              | Sunrise            | Rocky Ridge       | \$ 646,686        | 0.0%                             | 1.7%  | 7.3%  | 4.3%  | 62.8% | 3.0%  | 0.5% | 0.0% | 0.1%  | 0.3% | 0.8%  | 10.4% | 0.6%  | 1.2%  | 2.2%  | 1.0%  | 2.8%  | 0.9%  | 100.0% |  |
| 53                                                      | Olympus Drive            | Roseville Parkway  | Sierra College    | \$ 615,511        | 0.0%                             | 0.8%  | 7.4%  | 7.3%  | 36.0% | 3.6%  | 0.1% | 0.0% | 0.0%  | 0.0% | 0.3%  | 5.7%  | 35.4% | 2.3%  | 0.2%  | 0.2%  | 0.5%  | 0.1%  | 100.0% |  |
| 26                                                      | Eureka Road              | Rocky Ridge        | Lead Hill         | \$ 608,645        | 0.1%                             | 2.7%  | 8.4%  | 5.6%  | 48.2% | 4.6%  | 0.6% | 0.0% | 0.2%  | 0.3% | 1.3%  | 17.5% | 1.0%  | 0.4%  | 2.6%  | 1.4%  | 4.1%  | 1.0%  | 100.0% |  |
| 47                                                      | Junction Blvd            | Country Club       | Woodcreek Oaks    | \$ 579,305        | 0.9%                             | 0.1%  | 19.1% | 2.9%  | 10.8% | 2.5%  | 1.8% | 0.0% | 3.2%  | 0.2% | 8.3%  | 2.0%  | 0.2%  | 0.9%  | 5.8%  | 15.1% | 22.7% | 3.5%  | 100.0% |  |
| 48                                                      | Junction Blvd            | Woodcreek Oaks     | Baseline          | \$ 545,367        | 0.8%                             | 1.0%  | 15.8% | 7.3%  | 8.2%  | 8.5%  | 0.4% | 0.0% | 5.8%  | 0.0% | 6.5%  | 1.6%  | 0.0%  | 0.4%  | 5.7%  | 14.9% | 19.7% | 3.4%  | 100.0% |  |
| 82                                                      | Roseville Parkway        | Lead Hill          | Douglas           | \$ 534,862        | 0.1%                             | 1.8%  | 3.6%  | 25.5% | 20.3% | 14.4% | 0.7% | 0.0% | 0.3%  | 0.5% | 0.6%  | 10.1% | 2.0%  | 6.9%  | 5.5%  | 2.5%  | 3.0%  | 2.2%  | 100.0% |  |
| 27                                                      | Eureka Road              | Lead Hill          | Douglas           | \$ 532,565        | 0.1%                             | 2.4%  | 14.6% | 4.1%  | 41.1% | 4.0%  | 0.6% | 0.0% | 0.1%  | 0.2% | 1.0%  | 23.7% | 1.4%  | 1.0%  | 1.8%  | 0.8%  | 2.6%  | 0.6%  | 100.0% |  |
| 13                                                      | Blue Oaks Blvd           | Kaseberg Bridge    | Fiddymment        | \$ 499,800        | 0.6%                             | 2.0%  | 0.7%  | 4.8%  | 1.3%  | 16.7% | 3.6% | 0.1% | 0.1%  | 0.6% | 0.3%  | 0.2%  | 0.0%  | 0.1%  | 25.9% | 13.4% | 9.8%  | 19.6% | 100.0% |  |
| 52                                                      | Oakridge Drive Bridge    | Cirby              | Coloma Way        | \$ 483,371        | 0.0%                             | 1.4%  | 65.4% | 16.3% | 11.0% | 2.5%  | 0.0% | 0.0% | 0.0%  | 0.0% | 0.1%  | 1.6%  | 0.0%  | 1.2%  | 0.0%  | 0.0%  | 0.5%  | 0.0%  | 100.0% |  |
| 83                                                      | Roseville Parkway        | Douglas            | Eureka            | \$ 467,325        | 0.0%                             | 1.6%  | 5.0%  | 21.1% | 22.0% | 10.6% | 0.5% | 0.0% | 0.1%  | 0.3% | 0.5%  | 25.2% | 0.2%  | 5.9%  | 3.8%  | 0.8%  | 0.9%  | 1.5%  | 100.0% |  |
| 73                                                      | Rocky Ridge              | Eureka             | Roseville Parkway | \$ 454,943        | 0.0%                             | 0.1%  | 7.0%  | 0.5%  | 82.2% | 0.3%  | 0.0% | 0.0% | 0.0%  | 0.0% | 0.3%  | 3.2%  | 2.4%  | 3.4%  | 0.2%  | 0.0%  | 0.3%  | 0.1%  | 100.0% |  |
| 36                                                      | Fiddymment Road          | Del Webb           | Blue Oaks         | \$ 425,497        | 2.1%                             | 0.8%  | 1.1%  | 0.5%  | 0.0%  | 6.9%  | 3.5% | 0.2% | 3.1%  | 1.9% | 0.6%  | 0.0%  | 0.0%  | 0.0%  | 33.5% | 17.2% | 28.3% | 0.4%  | 100.0% |  |
| 115                                                     | Woodcreek Oaks Blvd      | Baseline           | Junction          | \$ 401,420        | 0.1%                             | 3.4%  | 3.1%  | 25.8% | 4.4%  | 34.3% | 1.2% | 0.0% | 0.4%  | 0.0% | 12.9% | 0.6%  | 0.2%  | 0.9%  | 0.2%  | 0.3%  | 12.2% | 0.0%  | 100.0% |  |
| 23                                                      | Douglas Boulevard        | Sunrise            | Rocky Ridge       | \$ 397,230        | 0.0%                             | 0.2%  | 44.3% | 0.4%  | 29.6% | 0.4%  | 0.0% | 0.0% | 0.1%  | 0.0% | 0.6%  | 16.6% | 3.0%  | 0.1%  | 0.3%  | 0.6%  | 3.6%  | 0.1%  | 100.0% |  |
| 5                                                       | Baseline Road            | Woodcreek Oaks     | Junction          | \$ 393,349        | 0.4%                             | 0.9%  | 18.1% | 6.9%  | 4.6%  | 9.0%  | 0.2% | 0.0% | 1.6%  | 0.0% | 4.7%  | 0.9%  | 0.1%  | 0.4%  | 3.8%  | 5.7%  | 41.0% | 1.8%  | 100.0% |  |
| 3                                                       | Baseline Road            | Foothills          | Country Club      | \$ 344,819        | 0.5%                             | 0.2%  | 28.2% | 0.9%  | 5.0%  | 1.1%  | 0.0% | 0.0% | 1.5%  | 0.0% | 3.4%  | 1.1%  | 0.0%  | 0.2%  | 4.9%  | 8.5%  | 41.8% | 2.7%  | 100.0% |  |
| 64                                                      | Pleasant Grove Blvd      | Fairway            | Rocklin           | \$ 325,321        | 0.3%                             | 25.7% | 7.0%  | 38.5% | 3.0%  | 9.3%  | 0.6% | 0.0% | 0.6%  | 0.2% | 3.9%  | 0.5%  | 0.1%  | 0.3%  | 1.4%  | 1.3%  | 6.9%  | 0.5%  | 100.0% |  |
| 49                                                      | Lead Hill                | Rocky Ridge        | Eureka            | \$ 312,216        | 0.0%                             | 0.1%  | 29.0% | 2.7%  | 44.6% | 0.9%  | 0.0% | 0.0% | 0.0%  | 0.0% | 0.1%  | 6.9%  | 5.0%  | 9.1%  | 0.2%  | 0.2%  | 0.7%  | 0.1%  | 100.0% |  |
| 46                                                      | Junction Blvd            | Foothills          | Country Club      | \$ 267,614        | 0.5%                             | 0.9%  | 19.8% | 7.7%  | 12.7% | 4.8%  | 0.0% | 0.0% | 2.4%  | 0.0% | 8.7%  | 2.2%  | 0.2%  | 1.3%  | 3.1%  | 11.3% | 22.3% | 2.2%  | 100.0% |  |
| 50                                                      | Lead Hill                | Eureka             | Roseville Parkway | \$ 267,614        | 0.0%                             | 0.2%  | 13.8% | 0.7%  | 45.8% | 0.6%  | 0.0% | 0.0% | 0.0%  | 0.0% | 0.3%  | 4.2%  | 12.5% | 19.3% | 0.3%  | 0.2%  | 1.9%  | 0.1%  | 100.0% |  |
| 10                                                      | Blue Oaks Blvd           | Westbrook Blvd     | Westpark Dr       | \$ 265,341        | 0.5%                             | 1.7%  | 0.2%  | 3.1%  | 0.6%  | 14.5% | 2.9% | 0.1% | 0.1%  | 0.5% | 0.1%  | 0.1%  | 0.0%  | 0.1%  | 17.9% | 18.0% | 14.5% | 25.1% | 100.0% |  |
| 71                                                      | Rocky Ridge              | Douglas            | Lead Hill         | \$ 256,292        | 0.0%                             | 1.1%  | 13.2% | 9.1%  | 55.2% | 3.5%  | 0.3% | 0.0% | 0.1%  | 0.1% | 0.3%  | 10.9% | 0.4%  | 3.5%  | 1.2%  | 0.2%  | 0.3%  | 0.4%  | 100.0% |  |
| 98                                                      | Stanford Ranch Road      | Fairway            | Rocklin           | \$ 247,815        | 0.0%                             | 6.0%  | 23.6% | 35.7% | 22.4% | 0.0%  | 0.0% | 0.0% | 0.0%  | 0.0% | 0.0%  | 4.4%  | 1.4%  | 6.4%  | 0.0%  | 0.0%  | 0.0%  | 0.0%  | 100.0% |  |
| 79                                                      | Roseville Parkway        | Sunrise            | Miner's Ravine    | \$ 241,476        | 0.1%                             | 1.9%  | 5.0%  | 23.9% | 12.9% | 12.2% | 0.6% | 0.0% | 0.2%  | 0.4% | 0.6%  | 6.0%  | 6.2%  | 19.2% | 4.4%  | 2.1%  | 2.6%  | 1.7%  | 100.0% |  |
| 72                                                      | Rocky Ridge              | Lead Hill          | Eureka            | \$ 240,853        | 0.0%                             | 1.0%  | 5.6%  | 4.0%  | 73.2% | 1.7%  | 0.4% | 0.0% | 0.0%  | 0.3% | 0.1%  | 6.4%  | 0.1%  | 2.3%  | 2.3%  | 0.6%  | 0.9%  | 1.0%  | 100.0% |  |
| 81                                                      | Roseville Parkway        | Rocky Ridge        | Lead Hill         | \$ 237,716        | 0.1%                             | 1.7%  | 3.9%  | 24.4% | 21.0% | 13.7% | 0.7% | 0.0% | 0.3%  | 0.5% | 0.6%  | 9.8%  | 1.0%  | 9.5%  | 5.3%  | 2.4%  | 2.8%  | 2.1%  | 100.0% |  |
| 35                                                      | Fiddymment Road          | Pleasant Grove     | Del Webb          | \$ 237,500        | 8.2%                             | 0.5%  | 2.1%  | 0.0%  | 0.0%  | 5.3%  | 3.4% | 0.2% | 5.0%  | 2.2% | 0.3%  | 0.0%  | 0.0%  | 0.0%  | 37.5% | 1.5%  | 33.5% | 0.3%  | 100.0% |  |
| 91                                                      | Sierra College Boulevard | Olympus            | Douglas           | \$ 212,719        | 0.0%                             | 0.0%  | 20.0% | 0.4%  | 7.0%  | 0.2%  | 0.0% | 0.0% | 0.0%  | 0.0% | 0.0%  | 37.8% | 27.5% | 6.5%  | 0.1%  | 0.1%  | 0.2%  | 0.1%  | 100.0% |  |
| 54                                                      | Pleasant Grove Blvd      | W of Santucci Blvd | West Of Ph 2      | \$ 207,033        | 2.6%                             | 0.2%  | 8.2%  | 6.7%  | 4.1%  | 4.1%  | 0.2% | 0.0% | 3.7%  | 0.0% | 4.2%  | 0.8%  | 0.1%  | 0.4%  | 1.2%  | 29.3% | 27.4% | 6.7%  | 100.0% |  |
| 6                                                       | Baseline Road            | Junction           | Fiddymment        | \$ 177,407        | 0.5%                             | 1.0%  | 15.4% | 7.7%  | 5.0%  | 9.4%  | 0.3% | 0.0% | 3.0%  | 0.0% | 5.0%  | 1.0%  | 0.1%  | 0.4%  | 3.3%  | 4.9%  | 41.7% | 1.5%  | 100.0% |  |
| 56                                                      | Pleasant Grove Blvd      | Fiddymment         | Sun City          | \$ 151,422        | 1.9%                             | 1.3%  | 0.9%  | 13.6% | 2.3%  | 12.4% | 0.5% | 0.0% | 12.3% | 0.0% | 5.3%  | 0.4%  | 0.1%  | 0.4%  | 0.8%  | 10.9% | 36.5% | 0.3%  | 100.0% |  |
| 4                                                       | Baseline Road            | Country Club       | Woodcreek Oaks    | \$ 146,867        | 0.4%                             | 0.6%  | 22.8% | 3.5%  | 4.4%  | 4.9%  | 1.0% | 0.0% | 1.3%  | 0.1% | 6.6%  | 0.9%  | 0.0%  | 0.2%  | 3.3%  | 5.7%  | 42.6% | 1.7%  | 100.0% |  |
| 97                                                      | Stanford Ranch Road      | HWY 65             | Fairway           | \$ 105,333        | 0.0%                             | 15.7% | 18.8% | 38.4% | 17.1% | 0.1%  | 0.0% | 0.0% | 0.0%  | 0.0% | 0.0%  | 3.3%  | 1.3%  | 5.1%  | 0.1%  | 0.0%  | 0.0%  | 0.0%  | 100.0% |  |
| 38                                                      | Foothills Boulevard      | Cirby              | Main              | \$ 84,049         | 0.5%                             | 0.3%  | 31.0% | 1.5%  | 0.6%  | 25.4% | 1.4% | 0.0% | 0.9%  | 0.3% | 6.7%  | 0.4%  | 0.0%  | 0.0%  | 4.0%  | 5.6%  | 19.8% | 1.7%  | 100.0% |  |



| Table 12<br>Percentage of Intersection Costs Allocated to Each Plan Area |                   |                                |                   |                                  |              |              |              |              |              |             |      |      |      |              |              |      |              |              |              |              |              |        |
|--------------------------------------------------------------------------|-------------------|--------------------------------|-------------------|----------------------------------|--------------|--------------|--------------|--------------|--------------|-------------|------|------|------|--------------|--------------|------|--------------|--------------|--------------|--------------|--------------|--------|
| ID                                                                       | Roadway 1         | Roadway 2                      | Total<br>CIP Cost | Percentage of Cost Allocated to: |              |              |              |              |              |             |      |      |      |              |              |      |              |              |              |              |              |        |
|                                                                          |                   |                                |                   | DW                               | HR           | IN           | NC           | NE           | NI           | NR1         | NR2N | NR2S | NR3  | NW           | SE           | SRE  | SRW          | FR           | WP           | SV           | CV           | Total  |
| 302                                                                      | Sunrise           | Douglas                        | \$ 22,240,641     | 0.0%                             | 0.3%         | <b>51.2%</b> | <b>8.3%</b>  | <b>21.7%</b> | 1.0%         | 0.0%        | 0.0% | 0.1% | 0.0% | 0.5%         | <b>9.7%</b>  | 1.8% | 1.3%         | 0.4%         | 0.6%         | 2.8%         | 0.1%         | 100.0% |
| 328                                                                      | Washington        | Oak                            | \$ 4,200,000      | 0.2%                             | 0.2%         | <b>52.4%</b> | 4.5%         | <b>9.2%</b>  | <b>11.9%</b> | 0.3%        | 0.0% | 0.5% | 0.2% | 3.7%         | 1.9%         | 0.2% | 0.7%         | 1.4%         | 2.5%         | <b>9.8%</b>  | 0.5%         | 100.0% |
| 236                                                                      | Riverside         | Cirby                          | \$ 2,303,829      | 0.3%                             | 0.1%         | <b>51.0%</b> | 2.3%         | 0.7%         | <b>18.4%</b> | 0.8%        | 0.0% | 0.6% | 0.2% | 4.1%         | 0.9%         | 0.0% | 0.1%         | 2.5%         | 3.7%         | <b>13.1%</b> | 1.1%         | 100.0% |
| 124                                                                      | Baseline          | Market                         | \$ 1,588,573      | 0.4%                             | 0.5%         | <b>7.5%</b>  | 4.3%         | 3.2%         | <b>5.5%</b>  | 0.5%        | 0.0% | 1.8% | 0.4% | 2.5%         | 0.6%         | 0.0% | 0.3%         | 2.9%         | 2.6%         | <b>65.0%</b> | 1.9%         | 100.0% |
| 128                                                                      | Baseline          | Regional Park (W/O Watt)       | \$ 1,488,958      | 0.6%                             | 0.6%         | 2.7%         | 3.7%         | 1.4%         | <b>6.3%</b>  | 0.7%        | 0.0% | 1.0% | 0.4% | 1.4%         | 0.2%         | 0.0% | 0.1%         | <b>8.4%</b>  | <b>9.5%</b>  | <b>58.0%</b> | 4.8%         | 100.0% |
| 172                                                                      | Foothills         | Blue Oaks                      | \$ 1,450,213      | 0.4%                             | 3.4%         | 3.7%         | <b>9.5%</b>  | 2.1%         | <b>42.9%</b> | 4.3%        | 0.2% | 0.2% | 1.7% | 1.9%         | 0.4%         | 0.1% | 0.3%         | <b>14.6%</b> | <b>5.1%</b>  | 4.2%         | <b>5.1%</b>  | 100.0% |
| 261                                                                      | Roseville Parkway | Pleasant Grove                 | \$ 1,300,000      | 0.3%                             | 3.6%         | 4.9%         | <b>43.1%</b> | <b>5.2%</b>  | <b>16.7%</b> | 0.8%        | 0.0% | 0.7% | 0.5% | 3.6%         | 0.9%         | 0.4% | 1.2%         | 4.6%         | 3.0%         | <b>8.8%</b>  | 1.8%         | 100.0% |
| 143                                                                      | Blue Oaks         | Westbrook Blvd                 | \$ 1,156,242      | 0.4%                             | 1.0%         | 0.7%         | 1.8%         | 0.4%         | <b>8.7%</b>  | 1.8%        | 0.1% | 0.3% | 0.3% | 0.3%         | 0.1%         | 0.0% | 0.0%         | <b>15.3%</b> | <b>20.7%</b> | <b>18.5%</b> | <b>29.7%</b> | 100.0% |
| 145                                                                      | Blue Oaks         | Woodcreek Oaks                 | \$ 1,144,389      | 0.7%                             | 2.8%         | 2.2%         | <b>7.6%</b>  | 2.2%         | <b>25.1%</b> | <b>7.5%</b> | 0.3% | 0.3% | 2.8% | 2.0%         | 0.4%         | 0.0% | 0.3%         | <b>23.6%</b> | <b>7.7%</b>  | <b>6.2%</b>  | <b>8.2%</b>  | 100.0% |
| 174                                                                      | Foothills         | Junction                       | \$ 1,143,397      | 0.5%                             | 1.2%         | <b>23.1%</b> | <b>7.2%</b>  | 4.8%         | <b>31.0%</b> | 1.5%        | 0.0% | 0.9% | 0.4% | <b>13.0%</b> | 0.8%         | 0.1% | 0.5%         | 2.1%         | 4.0%         | <b>7.9%</b>  | 0.8%         | 100.0% |
| 179                                                                      | Foothills         | Roseville Parkway/HP Way       | \$ 1,050,072      | 0.1%                             | 0.4%         | <b>8.8%</b>  | <b>7.6%</b>  | 2.4%         | <b>57.7%</b> | 1.9%        | 0.1% | 0.3% | 1.2% | <b>5.2%</b>  | 0.4%         | 0.1% | 0.4%         | <b>7.4%</b>  | 1.3%         | 2.3%         | 2.4%         | 100.0% |
| 300                                                                      | Sunrise           | Cirby                          | \$ 770,781        | 0.2%                             | 1.3%         | <b>45.0%</b> | <b>9.0%</b>  | <b>9.0%</b>  | <b>7.4%</b>  | 0.5%        | 0.0% | 0.5% | 0.2% | 1.7%         | 3.7%         | 0.3% | 1.3%         | 2.6%         | 3.4%         | <b>13.0%</b> | 1.0%         | 100.0% |
| 125                                                                      | Baseline          | Upland                         | \$ 967,995        | 0.5%                             | 0.7%         | <b>10.9%</b> | <b>5.5%</b>  | 4.3%         | <b>7.0%</b>  | 0.7%        | 0.0% | 2.8% | 0.5% | 3.9%         | 0.8%         | 0.1% | 0.3%         | 3.6%         | 0.0%         | <b>58.3%</b> | 0.0%         | 100.0% |
| 129                                                                      | Baseline          | West Shopping Ctr (EO) Watt)   | \$ 967,995        | 0.7%                             | 0.7%         | 4.1%         | 4.3%         | 1.9%         | <b>6.8%</b>  | 0.7%        | 0.0% | 1.4% | 0.3% | 1.9%         | 0.4%         | 0.0% | 0.2%         | <b>7.5%</b>  | <b>7.9%</b>  | <b>58.0%</b> | 3.1%         | 100.0% |
| 130                                                                      | Baseline          | Central Shopping Ctr (W/O Mkt) | \$ 967,995        | 0.5%                             | 0.7%         | <b>8.0%</b>  | <b>5.3%</b>  | 3.7%         | <b>6.7%</b>  | 0.6%        | 0.0% | 2.1% | 0.4% | 2.8%         | 0.7%         | 0.0% | 0.3%         | 3.5%         | 3.1%         | <b>59.0%</b> | 2.4%         | 100.0% |
| 131                                                                      | Baseline          | East Shopping Ctr (E/O Mkt)    | \$ 967,995        | 0.5%                             | 0.6%         | <b>8.8%</b>  | 4.7%         | 3.6%         | <b>6.0%</b>  | 0.6%        | 0.0% | 2.4% | 0.4% | 3.2%         | 0.7%         | 0.1% | 0.3%         | 3.1%         | 0.6%         | <b>64.2%</b> | 0.5%         | 100.0% |
| 141                                                                      | Blue Oaks         | New Meadow                     | \$ 962,173        | 0.6%                             | 3.6%         | 2.0%         | <b>8.6%</b>  | 2.2%         | <b>31.7%</b> | <b>6.0%</b> | 0.3% | 0.2% | 2.4% | 1.0%         | 0.4%         | 0.0% | 0.3%         | <b>20.5%</b> | <b>7.1%</b>  | <b>6.0%</b>  | <b>7.2%</b>  | 100.0% |
| 200                                                                      | I-80 EB On        | Eureka/Taylor                  | \$ 920,667        | 0.1%                             | 0.1%         | <b>37.6%</b> | <b>13.1%</b> | <b>27.5%</b> | 0.4%         | 0.0%        | 0.0% | 0.4% | 0.0% | 3.2%         | 2.5%         | 0.8% | 4.8%         | 0.1%         | 1.4%         | <b>8.0%</b>  | 0.0%         | 100.0% |
| 238                                                                      | Riverside         | Douglas                        | \$ 905,964        | 0.0%                             | 0.5%         | <b>66.3%</b> | <b>13.1%</b> | <b>5.9%</b>  | <b>9.6%</b>  | 0.1%        | 0.0% | 0.1% | 0.1% | 0.9%         | 1.1%         | 0.2% | 0.7%         | 0.3%         | 0.2%         | 0.6%         | 0.1%         | 100.0% |
| 230                                                                      | Pleasant Grove    | Westbrook Blvd                 | \$ 873,926        | 1.1%                             | 0.3%         | 3.4%         | 2.8%         | 1.6%         | 4.7%         | 0.7%        | 0.0% | 1.5% | 0.1% | 1.8%         | 0.3%         | 0.0% | 0.2%         | <b>9.1%</b>  | <b>26.8%</b> | <b>32.3%</b> | <b>13.2%</b> | 100.0% |
| 175                                                                      | Foothills         | Baseline/Main                  | \$ 858,987        | 0.4%                             | 0.8%         | <b>26.8%</b> | 3.9%         | 2.6%         | <b>24.8%</b> | 1.2%        | 0.0% | 0.9% | 0.3% | <b>7.8%</b>  | 0.6%         | 0.0% | 0.1%         | 3.7%         | 4.9%         | <b>19.7%</b> | 1.5%         | 100.0% |
| 267                                                                      | Roseville Parkway | West Mall                      | \$ 820,902        | 0.2%                             | 0.5%         | 4.9%         | <b>49.9%</b> | <b>9.5%</b>  | <b>13.1%</b> | 0.8%        | 0.0% | 0.4% | 0.6% | 1.6%         | 1.6%         | 0.7% | 2.2%         | <b>5.0%</b>  | 2.7%         | 4.3%         | 2.0%         | 100.0% |
| 188                                                                      | Galleria          | Roseville Parkway              | \$ 769,579        | 0.1%                             | 2.0%         | <b>11.8%</b> | <b>40.2%</b> | <b>17.2%</b> | <b>8.7%</b>  | 0.5%        | 0.0% | 0.2% | 0.4% | 0.6%         | 2.7%         | 1.6% | <b>5.2%</b>  | 3.3%         | 1.7%         | 2.7%         | 1.3%         | 100.0% |
| 310                                                                      | Sunrise           | Sun Tree/Kensington            | \$ 716,009        | 0.3%                             | 1.8%         | <b>35.2%</b> | <b>12.1%</b> | <b>10.7%</b> | <b>9.8%</b>  | 0.7%        | 0.0% | 0.6% | 0.3% | 2.4%         | 1.3%         | 0.1% | 1.4%         | 3.4%         | 4.1%         | <b>14.6%</b> | 1.2%         | 100.0% |
| 245                                                                      | Rocky Ridge       | Douglas                        | \$ 686,014        | 0.0%                             | 0.5%         | <b>27.8%</b> | 4.0%         | <b>37.5%</b> | 1.6%         | 0.1%        | 0.0% | 0.1% | 0.1% | 0.4%         | <b>20.0%</b> | 3.1% | 1.6%         | 0.5%         | 0.3%         | 2.1%         | 0.2%         | 100.0% |
| 272                                                                      | Santucci Blvd     | Vista Grande Blvd              | \$ 667,695        | 0.1%                             | 0.0%         | 0.7%         | 0.2%         | 0.0%         | 0.3%         | 0.0%        | 0.0% | 0.1% | 0.0% | 0.1%         | 0.0%         | 0.0% | 0.0%         | 0.1%         | <b>5.4%</b>  | <b>88.7%</b> | 4.4%         | 100.0% |
| 336                                                                      | Westbrook Blvd    | Vista Grande Blvd              | \$ 667,695        | 0.8%                             | 0.5%         | 0.6%         | 2.4%         | 0.1%         | <b>5.1%</b>  | 0.6%        | 0.0% | 0.7% | 0.1% | 0.7%         | 0.0%         | 0.0% | 0.0%         | <b>10.3%</b> | <b>19.6%</b> | <b>48.7%</b> | <b>9.7%</b>  | 100.0% |
| 282                                                                      | Sierra College    | Roseville Parkway              | \$ 641,953        | 0.0%                             | 1.7%         | <b>11.8%</b> | <b>14.4%</b> | <b>26.8%</b> | <b>8.0%</b>  | 0.6%        | 0.0% | 0.0% | 0.3% | 0.3%         | <b>23.7%</b> | 3.1% | 4.2%         | 3.1%         | 0.5%         | 0.3%         | 1.2%         | 100.0% |
| 280                                                                      | Sierra College    | Eureka                         | \$ 628,967        | 0.0%                             | 1.3%         | <b>15.7%</b> | <b>10.5%</b> | <b>20.7%</b> | <b>5.6%</b>  | 0.3%        | 0.0% | 0.1% | 0.1% | 0.5%         | <b>33.6%</b> | 4.5% | 3.2%         | 1.3%         | 0.5%         | 1.5%         | 0.5%         | 100.0% |
| 250                                                                      | Rocky Ridge       | Professional                   | \$ 602,948        | 0.0%                             | 1.3%         | <b>24.5%</b> | <b>10.0%</b> | <b>37.0%</b> | 3.9%         | 0.3%        | 0.0% | 0.1% | 0.1% | 0.6%         | <b>15.3%</b> | 1.2% | 3.5%         | 1.1%         | 0.3%         | 0.6%         | 0.4%         | 100.0% |
| 176                                                                      | Foothills         | Vineyard                       | \$ 595,814        | 0.5%                             | 0.6%         | <b>28.0%</b> | 3.1%         | 1.8%         | <b>26.1%</b> | 1.3%        | 0.0% | 0.9% | 0.3% | <b>6.9%</b>  | 0.3%         | 0.0% | 0.2%         | 4.0%         | <b>5.4%</b>  | <b>18.9%</b> | 1.7%         | 100.0% |
| 258                                                                      | Roseville Parkway | Douglas                        | \$ 591,829        | 0.1%                             | 1.4%         | <b>13.5%</b> | <b>16.8%</b> | <b>21.7%</b> | <b>9.8%</b>  | 0.5%        | 0.0% | 0.2% | 0.3% | 0.7%         | <b>20.0%</b> | 0.3% | 4.3%         | 3.9%         | 1.7%         | 3.0%         | 1.5%         | 100.0% |
| 184                                                                      | Foothills         | Albertson's                    | \$ 562,984        | 0.1%                             | 0.6%         | <b>7.9%</b>  | 4.2%         | 1.3%         | <b>67.0%</b> | 1.9%        | 0.1% | 0.1% | 1.0% | 4.2%         | 0.2%         | 0.1% | 0.2%         | <b>6.2%</b>  | 1.4%         | 1.6%         | 2.0%         | 100.0% |
| 221                                                                      | Pleasant Grove    | Highland Park                  | \$ 554,115        | 0.3%                             | <b>22.2%</b> | <b>7.5%</b>  | <b>41.2%</b> | 3.2%         | <b>9.4%</b>  | 0.5%        | 0.0% | 0.7% | 0.1% | 4.1%         | 0.6%         | 0.0% | 0.3%         | 1.1%         | 1.3%         | <b>7.1%</b>  | 0.4%         | 100.0% |
| 173                                                                      | Foothills         | Pleasant Grove                 | \$ 543,244        | 0.5%                             | 2.3%         | <b>7.0%</b>  | <b>16.8%</b> | 1.7%         | <b>35.2%</b> | 0.6%        | 0.0% | 1.7% | 0.2% | <b>10.1%</b> | 0.3%         | 0.0% | 0.4%         | 0.8%         | <b>5.0%</b>  | <b>17.4%</b> | 0.0%         | 100.0% |
| 220                                                                      | Pleasant Grove    | Fairway                        | \$ 528,257        | 0.3%                             | <b>35.8%</b> | 4.7%         | <b>30.5%</b> | 2.4%         | <b>8.9%</b>  | 0.9%        | 0.1% | 0.5% | 0.4% | 3.0%         | 0.4%         | 0.1% | 0.5%         | 3.1%         | 1.8%         | <b>5.7%</b>  | 1.0%         | 100.0% |
| 303                                                                      | N. Sunrise        | Lead Hill                      | \$ 517,769        | 0.0%                             | 0.6%         | <b>31.9%</b> | <b>17.9%</b> | <b>32.9%</b> | 3.9%         | 0.2%        | 0.0% | 0.2% | 0.2% | 0.6%         | 2.0%         | 0.8% | 3.8%         | 1.4%         | 0.9%         | 2.3%         | 0.6%         | 100.0% |
| 321                                                                      | Washington        | Roseville Parkway              | \$ 513,397        | 0.1%                             | 1.2%         | <b>10.6%</b> | <b>32.4%</b> | 4.9%         | <b>30.0%</b> | 1.3%        | 0.1% | 0.2% | 1.0% | 2.6%         | 0.9%         | 0.4% | 1.0%         | <b>7.8%</b>  | 1.3%         | 1.1%         | 3.1%         | 100.0% |
| 228                                                                      | Pleasant Grove    | Santucci Blvd                  | \$ 513,021        | 2.6%                             | 0.2%         | <b>8.1%</b>  | <b>6.6%</b>  | 4.0%         | 4.1%         | 0.2%        | 0.0% | 3.7% | 0.0% | 4.2%         | 0.8%         | 0.1% | 0.4%         | 1.2%         | <b>29.0%</b> | <b>28.2%</b> | <b>6.7%</b>  | 100.0% |
| 279                                                                      | Sierra College    | Douglas                        | \$ 512,696        | 0.1%                             | 1.3%         | <b>17.3%</b> | <b>14.4%</b> | <b>21.7%</b> | <b>9.3%</b>  | 0.5%        | 0.0% | 0.2% | 0.3% | 0.7%         | <b>14.9%</b> | 4.5% | 4.4%         | 3.6%         | 2.0%         | 3.5%         | 1.4%         | 100.0% |
| 254                                                                      | Roseville Parkway | Creekside Ridge                | \$ 479,582        | 0.1%                             | 2.0%         | 2.0%         | <b>34.7%</b> | <b>22.8%</b> | <b>10.8%</b> | 0.6%        | 0.0% | 0.3% | 0.4% | 0.7%         | 3.7%         | 2.6% | <b>8.4%</b>  | 4.0%         | 2.2%         | 3.1%         | 1.6%         | 100.0% |
| 312                                                                      | Taylor            | Roseville Parkway              | \$ 474,434        | 0.1%                             | 1.6%         | 4.3%         | <b>23.9%</b> | <b>32.4%</b> | <b>8.4%</b>  | 0.5%        | 0.0% | 0.2% | 0.3% | 0.7%         | 3.4%         | 2.7% | <b>13.1%</b> | 3.1%         | 1.7%         | 2.4%         | 1.2%         | 100.0% |
| 324                                                                      | Washington        | Diamond Oaks                   | \$ 466,578        | 0.1%                             | 2.0%         | <b>40.2%</b> | <b>17.9%</b> | 0.8%         | <b>24.9%</b> | 0.7%        | 0.0% | 0.4% | 0.4% | <b>5.9%</b>  | 0.1%         | 0.0% | 0.0%         | 2.4%         | 1.3%         | 2.6%         | 0.3%         | 100.0% |





| Table 12 (continued)                                         |                   |                         |                   |                                  |              |              |              |              |              |              |      |             |      |              |              |             |             |              |              |              |              |        |
|--------------------------------------------------------------|-------------------|-------------------------|-------------------|----------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|------|-------------|------|--------------|--------------|-------------|-------------|--------------|--------------|--------------|--------------|--------|
| Percentage of Intersection Costs Allocated to Each Plan Area |                   |                         |                   |                                  |              |              |              |              |              |              |      |             |      |              |              |             |             |              |              |              |              |        |
| ID                                                           | Roadway 1         | Roadway 2               | Total<br>CIP Cost | Percentage of Cost Allocated to: |              |              |              |              |              |              |      |             |      |              |              |             |             |              |              |              |              |        |
|                                                              |                   |                         |                   | DW                               | HR           | IN           | NC           | NE           | NI           | NR1          | NR2N | NR2S        | NR3  | NW           | SE           | SRE         | SRW         | FR           | WP           | SV           | CV           | Total  |
| 133                                                          | Blue Oaks         | Creekview Plaza         | \$ 461,463        | 0.5%                             | 1.6%         | 0.3%         | 3.2%         | 0.6%         | <b>14.4%</b> | 3.0%         | 0.1% | 0.0%        | 0.6% | 0.2%         | 0.1%         | 0.0%        | 0.1%        | <b>20.7%</b> | <b>16.1%</b> | <b>12.5%</b> | <b>25.8%</b> | 100.0% |
| 138                                                          | Blue Oaks         | Grasscreek              | \$ 461,463        | 0.3%                             | 2.1%         | 0.3%         | 3.8%         | 0.5%         | <b>14.7%</b> | 2.8%         | 0.1% | 0.1%        | 0.5% | 0.1%         | 0.1%         | 0.0%        | 0.0%        | <b>15.8%</b> | <b>8.2%</b>  | <b>7.7%</b>  | <b>42.9%</b> | 100.0% |
| 144                                                          | Blue Oaks         | Westpark                | \$ 461,463        | 0.5%                             | 1.7%         | 0.3%         | 3.3%         | 0.7%         | <b>14.9%</b> | 3.1%         | 0.1% | 0.0%        | 0.6% | 0.2%         | 0.1%         | 0.0%        | 0.1%        | <b>21.3%</b> | <b>17.0%</b> | <b>12.0%</b> | <b>24.2%</b> | 100.0% |
| 271                                                          | Santucci Blvd     | Federico Dr             | \$ 461,463        | 0.1%                             | 0.0%         | 0.8%         | 0.2%         | 0.1%         | 0.4%         | 0.0%         | 0.0% | 0.1%        | 0.0% | 0.1%         | 0.0%         | 0.0%        | 0.0%        | 0.2%         | <b>5.7%</b>  | <b>87.7%</b> | 4.6%         | 100.0% |
| 273                                                          | Santucci Blvd     | Sierra Village Dr       | \$ 461,463        | 0.0%                             | 0.0%         | 0.6%         | 0.1%         | 0.0%         | 0.2%         | 0.0%         | 0.0% | 0.1%        | 0.0% | 0.1%         | 0.0%         | 0.0%        | 0.0%        | 0.1%         | 4.9%         | <b>89.7%</b> | 4.1%         | 100.0% |
| 274                                                          | Santucci Blvd     | Mountain Glen (Solaire) | \$ 461,463        | 0.0%                             | 0.0%         | 0.7%         | 0.0%         | 0.0%         | 0.1%         | 0.0%         | 0.0% | 0.0%        | 0.0% | 0.0%         | 0.0%         | 0.0%        | 0.0%        | 0.2%         | 0.4%         | <b>91.3%</b> | <b>7.2%</b>  | 100.0% |
| 332                                                          | Westbrook Blvd    | Federico Dr             | \$ 461,463        | 0.6%                             | 0.3%         | 0.6%         | 0.5%         | 0.2%         | 4.1%         | 0.8%         | 0.0% | 0.1%        | 0.1% | 0.2%         | 0.0%         | 0.0%        | 0.0%        | <b>13.6%</b> | <b>23.9%</b> | <b>42.0%</b> | <b>12.9%</b> | 100.0% |
| 333                                                          | Westbrook Blvd    | Creekview Plaza         | \$ 461,463        | 0.4%                             | 0.2%         | 1.1%         | 0.8%         | 0.3%         | 1.7%         | 0.4%         | 0.0% | 0.4%        | 0.0% | 0.4%         | 0.0%         | 0.0%        | 0.0%        | <b>12.7%</b> | <b>15.6%</b> | <b>17.4%</b> | <b>48.5%</b> | 100.0% |
| 334                                                          | Westbrook Blvd    | Holt Pkwy               | \$ 461,463        | 0.4%                             | 0.1%         | 1.0%         | 0.3%         | 0.1%         | 0.9%         | 0.3%         | 0.0% | 0.4%        | 0.0% | 0.4%         | 0.0%         | 0.0%        | 0.0%        | <b>18.2%</b> | <b>16.9%</b> | <b>18.7%</b> | <b>42.5%</b> | 100.0% |
| 335                                                          | Westbrook Blvd    | Mountain Glen (Solaire) | \$ 461,463        | 0.1%                             | 0.4%         | 0.3%         | 0.5%         | 0.2%         | <b>5.1%</b>  | 1.0%         | 0.0% | 0.1%        | 0.2% | 0.1%         | 0.0%         | 0.0%        | 0.0%        | <b>12.9%</b> | <b>20.7%</b> | <b>43.3%</b> | <b>15.2%</b> | 100.0% |
| 337                                                          | Westbrook Blvd    | Sierra Village Dr       | \$ 461,463        | 0.7%                             | 0.5%         | 0.8%         | 2.1%         | 0.1%         | 4.7%         | 0.6%         | 0.0% | 0.6%        | 0.1% | 0.7%         | 0.0%         | 0.0%        | 0.0%        | <b>10.1%</b> | <b>18.9%</b> | <b>50.8%</b> | <b>9.3%</b>  | 100.0% |
| 338                                                          | Westbrook Blvd    | Sierra Glen Dr          | \$ 461,463        | 0.5%                             | 0.2%         | 0.4%         | 0.1%         | 0.0%         | 3.8%         | 0.8%         | 0.0% | 0.1%        | 0.1% | 0.1%         | 0.0%         | 0.0%        | 0.0%        | <b>14.4%</b> | <b>27.4%</b> | <b>38.4%</b> | <b>13.7%</b> | 100.0% |
| 339                                                          | Westbrook Blvd    | Brookstone N.           | \$ 461,463        | 0.3%                             | 0.4%         | 1.2%         | 0.6%         | 0.2%         | <b>5.1%</b>  | 1.0%         | 0.0% | 0.7%        | 0.2% | 0.5%         | 0.0%         | 0.0%        | 0.0%        | <b>11.5%</b> | <b>32.1%</b> | <b>29.0%</b> | <b>17.3%</b> | 100.0% |
| 340                                                          | Westbrook Blvd    | Brookstone S.           | \$ 461,463        | 0.2%                             | 0.5%         | 0.9%         | 0.5%         | 0.1%         | <b>6.0%</b>  | 1.2%         | 0.0% | 0.5%        | 0.3% | 0.3%         | 0.0%         | 0.0%        | 0.0%        | <b>13.8%</b> | <b>28.7%</b> | <b>26.8%</b> | <b>20.2%</b> | 100.0% |
| 341                                                          | Westbrook Blvd    | Payson                  | \$ 461,463        | 0.3%                             | 0.3%         | 1.4%         | 0.8%         | 0.3%         | 4.8%         | 0.9%         | 0.0% | 0.8%        | 0.2% | 0.6%         | 0.1%         | 0.0%        | 0.0%        | <b>10.8%</b> | <b>33.6%</b> | <b>28.7%</b> | <b>16.3%</b> | 100.0% |
| 346                                                          | Woodcreek Oaks    | Baseline                | \$ 435,374        | 0.4%                             | 1.2%         | <b>17.9%</b> | <b>8.6%</b>  | 4.1%         | <b>11.6%</b> | 0.9%         | 0.0% | 1.4%        | 0.1% | <b>7.6%</b>  | 0.8%         | 0.1%        | 0.3%        | 3.3%         | 5.0%         | <b>35.2%</b> | 1.5%         | 100.0% |
| 307                                                          | N. Sunrise        | Sierra Gardens          | \$ 432,692        | 0.0%                             | 0.5%         | <b>46.4%</b> | <b>27.0%</b> | <b>15.4%</b> | 3.1%         | 0.1%         | 0.0% | 0.0%        | 0.1% | 0.1%         | 0.0%         | 0.5%        | 4.7%        | 0.9%         | 0.3%         | 0.4%         | 0.4%         | 100.0% |
| 320                                                          | Washington        | Blue Oaks               | \$ 406,113        | 0.4%                             | <b>7.4%</b>  | <b>5.7%</b>  | <b>25.0%</b> | 1.4%         | <b>34.1%</b> | 3.4%         | 0.2% | 0.1%        | 1.1% | 1.9%         | 0.2%         | 0.1%        | 0.4%        | <b>9.3%</b>  | 3.4%         | 2.6%         | 3.4%         | 100.0% |
| 139                                                          | Blue Oaks         | Hayden Pkwy             | \$ 379,347        | 0.6%                             | 1.6%         | 0.6%         | 3.7%         | 1.0%         | <b>13.2%</b> | 2.8%         | 0.1% | 0.2%        | 0.5% | 0.3%         | 0.2%         | 0.0%        | 0.1%        | <b>35.1%</b> | <b>12.7%</b> | <b>9.4%</b>  | <b>17.8%</b> | 100.0% |
| 199                                                          | Hilltop           | PFE                     | \$ 368,282        | 0.2%                             | 0.9%         | <b>66.1%</b> | <b>5.4%</b>  | 3.8%         | <b>6.7%</b>  | 0.3%         | 0.0% | 0.5%        | 0.1% | 1.6%         | 1.0%         | 0.1%        | 0.7%        | 1.9%         | 2.1%         | <b>7.7%</b>  | 0.8%         | 100.0% |
| 296                                                          | Stanford Ranch    | Fairway                 | \$ 360,996        | 0.1%                             | <b>21.4%</b> | <b>16.6%</b> | <b>27.7%</b> | <b>15.3%</b> | 3.8%         | 0.4%         | 0.0% | 0.1%        | 0.2% | 0.6%         | 3.0%         | 1.0%        | 4.3%        | 1.8%         | 0.9%         | 2.1%         | 0.6%         | 100.0% |
| 255                                                          | Roseville Parkway | Eureka                  | \$ 335,532        | 0.0%                             | 2.1%         | <b>16.7%</b> | <b>14.2%</b> | <b>31.4%</b> | <b>8.2%</b>  | 0.6%         | 0.0% | 0.1%        | 0.2% | 0.6%         | <b>16.7%</b> | 0.1%        | 3.3%        | 2.8%         | 0.6%         | 1.3%         | 1.0%         | 100.0% |
| 354                                                          | Woodcreek Oaks    | Painted Desert          | \$ 317,747        | 1.2%                             | 2.1%         | 1.6%         | 4.7%         | 1.4%         | <b>41.3%</b> | <b>22.6%</b> | 0.2% | 2.7%        | 1.2% | <b>13.2%</b> | 0.3%         | 0.0%        | 0.1%        | 4.6%         | 0.8%         | 1.1%         | 1.0%         | 100.0% |
| 355                                                          | Woodcreek Oaks    | Crimson Ridge           | \$ 317,747        | 1.3%                             | 2.0%         | 1.6%         | 4.3%         | 1.3%         | <b>40.7%</b> | <b>22.6%</b> | 0.2% | 2.9%        | 1.1% | <b>13.9%</b> | 0.2%         | 0.0%        | 0.1%        | 4.3%         | 0.8%         | 1.8%         | 0.9%         | 100.0% |
| 347                                                          | Woodcreek Oaks    | Canavari                | \$ 315,808        | 1.9%                             | 0.5%         | <b>6.3%</b>  | 3.3%         | 0.8%         | <b>29.2%</b> | <b>15.0%</b> | 0.1% | <b>5.2%</b> | 1.0% | <b>25.2%</b> | 0.1%         | 0.0%        | 0.2%        | 1.0%         | 2.0%         | <b>8.2%</b>  | 0.0%         | 100.0% |
| 246                                                          | Rocky Ridge       | Lead Hill               | \$ 315,108        | 0.0%                             | 0.9%         | <b>14.6%</b> | <b>7.9%</b>  | <b>56.7%</b> | 3.2%         | 0.3%         | 0.0% | 0.1%        | 0.2% | 0.4%         | <b>6.8%</b>  | 1.0%        | 2.6%        | 1.9%         | 0.8%         | 1.7%         | 0.8%         | 100.0% |
| 233                                                          | Pleasant Grove    | Country Club            | \$ 314,732        | 1.0%                             | 2.4%         | 1.7%         | <b>20.9%</b> | 2.5%         | <b>20.9%</b> | 0.5%         | 0.0% | 2.9%        | 0.0% | <b>8.4%</b>  | 0.4%         | 0.1%        | 0.5%        | 0.8%         | <b>8.5%</b>  | <b>28.5%</b> | 0.2%         | 100.0% |
| 122                                                          | Baseline          | Junction                | \$ 311,366        | 0.4%                             | 1.1%         | <b>16.1%</b> | <b>8.4%</b>  | <b>5.3%</b>  | <b>10.3%</b> | 0.3%         | 0.0% | 3.5%        | 0.0% | <b>5.5%</b>  | 1.0%         | 0.1%        | 0.4%        | 3.0%         | 4.6%         | <b>38.6%</b> | 1.4%         | 100.0% |
| 156                                                          | Eureka            | Douglas                 | \$ 306,288        | 0.0%                             | 1.3%         | <b>25.4%</b> | 2.2%         | <b>34.3%</b> | 2.1%         | 0.3%         | 0.0% | 0.1%        | 0.1% | 0.7%         | <b>24.6%</b> | 3.7%        | 0.6%        | 1.0%         | 0.5%         | 2.8%         | 0.3%         | 100.0% |
| 265                                                          | Roseville Parkway | Reserve                 | \$ 292,536        | 0.1%                             | 0.4%         | <b>8.2%</b>  | <b>48.8%</b> | <b>12.1%</b> | <b>11.0%</b> | 0.5%         | 0.0% | 0.3%        | 0.5% | 0.8%         | 2.1%         | 1.0%        | 2.9%        | 4.2%         | 2.2%         | 3.4%         | 1.7%         | 100.0% |
| 135                                                          | Blue Oaks         | Diamond Creek           | \$ 291,982        | 0.9%                             | 2.4%         | 1.4%         | <b>5.8%</b>  | 1.7%         | <b>18.7%</b> | <b>7.5%</b>  | 0.4% | 0.1%        | 3.3% | 0.5%         | 0.3%         | 0.0%        | 0.2%        | <b>29.3%</b> | <b>9.6%</b>  | <b>8.0%</b>  | <b>10.0%</b> | 100.0% |
| 353                                                          | Woodcreek Oaks    | Camino Capastrano       | \$ 290,232        | 1.8%                             | 0.7%         | <b>5.3%</b>  | 2.8%         | 0.5%         | <b>30.5%</b> | <b>15.4%</b> | 0.1% | 4.8%        | 1.1% | <b>26.4%</b> | 0.1%         | 0.0%        | 0.2%        | 2.2%         | 1.4%         | <b>6.4%</b>  | 0.4%         | 100.0% |
| 304                                                          | N. Sunrise        | Eureka                  | \$ 289,698        | 0.0%                             | 1.4%         | <b>11.5%</b> | 4.1%         | <b>60.5%</b> | 2.5%         | 0.4%         | 0.0% | 0.1%        | 0.2% | 0.7%         | <b>7.8%</b>  | 0.7%        | 4.0%        | 2.0%         | 0.9%         | 2.4%         | 0.8%         | 100.0% |
| 249                                                          | Rocky Ridge       | Eureka                  | \$ 270,168        | 0.0%                             | 1.9%         | <b>7.4%</b>  | 4.8%         | <b>58.9%</b> | 3.3%         | 0.5%         | 0.0% | 0.1%        | 0.3% | 0.8%         | <b>12.6%</b> | 0.8%        | 1.4%        | 2.4%         | 1.0%         | 2.7%         | 1.0%         | 100.0% |
| 269                                                          | Roseville Parkway | Olympus                 | \$ 263,696        | 0.1%                             | 1.6%         | 4.0%         | <b>22.7%</b> | <b>22.6%</b> | <b>12.8%</b> | 0.6%         | 0.0% | 0.2%        | 0.4% | 0.6%         | <b>10.1%</b> | <b>6.2%</b> | <b>6.1%</b> | 4.9%         | 2.2%         | 2.7%         | 1.9%         | 100.0% |
| 216                                                          | Market            | Vista Grande Blvd       | \$ 255,232        | 1.5%                             | 1.1%         | 0.8%         | <b>6.8%</b>  | 0.3%         | <b>7.4%</b>  | 0.4%         | 0.0% | 2.2%        | 0.1% | 2.1%         | 0.0%         | 0.0%        | 0.1%        | 1.0%         | 1.5%         | <b>74.6%</b> | 0.2%         | 100.0% |
| 222                                                          | Pleasant Grove    | Silver Spruce           | \$ 255,232        | 2.1%                             | 0.2%         | <b>6.3%</b>  | <b>6.0%</b>  | 3.8%         | 3.5%         | 0.3%         | 0.0% | 2.4%        | 0.1% | 3.6%         | 0.8%         | 0.0%        | 0.4%        | 2.1%         | <b>27.4%</b> | <b>39.9%</b> | 1.2%         | 100.0% |
| 223                                                          | Pleasant Grove    | La Sierra               | \$ 255,232        | 1.3%                             | 0.1%         | <b>5.1%</b>  | 4.1%         | 2.7%         | 2.1%         | 0.1%         | 0.0% | 1.5%        | 0.0% | 2.4%         | 0.6%         | 0.0%        | 0.3%        | 0.9%         | <b>11.6%</b> | <b>61.3%</b> | <b>5.8%</b>  | 100.0% |
| 227                                                          | Pleasant Grove    | Sierra Trail            | \$ 255,232        | 2.6%                             | 0.1%         | <b>8.5%</b>  | <b>7.6%</b>  | 5.0%         | 3.7%         | 0.2%         | 0.0% | 3.1%        | 0.0% | 4.6%         | 1.0%         | 0.1%        | 0.5%        | 2.0%         | <b>24.7%</b> | <b>35.5%</b> | 0.9%         | 100.0% |
| 229                                                          | Pleasant Grove    | Upland                  | \$ 255,232        | 2.3%                             | 0.4%         | <b>6.4%</b>  | <b>6.7%</b>  | 3.6%         | 4.9%         | 0.3%         | 0.0% | 4.0%        | 0.0% | 4.0%         | 0.7%         | 0.0%        | 0.4%        | 2.0%         | <b>29.0%</b> | <b>32.1%</b> | 3.3%         | 100.0% |
| 314                                                          | Upland            | Vista Grande Blvd       | \$ 255,232        | 1.9%                             | 1.1%         | 0.9%         | <b>6.8%</b>  | 0.4%         | <b>7.8%</b>  | 0.7%         | 0.0% | 2.6%        | 0.1% | 2.1%         | 0.0%         | 0.0%        | 0.1%        | 2.5%         | <b>5.1%</b>  | <b>67.4%</b> | 0.5%         | 100.0% |
| 317                                                          | Vista Grande Blvd | Silver Spruce           | \$ 255,232        | 0.4%                             | 0.2%         | 0.8%         | 1.2%         | 0.2%         | 1.6%         | 0.2%         | 0.0% | 0.6%        | 0.0% | 0.4%         | 0.0%         | 0.0%        | 0.0%        | 0.5%         | 1.3%         | <b>92.2%</b> | 0.3%         | 100.0% |
| 318                                                          | Vista Grande Blvd | Vista Park              | \$ 255,232        | 1.5%                             | 1.3%         | 0.2%         | <b>8.6%</b>  | 0.2%         | <b>8.9%</b>  | 0.3%         | 0.0% | 2.3%        | 0.0% | 2.2%         | 0.0%         | 0.0%        | 0.0%        | 0.2%         | 1.7%         | <b>71.7%</b> | 0.8%         | 100.0% |



| Table 12 (continued)<br>Percentage of Intersection Costs Allocated to Each Plan Area |                   |                        |                   |                                  |       |       |       |       |       |       |      |      |      |       |       |       |       |       |       |       |       |        |
|--------------------------------------------------------------------------------------|-------------------|------------------------|-------------------|----------------------------------|-------|-------|-------|-------|-------|-------|------|------|------|-------|-------|-------|-------|-------|-------|-------|-------|--------|
| ID                                                                                   | Roadway 1         | Roadway 2              | Total<br>CIP Cost | Percentage of Cost Allocated to: |       |       |       |       |       |       |      |      |      |       |       |       |       |       |       |       |       |        |
|                                                                                      |                   |                        |                   | DW                               | HR    | IN    | NC    | NE    | NI    | NR1   | NR2N | NR2S | NR3  | NW    | SE    | SRE   | SRW   | FR    | WP    | SV    | CV    | Total  |
| 319                                                                                  | Vista Grande Blvd | DF20/JM20              | \$ 255,232        | 2.0%                             | 1.3%  | 1.1%  | 8.5%  | 0.5%  | 9.5%  | 0.6%  | 0.0% | 2.8% | 0.1% | 2.5%  | 0.1%  | 0.0%  | 0.1%  | 1.0%  | 1.3%  | 68.6% | 0.0%  | 100.0% |
| 306                                                                                  | N. Sunrise        | Roseville Parkway      | \$ 238,832        | 0.1%                             | 1.6%  | 5.3%  | 18.5% | 31.5% | 8.5%  | 0.5%  | 0.0% | 0.2% | 0.3% | 0.6%  | 3.7%  | 3.5%  | 17.0% | 3.3%  | 1.7%  | 2.4%  | 1.3%  | 100.0% |
| 348                                                                                  | Woodcreek Oaks    | Horncastle             | \$ 236,816        | 1.5%                             | 2.1%  | 4.2%  | 5.3%  | 1.6%  | 32.9% | 19.4% | 0.2% | 3.7% | 1.1% | 18.5% | 0.3%  | 0.0%  | 0.2%  | 3.3%  | 1.0%  | 4.1%  | 0.6%  | 100.0% |
| 232                                                                                  | Pleasant Grove    | Highland Pointe        | \$ 231,038        | 0.2%                             | 8.4%  | 5.0%  | 55.7% | 1.6%  | 10.2% | 0.3%  | 0.0% | 0.8% | 0.1% | 4.1%  | 0.3%  | 0.1%  | 0.3%  | 0.9%  | 1.8%  | 10.0% | 0.3%  | 100.0% |
| 140                                                                                  | Blue Oaks         | HP Way                 | \$ 230,732        | 0.6%                             | 3.1%  | 2.2%  | 8.3%  | 2.4%  | 25.6% | 5.6%  | 0.3% | 0.2% | 2.9% | 1.0%  | 0.4%  | 0.0%  | 0.3%  | 24.4% | 7.8%  | 6.2%  | 8.5%  | 100.0% |
| 323                                                                                  | Washington        | Pleasant Grove         | \$ 228,136        | 0.5%                             | 3.4%  | 16.7% | 25.0% | 2.1%  | 17.4% | 0.3%  | 0.0% | 1.6% | 0.1% | 8.9%  | 0.3%  | 0.1%  | 0.5%  | 1.0%  | 5.0%  | 16.8% | 0.1%  | 100.0% |
| 283                                                                                  | Sierra College    | Old Auburn             | \$ 223,166        | 0.0%                             | 1.8%  | 13.1% | 14.5% | 27.3% | 8.0%  | 0.6%  | 0.0% | 0.1% | 0.3% | 0.3%  | 20.5% | 3.1%  | 4.1%  | 3.2%  | 0.6%  | 1.4%  | 1.2%  | 100.0% |
| 123                                                                                  | Baseline          | Country Club           | \$ 203,674        | 0.6%                             | 0.6%  | 22.7% | 3.4%  | 4.0%  | 4.8%  | 1.1%  | 0.0% | 1.7% | 0.1% | 6.5%  | 0.9%  | 0.0%  | 0.2%  | 4.7%  | 7.9%  | 38.5% | 2.4%  | 100.0% |
| 301                                                                                  | Sunrise           | Coloma                 | \$ 191,488        | 0.0%                             | 3.0%  | 51.3% | 19.6% | 10.5% | 6.8%  | 0.6%  | 0.0% | 0.0% | 0.4% | 0.2%  | 0.7%  | 0.2%  | 2.9%  | 2.4%  | 0.3%  | 0.8%  | 0.3%  | 100.0% |
| 231                                                                                  | Pleasant Grove    | Michner                | \$ 185,188        | 1.9%                             | 1.5%  | 1.4%  | 15.6% | 2.7%  | 14.4% | 0.5%  | 0.0% | 3.7% | 0.0% | 8.0%  | 0.4%  | 0.1%  | 0.6%  | 1.4%  | 11.3% | 36.1% | 0.4%  | 100.0% |
| 276                                                                                  | Secret Ravine     | Alexandra              | \$ 185,188        | 0.0%                             | 0.6%  | 7.9%  | 9.0%  | 12.3% | 2.2%  | 0.1%  | 0.0% | 0.1% | 0.0% | 0.3%  | 2.2%  | 41.3% | 22.1% | 0.5%  | 0.3%  | 0.9%  | 0.2%  | 100.0% |
| 289                                                                                  | South Cirby       | Old Auburn             | \$ 181,338        | 0.1%                             | 1.3%  | 26.5% | 10.1% | 22.3% | 6.2%  | 0.4%  | 0.0% | 0.2% | 0.1% | 0.6%  | 14.4% | 2.7%  | 3.5%  | 1.4%  | 1.6%  | 8.1%  | 0.5%  | 100.0% |
| 315                                                                                  | Vernon            | Cirby                  | \$ 174,408        | 0.4%                             | 0.1%  | 41.4% | 3.7%  | 1.8%  | 18.3% | 1.1%  | 0.0% | 0.8% | 0.2% | 5.1%  | 1.0%  | 0.1%  | 0.2%  | 3.2%  | 4.7%  | 16.6% | 1.4%  | 100.0% |
| 331                                                                                  | Washington        | All America            | \$ 174,058        | 0.3%                             | 0.7%  | 40.5% | 6.5%  | 7.9%  | 16.6% | 0.5%  | 0.0% | 0.9% | 0.2% | 7.0%  | 1.4%  | 0.2%  | 1.0%  | 2.0%  | 3.9%  | 9.7%  | 0.7%  | 100.0% |
| 244                                                                                  | Rocky Ridge       | Cirby                  | \$ 149,784        | 0.1%                             | 0.9%  | 34.1% | 7.6%  | 31.0% | 4.3%  | 0.2%  | 0.0% | 0.1% | 0.1% | 0.4%  | 11.0% | 0.9%  | 2.9%  | 0.8%  | 0.9%  | 4.5%  | 0.2%  | 100.0% |
| 268                                                                                  | Roseville Parkway | N. Cirby               | \$ 124,708        | 0.0%                             | 2.2%  | 13.5% | 16.3% | 31.5% | 9.5%  | 0.7%  | 0.0% | 0.1% | 0.4% | 0.4%  | 13.9% | 0.1%  | 4.3%  | 4.4%  | 0.7%  | 0.5%  | 1.6%  | 100.0% |
| 134                                                                                  | Blue Oaks         | Crocker Ranch          | \$ 120,616        | 1.3%                             | 2.4%  | 1.4%  | 5.8%  | 1.8%  | 19.0% | 5.2%  | 0.4% | 0.1% | 0.1% | 0.4%  | 0.3%  | 0.0%  | 0.2%  | 31.7% | 10.4% | 8.7%  | 10.8% | 100.0% |
| 330                                                                                  | Washington        | Hallissy               | \$ 112,000        | 0.2%                             | 2.2%  | 29.6% | 27.6% | 0.0%  | 22.1% | 0.1%  | 0.0% | 1.0% | 0.0% | 9.5%  | 0.0%  | 0.0%  | 0.0%  | 0.2%  | 1.3%  | 6.0%  | 0.1%  | 100.0% |
| 183                                                                                  | Foothills         | Misty Wood             | \$ 84,388         | 0.1%                             | 0.2%  | 7.8%  | 0.9%  | 0.2%  | 69.2% | 1.3%  | 0.0% | 0.7% | 0.5% | 10.1% | 0.0%  | 0.0%  | 0.1%  | 1.3%  | 1.3%  | 6.2%  | 0.0%  | 100.0% |
| 169                                                                                  | Fiddymment        | Westhills/Vista Grande | \$ 76,058         | 4.4%                             | 0.8%  | 4.7%  | 3.2%  | 0.1%  | 8.0%  | 2.7%  | 0.1% | 8.2% | 1.8% | 1.2%  | 0.0%  | 0.0%  | 0.0%  | 29.3% | 15.1% | 18.1% | 2.2%  | 100.0% |
| 297                                                                                  | Stanford Ranch    | Five Star              | \$ 72,637         | 0.0%                             | 14.9% | 17.4% | 38.0% | 15.8% | 1.2%  | 0.2%  | 0.0% | 0.0% | 0.1% | 0.1%  | 3.0%  | 1.2%  | 4.7%  | 1.2%  | 0.5%  | 1.1%  | 0.4%  | 100.0% |
| 237                                                                                  | Riverside         | Darling                | \$ 53,708         | 0.0%                             | 0.1%  | 79.5% | 6.1%  | 0.4%  | 11.2% | 0.0%  | 0.0% | 0.0% | 0.0% | 0.9%  | 0.1%  | 0.1%  | 0.1%  | 0.3%  | 0.2%  | 0.8%  | 0.1%  | 100.0% |
| 203                                                                                  | Industrial        | Alantown               | \$ 30,000         | 0.3%                             | 1.9%  | 5.2%  | 8.7%  | 1.3%  | 65.2% | 1.5%  | 0.1% | 0.4% | 0.2% | 2.9%  | 0.3%  | 0.2%  | 0.3%  | 3.3%  | 2.7%  | 4.3%  | 1.2%  | 100.0% |
| 235                                                                                  | Pleasant Grove    | Hallissy               | \$ 30,000         | 0.6%                             | 4.8%  | 5.9%  | 31.1% | 3.1%  | 11.4% | 0.1%  | 0.0% | 1.9% | 0.0% | 8.9%  | 0.5%  | 0.1%  | 0.9%  | 0.3%  | 6.9%  | 23.4% | 0.0%  | 100.0% |
| 162                                                                                  | Fiddymment        | Baseline               | \$ 11,897         | 1.9%                             | 0.9%  | 9.7%  | 6.0%  | 3.1%  | 9.2%  | 1.4%  | 0.1% | 4.5% | 0.8% | 3.5%  | 0.6%  | 0.0%  | 0.3%  | 13.3% | 7.1%  | 36.7% | 1.0%  | 100.0% |
| 167                                                                                  | Fiddymment        | Pleasant Grove         | \$ 7,000          | 3.6%                             | 0.9%  | 4.2%  | 7.1%  | 2.1%  | 8.1%  | 1.3%  | 0.1% | 7.1% | 0.7% | 3.3%  | 0.4%  | 0.0%  | 0.2%  | 12.6% | 14.1% | 32.6% | 1.6%  | 100.0% |
| 198                                                                                  | Hayden Parkway    | Holt Parkway           | \$ 7,000          | 0.3%                             | 0.5%  | 0.8%  | 1.8%  | 0.8%  | 3.1%  | 0.7%  | 0.0% | 0.2% | 0.3% | 0.3%  | 0.1%  | 0.0%  | 0.1%  | 72.8% | 2.8%  | 3.4%  | 12.0% | 100.0% |
| 234                                                                                  | Pleasant Grove    | Woodcreek Oaks         | \$ 7,000          | 1.4%                             | 2.0%  | 2.0%  | 18.2% | 2.3%  | 20.7% | 2.0%  | 0.0% | 3.5% | 0.1% | 9.0%  | 0.4%  | 0.1%  | 0.5%  | 1.0%  | 8.5%  | 28.1% | 0.2%  | 100.0% |
| 189                                                                                  | Galleria/Harding  | Wills                  | \$ 5,250          | 0.0%                             | 1.5%  | 34.0% | 42.2% | 11.4% | 4.6%  | 0.2%  | 0.0% | 0.2% | 0.2% | 0.5%  | 1.3%  | 0.1%  | 0.1%  | 1.7%  | 0.7%  | 0.7%  | 0.7%  | 100.0% |
| 151                                                                                  | Douglas           | Judah                  | \$ 3,500          | 0.0%                             | 0.3%  | 75.1% | 1.2%  | 15.5% | 0.7%  | 0.0%  | 0.0% | 0.0% | 0.0% | 0.1%  | 4.2%  | 0.7%  | 1.6%  | 0.1%  | 0.1%  | 0.2%  | 0.0%  | 100.0% |
| 270                                                                                  | Santa Clara       | Douglas                | \$ 3,500          | 0.0%                             | 0.1%  | 43.6% | 0.3%  | 30.5% | 0.3%  | 0.0%  | 0.0% | 0.1% | 0.0% | 0.5%  | 17.1% | 3.1%  | 0.1%  | 0.2%  | 0.5%  | 3.5%  | 0.1%  | 100.0% |
| 136                                                                                  | Blue Oaks         | Fiddymment             | \$ 1,750          | 1.1%                             | 1.5%  | 0.9%  | 3.2%  | 0.9%  | 12.6% | 3.6%  | 0.1% | 1.3% | 1.1% | 0.3%  | 0.1%  | 0.0%  | 0.1%  | 32.4% | 14.0% | 16.6% | 10.2% | 100.0% |
| 185                                                                                  | Foothills         | Rand/Pilgrims          | \$ 1,750          | 0.4%                             | 1.5%  | 24.1% | 7.1%  | 0.1%  | 43.3% | 2.1%  | 0.0% | 0.4% | 0.6% | 14.5% | 0.0%  | 0.0%  | 0.0%  | 2.6%  | 1.8%  | 0.8%  | 0.6%  | 100.0% |
| 259                                                                                  | Roseville Parkway | Lead Hill              | \$ 1,750          | 0.1%                             | 1.7%  | 4.5%  | 23.0% | 23.0% | 13.0% | 0.6%  | 0.0% | 0.2% | 0.5% | 0.6%  | 9.4%  | 2.2%  | 9.0%  | 5.1%  | 2.3%  | 2.9%  | 2.0%  | 100.0% |
| 349                                                                                  | Woodcreek Oaks    | McAnally               | \$ 1,750          | 0.6%                             | 3.6%  | 2.2%  | 24.3% | 0.1%  | 38.5% | 4.7%  | 0.0% | 4.0% | 0.4% | 14.6% | 0.0%  | 0.0%  | 0.0%  | 1.0%  | 1.1%  | 4.6%  | 0.2%  | 100.0% |



| Table 13                                           |                             |                        |                        |                   |                              |           |            |           |           |            |           |        |         |         |           |         |         |           |           |           |           |           |
|----------------------------------------------------|-----------------------------|------------------------|------------------------|-------------------|------------------------------|-----------|------------|-----------|-----------|------------|-----------|--------|---------|---------|-----------|---------|---------|-----------|-----------|-----------|-----------|-----------|
| Cost Obligations for Roadway Projects by Plan Area |                             |                        |                        |                   |                              |           |            |           |           |            |           |        |         |         |           |         |         |           |           |           |           |           |
| ID                                                 | Roadway                     | From                   | To                     | Total<br>CIP Cost | Cost Obligation by Plan Area |           |            |           |           |            |           |        |         |         |           |         |         |           |           |           |           |           |
|                                                    |                             |                        |                        |                   | DW                           | HR        | IN         | NC        | NE        | NI         | NR1       | NR2N   | NR2S    | NR3     | NW        | SE      | SRE     | SRW       | FR        | WP        | SV        | CV        |
| 109                                                | Washington Boulevard        | Sawtell (Andora)       | Pleasant Grove         | 33,058,975        | 43,619                       | 689,289   | 13,741,683 | 4,875,133 | 288,849   | 8,712,184  | 235,702   | 9,017  | 131,949 | 127,945 | 1,958,643 | 25,445  | 1,549   | 9,705     | 834,247   | 445,361   | 820,723   | 107,934   |
| 77                                                 | Roseville Parkway           | Galleria               | Taylor                 | 25,380,337        | 25,203                       | 541,992   | 452,649    | 8,137,637 | 6,107,353 | 2,851,138  | 154,709   | 6,357  | 65,199  | 108,986 | 177,868   | 997,836 | 707,345 | 2,252,771 | 1,062,641 | 562,155   | 742,961   | 425,536   |
| 74                                                 | Roseville Parkway           | Foothills              | Washington             | 22,731,906        | 14,339                       | 107,187   | 2,020,480  | 2,831,587 | 903,918   | 11,304,830 | 367,069   | 18,055 | 54,164  | 294,531 | 562,243   | 160,951 | 51,018  | 142,583   | 2,284,902 | 377,601   | 398,341   | 838,105   |
| 105                                                | Taylor Road                 | Roseville Parkway      | City Limit             | 17,342,672        | 8,361                        | 4,304     | 4,695,216  | 852,555   | 8,331,741 | 63,404     | 846       | 94     | 23,317  | 352     | 147,370   | 698,509 | 241,560 | 2,021,606 | 2,355     | 46,199    | 204,045   | 840       |
| 18                                                 | Cirby Way                   | Foothills              | Riverside              | 16,148,957        | 71,486                       | 3,407     | 6,363,654  | 487,651   | 167,235   | 3,164,149  | 183,997   | 3,135  | 135,463 | 41,139  | 877,777   | 148,991 | 5,366   | 9,409     | 554,709   | 809,062   | 2,879,506 | 242,821   |
| 24                                                 | Eureka Road                 | Taylor                 | Sunrise                | 7,725,187         | 3,277                        | 134,001   | 673,173    | 312,821   | 4,855,491 | 222,813    | 37,620    | 1,674  | 10,085  | 22,943  | 68,642    | 715,667 | 31,667  | 45,530    | 190,938   | 83,778    | 239,475   | 75,592    |
| 44                                                 | Harding Boulevard           | Atlantic               | Roseville Parkway      | 12,333,616        | 1,347                        | 217,250   | 4,069,714  | 5,672,412 | 1,246,729 | 515,811    | 29,368    | 1,515  | 2,002   | 29,643  | 8,218     | 147,966 | 5,779   | 10,090    | 217,787   | 39,784    | 26,849    | 91,350    |
| 80                                                 | Roseville Parkway           | Miner's Ravine         | Rocky Ridge            | 10,344,000        | 11,200                       | 185,099   | 438,801    | 2,610,479 | 1,773,624 | 1,476,945  | 75,042    | 2,577  | 28,404  | 53,877  | 66,379    | 999,081 | 108,579 | 1,106,614 | 590,291   | 269,223   | 313,037   | 234,750   |
| 12                                                 | Blue Oaks Blvd              | Fiddymment W. Boundary | Kaseberg Bridge        | 10,179,529        | 54,208                       | 198,426   | 69,280     | 463,114   | 125,086   | 1,631,131  | 350,836   | 12,904 | 5,604   | 59,604  | 23,550    | 19,817  | 1,161   | 13,645    | 2,796,508 | 1,365,937 | 1,000,311 | 1,988,409 |
| 11                                                 | Blue Oaks Blvd              | Westpark Dr            | Fiddymment W. Boundary | 8,887,710         | 48,989                       | 151,361   | 23,257     | 293,915   | 58,985    | 1,326,818  | 278,078   | 11,809 | 1,103   | 55,801  | 18,558    | 8,210   | 987     | 6,828     | 1,901,461 | 1,485,944 | 1,067,542 | 2,148,064 |
| 117                                                | Woodcreek Oaks Blvd         | Pleasant Grove         | Blue Oaks              | 8,555,109         | 168,343                      | 35,543    | 513,060    | 254,474   | 54,044    | 2,513,865  | 1,299,537 | 10,316 | 453,475 | 83,407  | 2,171,332 | 6,611   | 2,484   | 20,193    | 85,703    | 169,790   | 712,622   | 309       |
| 1                                                  | Atkinson Street             | Foothills              | Hilltop                | 7,769,682         | 824                          | 102,637   | 5,341,538  | 616,541   | 424,170   | 779,116    | 6,230     | 257    | 2,315   | 4,277   | 200,808   | 109,096 | 23,801  | 80,584    | 31,422    | 20,139    | 17,299    | 8,627     |
| 37                                                 | Fiddymment Road             | Blue Oaks              | City Limit             | 7,471,780         | 120,303                      | 20,900    | 82,708     | 79,735    | 29,701    | 159,422    | 37,289    | 9,337  | 185,175 | 208,585 | 28,440    | 4,817   | 0       | 2,923     | 3,960,198 | 866,983   | 1,556,715 | 118,549   |
| 76                                                 | Roseville Parkway           | Pleasant Grove         | Galleria               | 6,560,224         | 11,789                       | 29,727    | 323,073    | 3,271,265 | 621,093   | 864,216    | 52,358    | 3,165  | 25,873  | 38,276  | 103,865   | 106,714 | 45,303  | 140,798   | 329,089   | 179,566   | 284,209   | 129,843   |
| 57                                                 | Pleasant Grove Blvd         | Sun City               | Woodcreek Oaks         | 6,261,399         | 114,539                      | 99,442    | 90,843     | 1,013,017 | 178,097   | 937,993    | 34,996    | 0      | 227,266 | 42      | 415,008   | 28,887  | 4,103   | 35,749    | 74,111    | 706,305   | 2,283,525 | 17,479    |
| 2                                                  | Atlantic Street             | Vernon                 | Harding                | 6,194,151         | 4,825                        | 31,738    | 2,722,655  | 285,707   | 1,749,864 | 13,265     | 1,016     | 0      | 22,157  | 555     | 226,970   | 154,126 | 48,622  | 309,827   | 8,248     | 85,997    | 527,397   | 1,182     |
| 9                                                  | Blue Oaks Blvd              | Creekview W Boundary   | Westbrook Blvd         | 5,690,231         | 23,420                       | 141,308   | 23,759     | 260,488   | 37,159    | 963,938    | 183,412   | 9,314  | 5,685   | 30,966  | 6,521     | 5,384   | 30      | 2,373     | 1,026,599 | 538,064   | 466,165   | 1,965,647 |
| 118                                                | Woodcreek Oaks Blvd         | Blue Oaks              | City Limit             | 5,558,184         | 45,111                       | 124,468   | 266,503    | 536,831   | 145,010   | 2,461,078  | 1,223,627 | 3,035  | 32,725  | 4,586   | 396,284   | 25,245  | 6,716   | 31,219    | 91,614    | 51,083    | 79,419    | 33,631    |
| 60                                                 | Pleasant Grove Blvd         | Foothills              | Washington             | 5,166,355         | 34,942                       | 191,603   | 284,550    | 1,431,796 | 146,109   | 702,694    | 5,689     | 56     | 115,264 | 899     | 555,341   | 23,327  | 3,922   | 32,917    | 23,814    | 377,585   | 1,233,051 | 2,794     |
| 112                                                | Westbrook Blvd              | Creekview N Boundary   | Blue Oaks              | 6,498,351         | 30,369                       | 14,297    | 75,366     | 57,945    | 22,034    | 119,300    | 26,623    | 120    | 28,085  | 240     | 28,301    | 3,175   | 0       | 1,995     | 864,430   | 1,107,266 | 1,233,117 | 2,885,686 |
| 87                                                 | Santucci Blvd               | Baseline               | Placer Parkway         | 4,894,505         | 59                           | 347       | 38,480     | 325       | 2,436     | 2,535      | 34        | 1      | 1,721   | 9       | 2,520     | 140     | 1       | 200       | 211       | 285,619   | 4,316,401 | 243,467   |
| 16                                                 | Blue Oaks Blvd              | Woodcreek Oaks         | Foothills              | 4,730,733         | 26,651                       | 173,055   | 96,254     | 415,152   | 106,183   | 1,446,257  | 288,362   | 12,428 | 10,432  | 115,136 | 46,020    | 18,025  | 2,347   | 15,764    | 984,651   | 342,153   | 286,651   | 345,211   |
| 107                                                | Vista Grande Blvd           | near City Limit        | Fiddymment             | 4,694,742         | 114,990                      | 66,829    | 12,419     | 418,995   | 18,202    | 487,754    | 41,308    | 1,499  | 155,398 | 8,377   | 128,938   | 1,568   | 206     | 5,052     | 112,999   | 8,501     | 3,110,967 | 740       |
| 114                                                | Westbrook Blvd              | Pleasant Grove         | Baseline               | 4,161,625         | 9,640                        | 17,312    | 44,959     | 18,495    | 2,826     | 223,471    | 43,588    | 1,483  | 28,103  | 7,718   | 19,196    | 697     | 544     | 663       | 506,495   | 1,220,074 | 1,251,748 | 764,615   |
| 14                                                 | Blue Oaks Blvd              | Fiddymment             | Crocker Ranch          | 4,034,025         | 61,156                       | 98,052    | 43,289     | 219,752   | 62,072    | 787,562    | 225,775   | 6,431  | 4,172   | 3,128   | 13,047    | 10,329  | 611     | 7,374     | 1,136,943 | 470,103   | 393,022   | 491,206   |
| 41                                                 | Foothills Boulevard         | Blue Oaks              | North City Limits      | 3,710,000         | 1,474                        | 72,917    | 277,844    | 407,765   | 68,887    | 2,458,894  | 17,714    | 736    | 4,446   | 6,569   | 123,915   | 11,530  | 5,274   | 12,349    | 82,885    | 45,042    | 76,648    | 35,110    |
| 34                                                 | Fiddymment Road             | Baseline               | Pleasant Grove         | 3,439,425         | 117,679                      | 32,145    | 192,937    | 173,181   | 49,130    | 273,990    | 58,341    | 2,769  | 203,198 | 33,659  | 84,409    | 9,613   | 132     | 1,896     | 598,991   | 420,364   | 1,113,872 | 73,117    |
| 99                                                 | Sunrise Boulevard           | Roseville Parkway      | Eureka                 | 3,277,983         | 462                          | 13,830    | 679,349    | 133,042   | 1,671,429 | 40,413     | 2,925     | 147    | 1,861   | 2,601   | 11,549    | 53,179  | 42,564  | 571,150   | 19,369    | 7,084     | 18,799    | 8,230     |
| 94                                                 | Sierra College Boulevard    | Roseville Parkway      | Old Auburn             | 1,075,678         | 271                          | 19,713    | 123,822    | 163,082   | 306,680   | 89,458     | 6,300     | 220    | 441     | 3,181   | 2,989     | 222,953 | 34,866  | 46,197    | 36,169    | 4,775     | 1,100     | 13,463    |
| 113                                                | Westbrook Blvd              | Blue Oaks              | Pleasant Grove         | 2,678,284         | 13,605                       | 5,485     | 16,013     | 313       | 1,320     | 96,940     | 20,824    | 856    | 1,347   | 3,913   | 1,266     | 296     | 0       | 14        | 380,487   | 720,447   | 1,056,136 | 359,023   |
| 17                                                 | Blue Oaks Blvd (inc Bridge) | Foothills              | HWY 65                 | 23,207,696        | 126,575                      | 1,180,406 | 256,361    | 2,917,246 | 596,503   | 8,030,348  | 1,167,666 | 52,066 | 41,342  | 438,836 | 176,458   | 99,675  | 25,755  | 97,432    | 3,969,463 | 1,456,969 | 1,180,442 | 1,394,153 |
| 21                                                 | Cirby Way                   | Rocky Ridge            | City Limit             | 2,264,494         | 1,891                        | 31,034    | 761,304    | 247,337   | 490,520   | 145,944    | 8,111     | 11     | 4,481   | 2,106   | 13,158    | 248,502 | 1,499   | 78,061    | 27,797    | 31,838    | 161,979   | 8,923     |
| 59                                                 | Pleasant Grove Blvd         | Country Club           | Foothills              | 2,098,514         | 16,971                       | 52,598    | 19,498     | 454,692   | 53,058    | 454,869    | 2,815     | 0      | 58,652  | 23      | 161,358   | 8,412   | 1,270   | 11,472    | 12,592    | 17        |           |           |





| Table 13 (continued)<br>Cost Obligations for Roadway Projects by Plan Area |                          |                    |                   |                   |                              |        |         |         |         |         |        |      |        |       |        |         |         |        |         |        |         |        |
|----------------------------------------------------------------------------|--------------------------|--------------------|-------------------|-------------------|------------------------------|--------|---------|---------|---------|---------|--------|------|--------|-------|--------|---------|---------|--------|---------|--------|---------|--------|
| ID                                                                         | Roadway                  | From               | To                | Total<br>CIP Cost | Cost Obligation by Plan Area |        |         |         |         |         |        |      |        |       |        |         |         |        |         |        |         |        |
|                                                                            |                          |                    |                   |                   | DW                           | HR     | IN      | NC      | NE      | NI      | NR1    | NR2N | NR2S   | NR3   | NW     | SE      | SRE     | SRW    | FR      | WP     | SV      | CV     |
| 53                                                                         | Olympus Drive            | Roseville Parkway  | Sierra College    | 615,511           | 104                          | 4,742  | 45,605  | 45,122  | 221,389 | 22,446  | 583    | 2    | 252    | 89    | 1,776  | 35,258  | 218,073 | 14,155 | 1,299   | 1,166  | 3,086   | 363    |
| 26                                                                         | Eureka Road              | Rocky Ridge        | Lead Hill         | 608,645           | 432                          | 16,139 | 51,390  | 33,904  | 293,521 | 28,277  | 3,956  | 149  | 1,082  | 1,722 | 7,881  | 106,641 | 6,217   | 2,481  | 15,854  | 8,267  | 24,770  | 5,961  |
| 47                                                                         | Junction Blvd            | Country Club       | Woodcreek Oaks    | 579,305           | 5,256                        | 491    | 110,882 | 16,603  | 62,713  | 14,555  | 10,694 | 169  | 18,325 | 1,294 | 48,081 | 11,435  | 946     | 5,359  | 33,332  | 87,325 | 131,730 | 20,116 |
| 48                                                                         | Junction Blvd            | Woodcreek Oaks     | Baseline          | 545,367           | 4,315                        | 5,224  | 86,397  | 39,821  | 44,558  | 46,608  | 2,032  | 0    | 31,450 | 43    | 35,457 | 8,660   | 270     | 2,210  | 31,142  | 81,053 | 107,549 | 18,576 |
| 82                                                                         | Roseville Parkway        | Lead Hill          | Douglas           | 534,862           | 579                          | 9,799  | 19,285  | 136,151 | 108,702 | 76,951  | 3,819  | 128  | 1,429  | 2,653 | 3,455  | 54,052  | 10,792  | 36,735 | 29,423  | 13,313 | 15,964  | 11,633 |
| 27                                                                         | Eureka Road              | Lead Hill          | Douglas           | 532,565           | 335                          | 12,874 | 77,682  | 21,757  | 218,696 | 21,205  | 3,033  | 93   | 597    | 924   | 5,534  | 125,997 | 7,638   | 5,263  | 9,518   | 4,480  | 13,635  | 3,304  |
| 13                                                                         | Blue Oaks Blvd           | Kaseberg Bridge    | Fiddymment        | 499,800           | 2,899                        | 10,145 | 3,616   | 23,782  | 6,407   | 83,716  | 18,127 | 664  | 525    | 3,026 | 1,290  | 1,015   | 68      | 717    | 129,656 | 67,094 | 48,975  | 98,077 |
| 52                                                                         | Oakridge Drive Bridge    | Cirby              | Coloma Way        | 483,371           | 7                            | 6,690  | 316,346 | 78,667  | 52,981  | 12,203  | 236    | 0    | 15     | 45    | 305    | 7,541   | 174     | 5,604  | 196     | 102    | 2,253   | 5      |
| 83                                                                         | Roseville Parkway        | Douglas            | Eureka            | 467,325           | 209                          | 7,489  | 23,157  | 98,539  | 102,969 | 49,480  | 2,413  | 74   | 518    | 1,572 | 2,166  | 117,651 | 1,077   | 27,740 | 17,566  | 3,804  | 4,050   | 6,850  |
| 73                                                                         | Rocky Ridge              | Eureka             | Roseville Parkway | 454,943           | 70                           | 327    | 31,820  | 2,180   | 373,855 | 1,143   | 94     | 6    | 45     | 104   | 1,429  | 14,714  | 11,005  | 15,498 | 733     | 185    | 1,398   | 338    |
| 36                                                                         | Fiddymment Road          | Del Webb           | Blue Oaks         | 425,497           | 8,768                        | 3,368  | 4,619   | 1,980   | 171     | 29,185  | 14,774 | 739  | 13,392 | 7,993 | 2,729  | 23      | 0       | 16     | 142,331 | 73,336 | 120,498 | 1,574  |
| 115                                                                        | Woodcreek Oaks Blvd      | Baseline           | Junction          | 401,420           | 438                          | 13,492 | 12,501  | 103,656 | 17,489  | 137,764 | 4,675  | 2    | 1,739  | 116   | 51,961 | 2,401   | 834     | 3,720  | 708     | 1,027  | 48,804  | 93     |
| 23                                                                         | Douglas Boulevard        | Sunrise            | Rocky Ridge       | 397,230           | 74                           | 650    | 175,939 | 1,767   | 117,626 | 1,762   | 166    | 0    | 409    | 133   | 2,529  | 66,041  | 11,815  | 209    | 1,090   | 2,204  | 14,475  | 341    |
| 5                                                                          | Baseline Road            | Woodcreek Oaks     | Junction          | 393,349           | 1,768                        | 3,482  | 71,338  | 27,285  | 17,920  | 35,353  | 932    | 0    | 6,324  | 1     | 18,392 | 3,532   | 259     | 1,454  | 14,762  | 22,408 | 161,244 | 6,894  |
| 3                                                                          | Baseline Road            | Foothills          | Country Club      | 344,819           | 1,628                        | 593    | 97,332  | 3,038   | 17,185  | 3,794   | 128    | 1    | 5,169  | 11    | 11,775 | 3,704   | 87      | 830    | 16,932  | 29,353 | 144,083 | 9,177  |
| 64                                                                         | Pleasant Grove Blvd      | Fairway            | Rocklin           | 325,321           | 828                          | 83,501 | 22,731  | 125,117 | 9,827   | 30,108  | 1,839  | 97   | 2,085  | 617   | 12,577 | 1,761   | 167     | 1,044  | 4,673   | 4,388  | 22,299  | 1,661  |
| 49                                                                         | Lead Hill                | Rocky Ridge        | Eureka            | 312,216           | 33                           | 460    | 90,658  | 8,585   | 139,169 | 2,941   | 102    | 4    | 98     | 72    | 450    | 21,697  | 15,697  | 28,405 | 697     | 701    | 2,166   | 282    |
| 46                                                                         | Junction Blvd            | Foothills          | Country Club      | 267,614           | 1,426                        | 2,306  | 52,892  | 20,693  | 33,903  | 12,813  | 119    | 2    | 6,325  | 5     | 23,340 | 5,992   | 529     | 3,361  | 8,246   | 30,318 | 59,568  | 5,777  |
| 50                                                                         | Lead Hill                | Eureka             | Roseville Parkway | 267,614           | 39                           | 525    | 36,806  | 1,836   | 122,683 | 1,694   | 93     | 3    | 133    | 85    | 862    | 11,304  | 33,442  | 51,611 | 679     | 572    | 4,984   | 262    |
| 10                                                                         | Blue Oaks Blvd           | Westbrook Blvd     | Westpark Dr       | 265,341           | 1,285                        | 4,381  | 628     | 8,110   | 1,629   | 38,443  | 7,796  | 306  | 180    | 1,362 | 387    | 226     | 3       | 154    | 47,600  | 47,643 | 38,480  | 66,728 |
| 71                                                                         | Rocky Ridge              | Douglas            | Lead Hill         | 256,292           | 75                           | 2,909  | 33,767  | 23,236  | 141,567 | 9,057   | 777    | 27   | 157    | 347   | 839    | 27,964  | 1,133   | 9,048  | 2,957   | 530    | 797     | 1,104  |
| 98                                                                         | Stanford Ranch Road      | Fairway            | Rocklin           | 247,815           | 0                            | 14,781 | 58,588  | 88,482  | 55,603  | 1       | 0      | 0    | 0      | 0     | 0      | 11,028  | 3,352   | 15,980 | 0       | 0      | 1       | 0      |
| 79                                                                         | Roseville Parkway        | Sunrise            | Miner's Ravine    | 241,476           | 221                          | 4,558  | 12,090  | 57,654  | 31,165  | 29,378  | 1,466  | 45   | 563    | 975   | 1,551  | 14,592  | 14,920  | 46,346 | 10,578  | 4,973  | 6,209   | 4,193  |
| 72                                                                         | Rocky Ridge              | Lead Hill          | Eureka            | 240,853           | 34                           | 2,470  | 13,552  | 9,555   | 176,367 | 4,168   | 909    | 53   | 102    | 722   | 279    | 15,519  | 182     | 5,445  | 5,504   | 1,490  | 2,146   | 2,355  |
| 81                                                                         | Roseville Parkway        | Rocky Ridge        | Lead Hill         | 237,716           | 241                          | 4,134  | 9,308   | 58,002  | 50,016  | 32,578  | 1,625  | 56   | 614    | 1,160 | 1,401  | 23,403  | 2,350   | 22,562 | 12,716  | 5,805  | 6,687   | 5,058  |
| 35                                                                         | Fiddymment Road          | Pleasant Grove     | Del Webb          | 237,500           | 19,467                       | 1,234  | 5,015   | 34      | 32      | 12,486  | 8,095  | 428  | 11,824 | 5,183 | 694    | 2       | 0       | 1      | 89,085  | 3,469  | 79,660  | 790    |
| 91                                                                         | Sierra College Boulevard | Olympus            | Douglas           | 212,719           | 2                            | 71     | 42,549  | 848     | 14,876  | 443     | 7      | 0    | 16     | 41    | 70     | 80,449  | 58,453  | 13,793 | 301     | 213    | 477     | 111    |
| 54                                                                         | Pleasant Grove Blvd      | W of Santucci Blvd | West Of Ph 2      | 207,033           | 5,481                        | 402    | 16,958  | 13,774  | 8,484   | 8,563   | 436    | 0    | 7,755  | 12    | 8,781  | 1,671   | 125     | 838    | 2,559   | 60,639 | 56,667  | 13,888 |
| 6                                                                          | Baseline Road            | Junction           | Fiddymment        | 177,407           | 904                          | 1,725  | 27,393  | 13,740  | 8,812   | 16,677  | 460    | 3    | 5,241  | 10    | 8,900  | 1,694   | 121     | 712    | 5,887   | 8,627  | 73,917  | 2,585  |
| 56                                                                         | Pleasant Grove Blvd      | Fiddymment         | Sun City          | 151,422           | 2,896                        | 2,026  | 1,362   | 20,556  | 3,543   | 18,746  | 762    | 2    | 18,680 | 34    | 8,049  | 580     | 76      | 673    | 1,199   | 16,465 | 55,295  | 478    |
| 4                                                                          | Baseline Road            | Country Club       | Woodcreek Oaks    | 146,867           | 602                          | 899    | 33,525  | 5,107   | 6,453   | 7,239   | 1,406  | 17   | 1,872  | 169   | 9,661  | 1,391   | 13      | 266    | 4,838   | 8,338  | 62,587  | 2,484  |
| 97                                                                         | Stanford Ranch Road      | HWY 65             | Fairway           | 105,333           | 1                            | 16,544 | 19,825  | 40,424  | 17,975  | 102     | 17     | 1    | 1      | 12    | 3      | 3,478   | 1,381   | 5,379  | 100     | 23     | 29      | 38     |
| 38                                                                         | Foothills Boulevard      | Cirby              | Main              | 84,049            | 407                          | 233    | 26,019  | 1,221   | 477     | 21,382  | 1,139  | 19   | 782    | 276   | 5,606  | 307     | 1       | 3      | 3,395   | 4,682  | 16,636  | 1,463  |



| Table 14<br>Cost Obligations for Intersection Projects by Plan Area |                   |                             |                   |                              |         |            |           |           |         |        |       |        |        |         |         |         |         |         |         |           |         |
|---------------------------------------------------------------------|-------------------|-----------------------------|-------------------|------------------------------|---------|------------|-----------|-----------|---------|--------|-------|--------|--------|---------|---------|---------|---------|---------|---------|-----------|---------|
| ID                                                                  | Roadway 1         | Roadway 2                   | Total<br>CIP Cost | Cost Obligation by Plan Area |         |            |           |           |         |        |       |        |        |         |         |         |         |         |         |           |         |
|                                                                     |                   |                             |                   | DW                           | HR      | IN         | NC        | NE        | NI      | NR1    | NR2N  | NR2S   | NR3    | NW      | SE      | SRE     | SRW     | FR      | WP      | SV        | CV      |
| 302                                                                 | Sunrise           | Douglas                     | 22,240,641        | 4,531                        | 59,311  | 11,397,614 | 1,846,493 | 4,823,524 | 229,646 | 10,784 | 53    | 22,183 | 9,648  | 107,140 | #####   | 395,403 | 294,840 | 84,100  | 136,245 | 629,439   | 27,323  |
| 328                                                                 | Washington        | Oak                         | 4,200,000         | 6,817                        | 9,364   | 2,201,871  | 190,002   | 384,872   | 499,979 | 14,471 | 675   | 21,266 | 7,074  | 155,086 | 79,016  | 6,678   | 30,625  | 57,333  | 103,638 | 410,644   | 20,589  |
| 236                                                                 | Riverside         | Cirby                       | 2,303,829         | 7,390                        | 2,391   | 1,174,115  | 52,556    | 16,505    | 424,078 | 19,501 | 342   | 13,932 | 4,212  | 95,082  | 20,880  | 958     | 1,715   | 57,742  | 84,959  | 302,252   | 25,220  |
| 124                                                                 | Baseline          | Market                      | 1,588,573         | 6,796                        | 8,618   | 119,836    | 68,243    | 50,932    | 86,772  | 8,272  | 286   | 28,508 | 5,751  | 40,157  | 9,627   | 658     | 4,015   | 45,780  | 40,736  | 1,032,691 | 30,896  |
| 128                                                                 | Baseline          | Regional Park (W/O Watt)    | 1,488,958         | 8,583                        | 9,200   | 40,503     | 55,691    | 20,447    | 93,148  | 10,188 | 410   | 15,379 | 5,860  | 20,827  | 3,642   | 390     | 2,031   | 124,704 | 141,933 | 864,303   | 71,719  |
| 172                                                                 | Foothills         | Blue Oaks                   | 1,450,213         | 5,732                        | 49,129  | 53,678     | 137,877   | 30,983    | 621,472 | 61,991 | 2,672 | 2,254  | 24,752 | 27,377  | 5,239   | 1,133   | 4,855   | 211,677 | 73,555  | 61,623    | 74,213  |
| 261                                                                 | Roseville Parkway | Pleasant Grove              | 1,300,000         | 3,418                        | 46,691  | 63,506     | 559,820   | 67,637    | 216,480 | 9,899  | 568   | 9,615  | 7,141  | 46,997  | 11,720  | 4,796   | 15,346  | 59,712  | 38,869  | 114,047   | 23,738  |
| 143                                                                 | Blue Oaks         | Westbrook Blvd              | 1,156,242         | 4,231                        | 11,507  | 7,828      | 21,303    | 4,278     | 101,085 | 20,477 | 804   | 3,491  | 3,579  | 3,038   | 594     | 7       | 404     | 177,162 | 238,832 | 213,642   | 343,978 |
| 145                                                                 | Blue Oaks         | Woodcreek Oaks              | 1,144,389         | 8,379                        | 32,296  | 25,171     | 87,483    | 25,274    | 287,472 | 85,371 | 3,463 | 3,719  | 31,632 | 22,470  | 4,327   | 471     | 3,629   | 270,476 | 87,729  | 70,740    | 94,286  |
| 174                                                                 | Foothills         | Junction                    | 1,143,397         | 5,440                        | 14,122  | 264,093    | 82,880    | 55,265    | 354,649 | 17,085 | 282   | 10,799 | 4,372  | 148,670 | 9,712   | 1,013   | 5,819   | 23,836  | 46,146  | 90,399    | 8,815   |
| 179                                                                 | Foothills         | Roseville Parkway/HP Way    | 1,050,072         | 658                          | 4,209   | 92,427     | 80,079    | 25,508    | 605,568 | 20,302 | 735   | 2,646  | 12,396 | 54,524  | 4,542   | 1,439   | 4,024   | 78,115  | 13,478  | 23,717    | 25,705  |
| 300                                                                 | Sunrise           | Cirby                       | 770,781           | 1,789                        | 10,390  | 346,585    | 69,475    | 69,490    | 57,158  | 3,757  | 145   | 3,561  | 1,599  | 12,796  | 28,583  | 2,161   | 10,006  | 19,789  | 26,281  | 99,824    | 7,392   |
| 125                                                                 | Baseline          | Upland                      | 967,995           | 5,283                        | 6,758   | 105,628    | 53,488    | 42,018    | 67,787  | 6,452  | 220   | 27,415 | 4,476  | 37,346  | 7,974   | 622     | 3,378   | 34,826  | 228     | 564,068   | 28      |
| 129                                                                 | Baseline          | West Shopping Ctr (EO) Wat  | 967,995           | 6,618                        | 6,583   | 39,850     | 41,322    | 18,786    | 65,961  | 7,048  | 237   | 13,508 | 3,278  | 18,450  | 3,462   | 321     | 1,742   | 73,021  | 76,146  | 561,837   | 29,823  |
| 130                                                                 | Baseline          | Central Shopping Ctr (W/O N | 967,995           | 5,040                        | 6,464   | 76,985     | 51,187    | 35,719    | 65,151  | 6,177  | 215   | 19,883 | 4,328  | 27,537  | 6,778   | 439     | 2,937   | 34,196  | 30,297  | 571,368   | 23,294  |
| 131                                                                 | Baseline          | East Shopping Ctr (E/O Mkt) | 967,995           | 4,473                        | 5,746   | 84,829     | 45,482    | 35,041    | 57,787  | 5,500  | 188   | 22,978 | 3,818  | 31,175  | 6,652   | 530     | 2,871   | 29,661  | 5,757   | 621,150   | 4,357   |
| 141                                                                 | Blue Oaks         | New Meadow                  | 962,173           | 5,331                        | 34,405  | 19,226     | 82,620    | 21,138    | 304,756 | 57,646 | 2,485 | 2,138  | 23,060 | 9,249   | 3,588   | 467     | 3,137   | 197,209 | 68,650  | 57,974    | 69,096  |
| 200                                                                 | I-80 EB On        | Eureka/Taylor               | 920,667           | 713                          | 498     | 346,623    | 120,844   | 252,949   | 3,875   | 30     | 0     | 3,434  | 11     | 29,730  | 23,194  | 7,116   | 44,338  | 778     | 12,663  | 73,837    | 33      |
| 238                                                                 | Riverside         | Douglas                     | 905,964           | 239                          | 4,488   | 600,925    | 118,919   | 53,501    | 86,870  | 960    | 24    | 539    | 529    | 8,546   | 10,136  | 2,015   | 6,583   | 3,089   | 2,115   | 5,502     | 981     |
| 230                                                                 | Pleasant Grove    | Westbrook Blvd              | 873,926           | 9,327                        | 2,516   | 29,384     | 24,131    | 14,390    | 41,473  | 6,534  | 215   | 13,534 | 1,136  | 15,438  | 2,855   | 232     | 1,461   | 79,149  | 234,464 | 282,513   | 115,174 |
| 175                                                                 | Foothills         | Baseline/Main               | 858,987           | 3,665                        | 6,895   | 230,378    | 33,423    | 22,467    | 212,682 | 10,370 | 178   | 7,426  | 2,841  | 66,774  | 4,769   | 186     | 1,277   | 31,462  | 41,785  | 169,179   | 13,231  |
| 267                                                                 | Roseville Parkway | West Mall                   | 820,902           | 1,472                        | 3,736   | 40,481     | 409,780   | 77,750    | 107,889 | 6,536  | 395   | 3,230  | 4,778  | 12,967  | 13,346  | 5,665   | 17,687  | 41,083  | 22,417  | 35,480    | 16,209  |
| 188                                                                 | Galleria          | Roseville Parkway           | 769,579           | 548                          | 15,682  | 90,629     | 309,527   | 132,235   | 67,127  | 3,568  | 156   | 1,589  | 2,753  | 4,306   | 20,570  | 12,075  | 39,686  | 25,116  | 13,412  | 20,439    | 10,164  |
| 310                                                                 | Sunrise           | Sun Tree/Kensington         | 716,009           | 2,328                        | 12,602  | 251,779    | 86,488    | 76,627    | 70,454  | 5,011  | 200   | 4,181  | 1,948  | 16,875  | 9,516   | 1,041   | 9,903   | 24,424  | 29,281  | 104,487   | 8,866   |
| 245                                                                 | Rocky Ridge       | Douglas                     | 686,014           | 112                          | 3,470   | 191,035    | 27,689    | 257,471   | 10,810  | 937    | 32    | 394    | 415    | 2,672   | 137,343 | 21,173  | 11,167  | 3,634   | 1,831   | 14,512    | 1,317   |
| 272                                                                 | Santucci Blvd     | Vista Grande Blvd           | 667,695           | 385                          | 183     | 4,768      | 1,027     | 265       | 1,849   | 171    | 0     | 460    | 1      | 375     | 43      | 0       | 9       | 684     | 35,899  | 591,957   | 29,619  |
| 336                                                                 | Westbrook Blvd    | Vista Grande Blvd           | 667,695           | 5,241                        | 3,386   | 3,737      | 16,268    | 569       | 34,176  | 4,333  | 159   | 4,460  | 740    | 4,547   | 76      | 3       | 62      | 68,988  | 131,106 | 324,959   | 64,883  |
| 282                                                                 | Sierra College    | Roseville Parkway           | 641,953           | 173                          | 11,211  | 75,999     | 92,568    | 172,144   | 51,289  | 3,555  | 116   | 293    | 1,730  | 1,796   | 151,959 | 19,899  | 27,054  | 19,902  | 2,978   | 1,892     | 7,394   |
| 280                                                                 | Sierra College    | Eureka                      | 628,967           | 290                          | 8,230   | 98,615     | 65,815    | 129,945   | 35,527  | 1,979  | 58    | 522    | 739    | 3,359   | 211,461 | 28,353  | 20,288  | 8,232   | 3,360   | 9,121     | 3,073   |
| 250                                                                 | Rocky Ridge       | Professional                | 602,948           | 232                          | 7,712   | 147,454    | 60,048    | 222,997   | 23,494  | 2,010  | 60    | 480    | 711    | 3,356   | 92,216  | 7,094   | 21,328  | 6,474   | 1,509   | 3,517     | 2,257   |
| 176                                                                 | Foothills         | Vineyard                    | 595,814           | 2,703                        | 3,815   | 166,734    | 18,348    | 10,685    | 155,444 | 7,708  | 140   | 5,353  | 2,085  | 40,944  | 1,500   | 53      | 994     | 24,087  | 32,182  | 112,755   | 10,283  |
| 258                                                                 | Roseville Parkway | Douglas                     | 591,829           | 509                          | 8,511   | 79,894     | 99,454    | 128,388   | 58,072  | 3,223  | 101   | 1,182  | 2,025  | 4,080   | 118,578 | 1,915   | 25,726  | 22,940  | 10,338  | 17,964    | 8,930   |
| 184                                                                 | Foothills         | Albertson's                 | 562,984           | 381                          | 3,190   | 44,327     | 23,419    | 7,325     | 377,341 | 10,703 | 397   | 547    | 5,407  | 23,762  | 1,318   | 389     | 1,175   | 34,801  | 8,095   | 8,970     | 11,437  |
| 221                                                                 | Pleasant Grove    | Highland Park               | 554,115           | 1,506                        | 122,792 | 41,391     | 228,454   | 17,671    | 51,937  | 2,970  | 163   | 3,714  | 810    | 22,859  | 3,190   | 142     | 1,638   | 6,302   | 6,975   | 39,333    | 2,268   |
| 173                                                                 | Foothills         | Pleasant Grove              | 543,244           | 2,584                        | 12,238  | 37,822     | 91,289    | 9,330     | 191,083 | 3,373  | 63    | 9,031  | 1,230  | 55,129  | 1,492   | 253     | 2,104   | 4,423   | 27,306  | 94,306    | 189     |
| 220                                                                 | Pleasant Grove    | Fairway                     | 528,257           | 1,336                        | 188,884 | 24,839     | 160,963   | 12,637    | 47,022  | 4,618  | 287   | 2,803  | 2,050  | 15,716  | 2,208   | 720     | 2,597   | 16,283  | 9,669   | 30,106    | 5,520   |
| 303                                                                 | N. Sunrise        | Lead Hill                   | 517,769           | 192                          | 3,338   | 165,200    | 92,632    | 170,231   | 19,939  | 936    | 51    | 817    | 916    | 2,972   | 10,169  | 3,967   | 19,522  | 7,150   | 4,886   | 11,863    | 2,988   |
| 321                                                                 | Washington        | Roseville Parkway           | 513,397           | 484                          | 5,951   | 54,269     | 166,492   | 25,069    | 153,851 | 6,768  | 385   | 1,160  | 4,907  | 13,582  | 4,526   | 2,209   | 5,275   | 40,147  | 6,656   | 5,561     | 16,106  |
| 228                                                                 | Pleasant Grove    | Santucci Blvd               | 513,021           | 13,380                       | 981     | 41,397     | 33,624    | 20,711    | 20,903  | 1,063  | 0     | 18,931 | 29     | 21,435  | 4,079   | 304     | 2,045   | 6,267   | 148,967 | 144,574   | 34,331  |
| 279                                                                 | Sierra College    | Douglas                     | 512,696           | 546                          | 6,783   | 88,448     | 73,743    | 111,056   | 47,761  | 2,774  | 82    | 1,116  | 1,513  | 3,821   | 76,546  | 22,851  | 22,321  | 18,338  | 10,086  | 17,912    | 7,000   |
| 254                                                                 | Roseville Parkway | Creeside Ridge              | 479,582           | 463                          | 9,729   | 9,402      | 166,507   | 109,235   | 51,801  | 2,782  | 114   | 1,249  | 1,965  | 3,426   | 17,854  | 12,650  | 40,288  | 19,120  | 10,558  | 14,788    | 7,651   |
| 312                                                                 | Taylor            | Roseville Parkway           | 474,434           | 373                          | 7,646   | 20,405     | 113,248   | 153,768   | 39,680  | 2,155  | 89    | 1,014  | 1,518  | 3,488   | 16,262  | 12,697  | 62,017  | 14,798  | 7,855   | 11,495    | 5,925   |
| 324                                                                 | Washington        | Diamond Oaks                | 466,578           | 584                          | 9,158   | 187,699    | 83,642    | 3,907     | 116,012 | 3,132  | 120   | 1,912  | 1,700  | 27,686  | 358     | 22      | 140     | 11,084  | 5,985   | 12,001    | 1,434   |



| Table 14 (continued)                                    |                   |                         |                   |                              |        |         |         |         |         |        |       |        |        |        |        |        |        |        |         |         |         |
|---------------------------------------------------------|-------------------|-------------------------|-------------------|------------------------------|--------|---------|---------|---------|---------|--------|-------|--------|--------|--------|--------|--------|--------|--------|---------|---------|---------|
| Cost Obligations for Intersection Projects by Plan Area |                   |                         |                   |                              |        |         |         |         |         |        |       |        |        |        |        |        |        |        |         |         |         |
| ID                                                      | Roadway 1         | Roadway 2               | Total<br>CIP Cost | Cost Obligation by Plan Area |        |         |         |         |         |        |       |        |        |        |        |        |        |        |         |         |         |
|                                                         |                   |                         |                   | DW                           | HR     | IN      | NC      | NE      | NI      | NR1    | NR2N  | NR2S   | NR3    | NW     | SE     | SRE    | SRW    | FR     | WP      | SV      | CV      |
| 133                                                     | Blue Oaks         | Creekview Plaza         | 461,463           | 2,446                        | 7,591  | 1,209   | 14,762  | 2,993   | 66,585  | 13,957 | 585   | 103    | 2,804  | 874    | 417    | 50     | 347    | 95,483 | 74,408  | 57,822  | 119,026 |
| 138                                                     | Blue Oaks         | Grasscreek              | 461,463           | 2,557                        | 16,501 | 9,221   | 39,625  | 10,138  | 146,163 | 27,647 | 1,192 | 1,026  | 11,060 | 4,436  | 1,721  | 224    | 1,504  | 94,583 | 32,925  | 27,805  | 33,139  |
| 144                                                     | Blue Oaks         | Westpark                | 461,463           | 2,532                        | 7,822  | 1,202   | 15,188  | 3,048   | 68,563  | 14,370 | 610   | 57     | 2,883  | 959    | 424    | 51     | 353    | 98,258 | 78,307  | 55,165  | 111,670 |
| 271                                                     | Santucci Blvd     | Federico Dr             | 461,463           | 312                          | 226    | 3,470   | 1,120   | 572     | 1,909   | 219    | 0     | 288    | 0      | 352    | 112    | 0      | 39     | 881    | 26,216  | 404,599 | 21,148  |
| 273                                                     | Santucci Blvd     | Sierra Village Dr       | 461,463           | 218                          | 103    | 2,962   | 441     | 196     | 797     | 92     | 0     | 325    | 1      | 341    | 11     | 0      | 16     | 385    | 22,839  | 413,802 | 18,933  |
| 274                                                     | Santucci Blvd     | Mountain Glen (Solaire) | 461,463           | 52                           | 44     | 3,302   | 79      | 20      | 506     | 26     | 0     | 137    | 26     | 51     | 0      | 7      | 7      | 822    | 1,854   | 421,340 | 33,191  |
| 332                                                     | Westbrook Blvd    | Federico Dr             | 461,463           | 2,839                        | 1,237  | 2,611   | 2,246   | 1,062   | 19,089  | 3,739  | 137   | 692    | 641    | 745    | 198    | 0      | 81     | 62,904 | 110,063 | 193,702 | 59,479  |
| 333                                                     | Westbrook Blvd    | Creekview Plaza         | 461,463           | 1,976                        | 931    | 4,909   | 3,771   | 1,434   | 7,770   | 1,733  | 8     | 1,828  | 16     | 1,842  | 207    | 0      | 130    | 58,656 | 72,060  | 80,250  | 223,943 |
| 334                                                     | Westbrook Blvd    | Holt Pkwy               | 461,463           | 1,626                        | 438    | 4,385   | 1,588   | 411     | 3,995   | 1,154  | 0     | 1,671  | 63     | 1,674  | 35     | 0      | 77     | 84,108 | 78,009  | 86,262  | 195,968 |
| 335                                                     | Westbrook Blvd    | Mountain Glen (Solaire) | 461,463           | 589                          | 1,636  | 1,215   | 2,239   | 753     | 23,344  | 4,655  | 159   | 539    | 771    | 625    | 116    | 0      | 84     | 59,330 | 95,593  | 199,708 | 70,108  |
| 337                                                     | Westbrook Blvd    | Sierra Village Dr       | 461,463           | 3,188                        | 2,129  | 3,712   | 9,814   | 643     | 21,518  | 2,802  | 109   | 2,652  | 502    | 3,023  | 125    | 18     | 28     | 46,778 | 87,111  | 234,193 | 43,118  |
| 338                                                     | Westbrook Blvd    | Sierra Glen Dr          | 461,463           | 2,450                        | 1,012  | 2,076   | 439     | 107     | 17,347  | 3,653  | 148   | 273    | 683    | 240    | 21     | 0      | 15     | 66,298 | 126,444 | 177,249 | 63,007  |
| 339                                                     | Westbrook Blvd    | Brookstone N.           | 461,463           | 1,241                        | 1,807  | 5,407   | 2,568   | 747     | 23,609  | 4,554  | 155   | 3,191  | 806    | 2,286  | 157    | 57     | 101    | 52,896 | 148,221 | 133,857 | 79,804  |
| 340                                                     | Westbrook Blvd    | Brookstone S.           | 461,463           | 890                          | 2,221  | 4,258   | 2,292   | 277     | 27,525  | 5,424  | 210   | 2,476  | 1,193  | 1,530  | 59     | 1      | 20     | 63,804 | 132,466 | 123,739 | 93,079  |
| 341                                                     | Westbrook Blvd    | Payson                  | 461,463           | 1,596                        | 1,598  | 6,521   | 3,483   | 1,549   | 22,105  | 4,168  | 145   | 3,516  | 749    | 2,760  | 312    | 54     | 161    | 49,723 | 155,160 | 132,518 | 75,344  |
| 346                                                     | Woodcreek Oaks    | Baseline                | 435,374           | 1,776                        | 5,323  | 78,086  | 37,584  | 17,821  | 50,325  | 3,914  | 35    | 5,992  | 362    | 32,939 | 3,483  | 255    | 1,513  | 14,285 | 21,678  | 153,333 | 6,669   |
| 307                                                     | N. Sunrise        | Sierra Gardens          | 432,692           | 29                           | 2,110  | 200,756 | 116,737 | 66,692  | 13,615  | 549    | 25    | 134    | 501    | 618    | 122    | 2,206  | 20,255 | 3,795  | 1,175   | 1,766   | 1,608   |
| 320                                                     | Washington        | Blue Oaks               | 406,113           | 1,685                        | 30,067 | 23,325  | 101,396 | 5,649   | 138,371 | 13,891 | 646   | 606    | 4,300  | 7,606  | 875    | 442    | 1,643  | 37,570 | 13,739  | 10,683  | 13,618  |
| 139                                                     | Blue Oaks         | Hayden Pkwy             | 379,347           | 1,286                        | 8,137  | 1,050   | 14,587  | 1,838   | 55,594  | 10,600 | 548   | 285    | 1,822  | 291    | 267    | 2      | 118    | 59,837 | 31,077  | 29,366  | 162,644 |
| 199                                                     | Hilltop           | PFE                     | 368,282           | 665                          | 3,257  | 243,601 | 19,929  | 13,960  | 24,724  | 1,018  | 47    | 1,789  | 485    | 5,870  | 3,694  | 551    | 2,685  | 7,063  | 7,633   | 28,380  | 2,930   |
| 296                                                     | Stanford Ranch    | Fairway                 | 360,996           | 277                          | 77,311 | 60,050  | 100,111 | 55,194  | 13,787  | 1,528  | 62    | 445    | 660    | 2,077  | 10,811 | 3,686  | 15,592 | 6,637  | 3,187   | 7,434   | 2,149   |
| 255                                                     | Roseville Parkway | Eureka                  | 335,532           | 149                          | 7,093  | 55,891  | 47,541  | 105,486 | 27,468  | 1,952  | 61    | 276    | 819    | 1,925  | 56,147 | 203    | 11,040 | 9,492  | 2,039   | 4,449   | 3,500   |
| 354                                                     | Woodcreek Oaks    | Painted Desert          | 317,747           | 3,850                        | 6,630  | 5,092   | 14,841  | 4,309   | 131,258 | 71,913 | 579   | 8,514  | 3,676  | 42,075 | 799    | 36     | 471    | 14,722 | 2,518   | 3,405   | 3,060   |
| 355                                                     | Woodcreek Oaks    | Crimson Ridge           | 317,747           | 3,979                        | 6,294  | 5,189   | 13,803  | 4,030   | 129,310 | 71,876 | 561   | 9,195  | 3,562  | 44,038 | 767    | 36     | 427    | 13,560 | 2,440   | 5,870   | 2,811   |
| 347                                                     | Woodcreek Oaks    | Canavari                | 315,808           | 6,124                        | 1,424  | 19,742  | 10,363  | 2,547   | 92,351  | 47,278 | 375   | 16,529 | 3,034  | 79,599 | 345    | 90     | 773    | 3,118  | 6,177   | 25,926  | 11      |
| 246                                                     | Rocky Ridge       | Lead Hill               | 315,108           | 102                          | 2,890  | 45,852  | 25,049  | 178,822 | 10,129  | 928    | 51    | 366    | 748    | 1,248  | 21,291 | 3,085  | 8,175  | 5,852  | 2,596   | 5,469   | 2,454   |
| 233                                                     | Pleasant Grove    | Country Club            | 314,732           | 3,197                        | 7,576  | 5,280   | 65,813  | 7,773   | 65,654  | 1,619  | 14    | 9,015  | 62     | 26,303 | 1,233  | 183    | 1,644  | 2,472  | 26,672  | 89,726  | 494     |
| 122                                                     | Baseline          | Junction                | 311,366           | 1,155                        | 3,320  | 50,076  | 26,298  | 16,451  | 32,059  | 872    | 0     | 10,812 | 1      | 16,996 | 3,161  | 225    | 1,332  | 9,472  | 14,393  | 120,332 | 4,412   |
| 156                                                     | Eureka            | Douglas                 | 306,288           | 104                          | 3,960  | 77,811  | 6,706   | 105,028 | 6,522   | 933    | 29    | 237    | 284    | 2,111  | 75,352 | 11,440 | 1,697  | 2,937  | 1,538   | 8,582   | 1,016   |
| 265                                                     | Roseville Parkway | Reserve                 | 292,536           | 258                          | 1,026  | 23,994  | 142,672 | 35,495  | 32,112  | 1,541  | 70    | 775    | 1,360  | 2,314  | 6,240  | 2,845  | 8,458  | 12,169 | 6,449   | 9,831   | 4,929   |
| 135                                                     | Blue Oaks         | Diamond Creek           | 291,982           | 2,613                        | 6,917  | 4,072   | 16,984  | 5,046   | 54,472  | 21,773 | 1,109 | 239    | 9,752  | 1,454  | 850    | 55     | 628    | 85,464 | 27,961  | 23,335  | 29,257  |
| 353                                                     | Woodcreek Oaks    | Camino Capastrano       | 290,232           | 5,238                        | 2,061  | 15,521  | 8,088   | 1,428   | 88,570  | 44,635 | 362   | 14,031 | 3,234  | 76,562 | 174    | 31     | 504    | 6,402  | 3,933   | 18,432  | 1,026   |
| 304                                                     | N. Sunrise        | Eureka                  | 289,698           | 101                          | 4,069  | 33,230  | 11,735  | 175,299 | 7,169   | 1,138  | 51    | 315    | 699    | 2,041  | 22,496 | 2,129  | 11,690 | 5,800  | 2,501   | 6,932   | 2,301   |
| 249                                                     | Rocky Ridge       | Eureka                  | 270,168           | 127                          | 5,203  | 19,867  | 13,036  | 159,139 | 9,048   | 1,422  | 63    | 320    | 777    | 2,159  | 33,956 | 2,096  | 3,726  | 6,596  | 2,773   | 7,243   | 2,618   |
| 269                                                     | Roseville Parkway | Olympus                 | 263,696           | 255                          | 4,318  | 10,597  | 59,969  | 59,666  | 33,881  | 1,680  | 56    | 629    | 1,166  | 1,526  | 26,571 | 16,299 | 16,150 | 12,936 | 5,855   | 7,026   | 5,115   |
| 216                                                     | Market            | Vista Grande Blvd       | 255,232           | 3,859                        | 2,697  | 2,168   | 17,403  | 640     | 19,004  | 1,145  | 26    | 5,564  | 139    | 5,241  | 41     | 9      | 174    | 2,577  | 3,725   | 190,432 | 388     |
| 222                                                     | Pleasant Grove    | Silver Spruce           | 255,232           | 5,259                        | 387    | 16,190  | 15,243  | 9,766   | 8,933   | 715    | 20    | 6,150  | 129    | 9,139  | 1,968  | 122    | 949    | 5,434  | 69,951  | 101,745 | 3,134   |
| 223                                                     | Pleasant Grove    | La Sierra               | 255,232           | 3,395                        | 212    | 13,031  | 10,579  | 6,971   | 5,361   | 346    | 16    | 3,889  | 44     | 6,128  | 1,412  | 86     | 695    | 2,228  | 29,662  | 156,403 | 14,773  |
| 227                                                     | Pleasant Grove    | Sierra Trail            | 255,232           | 6,648                        | 194    | 21,730  | 19,370  | 12,686  | 9,415   | 572    | 5     | 7,835  | 107    | 11,705 | 2,556  | 167    | 1,269  | 5,202  | 62,983  | 90,531  | 2,257   |
| 229                                                     | Pleasant Grove    | Upland                  | 255,232           | 5,932                        | 1,026  | 16,387  | 17,009  | 9,074   | 12,421  | 740    | 8     | 10,222 | 59     | 10,106 | 1,718  | 116    | 959    | 5,146  | 73,938  | 82,027  | 8,344   |
| 314                                                     | Upland            | Vista Grande Blvd       | 255,232           | 4,735                        | 2,748  | 2,205   | 17,270  | 990     | 20,030  | 1,669  | 64    | 6,536  | 350    | 5,486  | 121    | 9      | 205    | 6,403  | 13,143  | 171,921 | 1,350   |
| 317                                                     | Vista Grande Blvd | Silver Spruce           | 255,232           | 1,143                        | 435    | 2,105   | 3,076   | 594     | 4,207   | 392    | 0     | 1,469  | 11     | 1,076  | 51     | 0      | 75     | 1,368  | 3,222   | 235,224 | 782     |
| 318                                                     | Vista Grande Blvd | Vista Park              | 255,232           | 3,841                        | 3,253  | 528     | 21,896  | 456     | 22,833  | 870    | 6     | 5,828  | 46     | 5,725  | 26     | 4      | 112    | 638    | 4,320   | 182,929 | 1,919   |



| Table 14 (continued)<br>Cost Obligations for Intersection Projects by Plan Area |                   |                         |                   |                              |        |         |         |         |         |        |       |        |        |        |        |        |        |        |         |         |         |
|---------------------------------------------------------------------------------|-------------------|-------------------------|-------------------|------------------------------|--------|---------|---------|---------|---------|--------|-------|--------|--------|--------|--------|--------|--------|--------|---------|---------|---------|
| ID                                                                              | Roadway 1         | Roadway 2               | Total<br>CIP Cost | Cost Obligation by Plan Area |        |         |         |         |         |        |       |        |        |        |        |        |        |        |         |         |         |
|                                                                                 |                   |                         |                   | DW                           | HR     | IN      | NC      | NE      | NI      | NR1    | NR2N  | NR2S   | NR3    | NW     | SE     | SRE    | SRW    | FR     | WP      | SV      | CV      |
| 133                                                                             | Blue Oaks         | Creekview Plaza         | 461,463           | 2,446                        | 7,591  | 1,209   | 14,762  | 2,993   | 66,585  | 13,957 | 585   | 103    | 2,804  | 874    | 417    | 50     | 347    | 95,483 | 74,408  | 57,822  | 119,026 |
| 138                                                                             | Blue Oaks         | Grasscreek              | 461,463           | 2,557                        | 16,501 | 9,221   | 39,625  | 10,138  | 146,163 | 27,647 | 1,192 | 1,026  | 11,060 | 4,436  | 1,721  | 224    | 1,504  | 94,583 | 32,925  | 27,805  | 33,139  |
| 144                                                                             | Blue Oaks         | Westpark                | 461,463           | 2,532                        | 7,822  | 1,202   | 15,188  | 3,048   | 68,563  | 14,370 | 610   | 57     | 2,883  | 959    | 424    | 51     | 353    | 98,258 | 78,307  | 55,165  | 111,670 |
| 271                                                                             | Santucci Blvd     | Federico Dr             | 461,463           | 312                          | 226    | 3,470   | 1,120   | 572     | 1,909   | 219    | 0     | 288    | 0      | 352    | 112    | 0      | 39     | 881    | 26,216  | 404,599 | 21,148  |
| 273                                                                             | Santucci Blvd     | Sierra Village Dr       | 461,463           | 218                          | 103    | 2,962   | 441     | 196     | 797     | 92     | 0     | 325    | 1      | 341    | 11     | 0      | 16     | 385    | 22,839  | 413,802 | 18,933  |
| 274                                                                             | Santucci Blvd     | Mountain Glen (Solaire) | 461,463           | 52                           | 44     | 3,302   | 79      | 20      | 506     | 26     | 0     | 137    | 26     | 51     | 0      | 7      | 7      | 822    | 1,854   | 421,340 | 33,191  |
| 332                                                                             | Westbrook Blvd    | Federico Dr             | 461,463           | 2,839                        | 1,237  | 2,611   | 2,246   | 1,062   | 19,089  | 3,739  | 137   | 692    | 641    | 745    | 198    | 0      | 81     | 62,904 | 110,063 | 193,702 | 59,479  |
| 333                                                                             | Westbrook Blvd    | Creekview Plaza         | 461,463           | 1,976                        | 931    | 4,909   | 3,771   | 1,434   | 7,770   | 1,733  | 8     | 1,828  | 16     | 1,842  | 207    | 0      | 130    | 58,656 | 72,060  | 80,250  | 223,943 |
| 334                                                                             | Westbrook Blvd    | Holt Pkwy               | 461,463           | 1,626                        | 438    | 4,385   | 1,588   | 411     | 3,995   | 1,154  | 0     | 1,671  | 63     | 1,674  | 35     | 0      | 77     | 84,108 | 78,009  | 86,262  | 195,968 |
| 335                                                                             | Westbrook Blvd    | Mountain Glen (Solaire) | 461,463           | 589                          | 1,636  | 1,215   | 2,239   | 753     | 23,344  | 4,655  | 159   | 539    | 771    | 625    | 116    | 0      | 84     | 59,330 | 95,593  | 199,708 | 70,108  |
| 337                                                                             | Westbrook Blvd    | Sierra Village Dr       | 461,463           | 3,188                        | 2,129  | 3,712   | 9,814   | 643     | 21,518  | 2,802  | 109   | 2,652  | 502    | 3,023  | 125    | 18     | 28     | 46,778 | 87,111  | 234,193 | 43,118  |
| 338                                                                             | Westbrook Blvd    | Sierra Glen Dr          | 461,463           | 2,450                        | 1,012  | 2,076   | 439     | 107     | 17,347  | 3,653  | 148   | 273    | 683    | 240    | 21     | 0      | 15     | 66,298 | 126,444 | 177,249 | 63,007  |
| 339                                                                             | Westbrook Blvd    | Brookstone N.           | 461,463           | 1,241                        | 1,807  | 5,407   | 2,568   | 747     | 23,609  | 4,554  | 155   | 3,191  | 806    | 2,286  | 157    | 57     | 101    | 52,896 | 148,221 | 133,857 | 79,804  |
| 340                                                                             | Westbrook Blvd    | Brookstone S.           | 461,463           | 890                          | 2,221  | 4,258   | 2,292   | 277     | 27,525  | 5,424  | 210   | 2,476  | 1,193  | 1,530  | 59     | 1      | 20     | 63,804 | 132,466 | 123,739 | 93,079  |
| 341                                                                             | Westbrook Blvd    | Payson                  | 461,463           | 1,596                        | 1,598  | 6,521   | 3,483   | 1,549   | 22,105  | 4,168  | 145   | 3,516  | 749    | 2,760  | 312    | 54     | 161    | 49,723 | 155,160 | 132,518 | 75,344  |
| 346                                                                             | Woodcreek Oaks    | Baseline                | 435,374           | 1,776                        | 5,323  | 78,086  | 37,584  | 17,821  | 50,325  | 3,914  | 35    | 5,992  | 362    | 32,939 | 3,483  | 255    | 1,513  | 14,285 | 21,678  | 153,333 | 6,669   |
| 307                                                                             | N. Sunrise        | Sierra Gardens          | 432,692           | 29                           | 2,110  | 200,756 | 116,737 | 66,692  | 13,615  | 549    | 25    | 134    | 501    | 618    | 122    | 2,206  | 20,255 | 3,795  | 1,175   | 1,766   | 1,608   |
| 320                                                                             | Washington        | Blue Oaks               | 406,113           | 1,685                        | 30,067 | 23,325  | 101,396 | 5,649   | 138,371 | 13,891 | 646   | 606    | 4,300  | 7,606  | 875    | 442    | 1,643  | 37,570 | 13,739  | 10,683  | 13,618  |
| 139                                                                             | Blue Oaks         | Hayden Pkwy             | 379,347           | 1,286                        | 8,137  | 1,050   | 14,587  | 1,838   | 55,594  | 10,600 | 548   | 285    | 1,822  | 291    | 267    | 2      | 118    | 59,837 | 31,077  | 29,366  | 162,644 |
| 199                                                                             | Hilltop           | PFE                     | 368,282           | 665                          | 3,257  | 243,601 | 19,929  | 13,960  | 24,724  | 1,018  | 47    | 1,789  | 485    | 5,870  | 3,694  | 551    | 2,685  | 7,063  | 7,633   | 28,380  | 2,930   |
| 296                                                                             | Stanford Ranch    | Fairway                 | 360,996           | 277                          | 77,311 | 60,050  | 100,111 | 55,194  | 13,787  | 1,528  | 62    | 445    | 660    | 2,077  | 10,811 | 3,686  | 15,592 | 6,637  | 3,187   | 7,434   | 2,149   |
| 255                                                                             | Roseville Parkway | Eureka                  | 335,532           | 149                          | 7,093  | 55,891  | 47,541  | 105,486 | 27,468  | 1,952  | 61    | 276    | 819    | 1,925  | 56,147 | 203    | 11,040 | 9,492  | 2,039   | 4,449   | 3,500   |
| 354                                                                             | Woodcreek Oaks    | Painted Desert          | 317,747           | 3,850                        | 6,630  | 5,092   | 14,841  | 4,309   | 131,258 | 71,913 | 579   | 8,514  | 3,676  | 42,075 | 799    | 36     | 471    | 14,722 | 2,518   | 3,405   | 3,060   |
| 355                                                                             | Woodcreek Oaks    | Crimson Ridge           | 317,747           | 3,979                        | 6,294  | 5,189   | 13,803  | 4,030   | 129,310 | 71,876 | 561   | 9,195  | 3,562  | 44,038 | 767    | 36     | 427    | 13,560 | 2,440   | 5,870   | 2,811   |
| 347                                                                             | Woodcreek Oaks    | Canavari                | 315,808           | 6,124                        | 1,424  | 19,742  | 10,363  | 2,547   | 92,351  | 47,278 | 375   | 16,529 | 3,034  | 79,599 | 345    | 90     | 773    | 3,118  | 6,177   | 25,926  | 11      |
| 246                                                                             | Rocky Ridge       | Lead Hill               | 315,108           | 102                          | 2,890  | 45,852  | 25,049  | 178,822 | 10,129  | 928    | 51    | 366    | 748    | 1,248  | 21,291 | 3,085  | 8,175  | 5,852  | 2,596   | 5,469   | 2,454   |
| 233                                                                             | Pleasant Grove    | Country Club            | 314,732           | 3,197                        | 7,576  | 5,280   | 65,813  | 7,773   | 65,654  | 1,619  | 14    | 9,015  | 62     | 26,303 | 1,233  | 183    | 1,644  | 2,472  | 26,672  | 89,726  | 494     |
| 122                                                                             | Baseline          | Junction                | 311,366           | 1,155                        | 3,320  | 50,076  | 26,298  | 16,451  | 32,059  | 872    | 0     | 10,812 | 1      | 16,996 | 3,161  | 225    | 1,332  | 9,472  | 14,393  | 120,332 | 4,412   |
| 156                                                                             | Eureka            | Douglas                 | 306,288           | 104                          | 3,960  | 77,811  | 6,706   | 105,028 | 6,522   | 933    | 29    | 237    | 284    | 2,111  | 75,352 | 11,440 | 1,697  | 2,937  | 1,538   | 8,582   | 1,016   |
| 265                                                                             | Roseville Parkway | Reserve                 | 292,536           | 258                          | 1,026  | 23,994  | 142,672 | 35,495  | 32,112  | 1,541  | 70    | 775    | 1,360  | 2,314  | 6,240  | 2,845  | 8,458  | 12,169 | 6,449   | 9,831   | 4,929   |
| 135                                                                             | Blue Oaks         | Diamond Creek           | 291,982           | 2,613                        | 6,917  | 4,072   | 16,984  | 5,046   | 54,472  | 21,773 | 1,109 | 239    | 9,752  | 1,454  | 850    | 55     | 628    | 85,464 | 27,961  | 23,335  | 29,257  |
| 353                                                                             | Woodcreek Oaks    | Camino Capastrano       | 290,232           | 5,238                        | 2,061  | 15,521  | 8,088   | 1,428   | 88,570  | 44,635 | 362   | 14,031 | 3,234  | 76,562 | 174    | 31     | 504    | 6,402  | 3,933   | 18,432  | 1,026   |
| 304                                                                             | N. Sunrise        | Eureka                  | 289,698           | 101                          | 4,069  | 33,230  | 11,735  | 175,299 | 7,169   | 1,138  | 51    | 315    | 699    | 2,041  | 22,496 | 2,129  | 11,690 | 5,800  | 2,501   | 6,932   | 2,301   |
| 249                                                                             | Rocky Ridge       | Eureka                  | 270,168           | 127                          | 5,203  | 19,867  | 13,036  | 159,139 | 9,048   | 1,422  | 63    | 320    | 777    | 2,159  | 33,956 | 2,096  | 3,726  | 6,596  | 2,773   | 7,243   | 2,618   |
| 269                                                                             | Roseville Parkway | Olympus                 | 263,696           | 255                          | 4,318  | 10,597  | 59,969  | 59,666  | 33,881  | 1,680  | 56    | 629    | 1,166  | 1,526  | 26,571 | 16,299 | 16,150 | 12,936 | 5,855   | 7,026   | 5,115   |
| 216                                                                             | Market            | Vista Grande Blvd       | 255,232           | 3,859                        | 2,697  | 2,168   | 17,403  | 640     | 19,004  | 1,145  | 26    | 5,564  | 139    | 5,241  | 41     | 9      | 174    | 2,577  | 3,725   | 190,432 | 388     |
| 222                                                                             | Pleasant Grove    | Silver Spruce           | 255,232           | 5,259                        | 387    | 16,190  | 15,243  | 9,766   | 8,933   | 715    | 20    | 6,150  | 129    | 9,139  | 1,968  | 122    | 949    | 5,434  | 69,951  | 101,745 | 3,134   |
| 223                                                                             | Pleasant Grove    | La Sierra               | 255,232           | 3,395                        | 212    | 13,031  | 10,579  | 6,971   | 5,361   | 346    | 16    | 3,889  | 44     | 6,128  | 1,412  | 86     | 695    | 2,228  | 29,662  | 156,403 | 14,773  |
| 227                                                                             | Pleasant Grove    | Sierra Trail            | 255,232           | 6,648                        | 194    | 21,730  | 19,370  | 12,686  | 9,415   | 572    | 5     | 7,835  | 107    | 11,705 | 2,556  | 167    | 1,269  | 5,202  | 62,983  | 90,531  | 2,257   |
| 229                                                                             | Pleasant Grove    | Upland                  | 255,232           | 5,932                        | 1,026  | 16,387  | 17,009  | 9,074   | 12,421  | 740    | 8     | 10,222 | 59     | 10,106 | 1,718  | 116    | 959    | 5,146  | 73,938  | 82,027  | 8,344   |
| 314                                                                             | Upland            | Vista Grande Blvd       | 255,232           | 4,735                        | 2,748  | 2,205   | 17,270  | 990     | 20,030  | 1,669  | 64    | 6,536  | 350    | 5,486  | 121    | 9      | 205    | 6,403  | 13,143  | 171,921 | 1,350   |
| 317                                                                             | Vista Grande Blvd | Silver Spruce           | 255,232           | 1,143                        | 435    | 2,105   | 3,076   | 594     | 4,207   | 392    | 0     | 1,469  | 11     | 1,076  | 51     | 0      | 75     | 1,368  | 3,222   | 235,224 | 782     |
| 318                                                                             | Vista Grande Blvd | Vista Park              | 255,232           | 3,841                        | 3,253  | 528     | 21,896  | 456     | 22,833  | 870    | 6     | 5,828  | 46     | 5,725  | 26     | 4      | 112    | 638    | 4,320   | 182,929 | 1,919   |





## Five Year CIP Project Prioritization

In an effort to prioritize CIP roadway and intersection improvements, City staff and DKS Associates have completed a “near term” sensitivity analysis that looks approximately five years in the future to determine the roadway and intersection projects that should be prioritized within the CIP. The concept for this effort was to define the best estimate of the total amount of development and its location within the next five years, forecast the change in traffic volumes based on that development scenario, test the effectiveness of alternative roadway improvement scenarios at reducing congestion under the five-year growth scenario and recommend improvement scenarios that maximize the congestion relieving benefits for the amount of money available from fees collected in five years. City staff estimates that the City of Roseville will have approximately \$19 million in Traffic Mitigation fee funds available in the next five years to pay for near term roadway improvements.

The five-year scenario was based on land use development and roadway improvements assumed to be in place within a five-year time horizon. Land uses added to existing conditions include approximately 4,100 dwelling units, 1.7 million square feet of non-residential development, and just over 200 hotel rooms. Roadway projects assumed to be in place (some already under construction) included widening of major roadways including portions of Washington Boulevard, Blue Oaks Boulevard, Woodcreek Oaks Boulevard, and Fiddymont Road, as well as new facilities such as a roadway in the Campus Oaks development and auxiliary lanes on SR 65.

The Travel Demand Model has been utilized to estimate total PM peak hour vehicle hours of delay on roadways and at major intersections within the City of Roseville. Results show that with the addition of five year’s worth of land use and roadway improvements, total hours of PM peak hour vehicle delay would increase by approximately 18% on roadways west of I-80 and approximately 11% on roadways east of I-80.

In order to determine which projects most effectively reduce traffic delay on City roadways in the short term, City staff identified a number of roadway projects (and combinations of roadway projects) for testing purposes. Reductions in delay were ranked for these roadway projects, along with their potential capital costs. Also identified were the ten intersections Citywide with the highest total vehicular delay during the PM peak hour. Of these, feasible improvements at six intersections are identified in the City’s CIP. Reduction in delay based on these intersection improvements was also ranked, along with their capital costs.

Of the nine roadway projects tested, two rose to the top in terms of potential near term reduction in vehicle delay on City roadways. The widening of the Blue Oaks Bridge over the UPRR tracks and the extension of Roseville Parkway from Washington Boulevard to Foothills Boulevard (also crossing over the UPRR tracks) resulted in a decrease in network peak hour delay on roadways west of I-80 of 14% and 12%, respectively. No other individual projects resulted in reductions close to 10%. Preliminary cost estimates for all of the projects were prepared to assist in ranking of priority projects. The cost for the widening of the Blue Oaks bridge was estimated at approximately \$17.4 million, while the cost for the Roseville Parkway extension was estimated at approximately \$33.7 million. Cost estimates for Intersections ranged from \$139,000 to \$761,000. Based on the City’s anticipated CIP revenue of approximately \$19 million over the next five years and the fact that the Roseville Parkway extension would exceed the assumed five

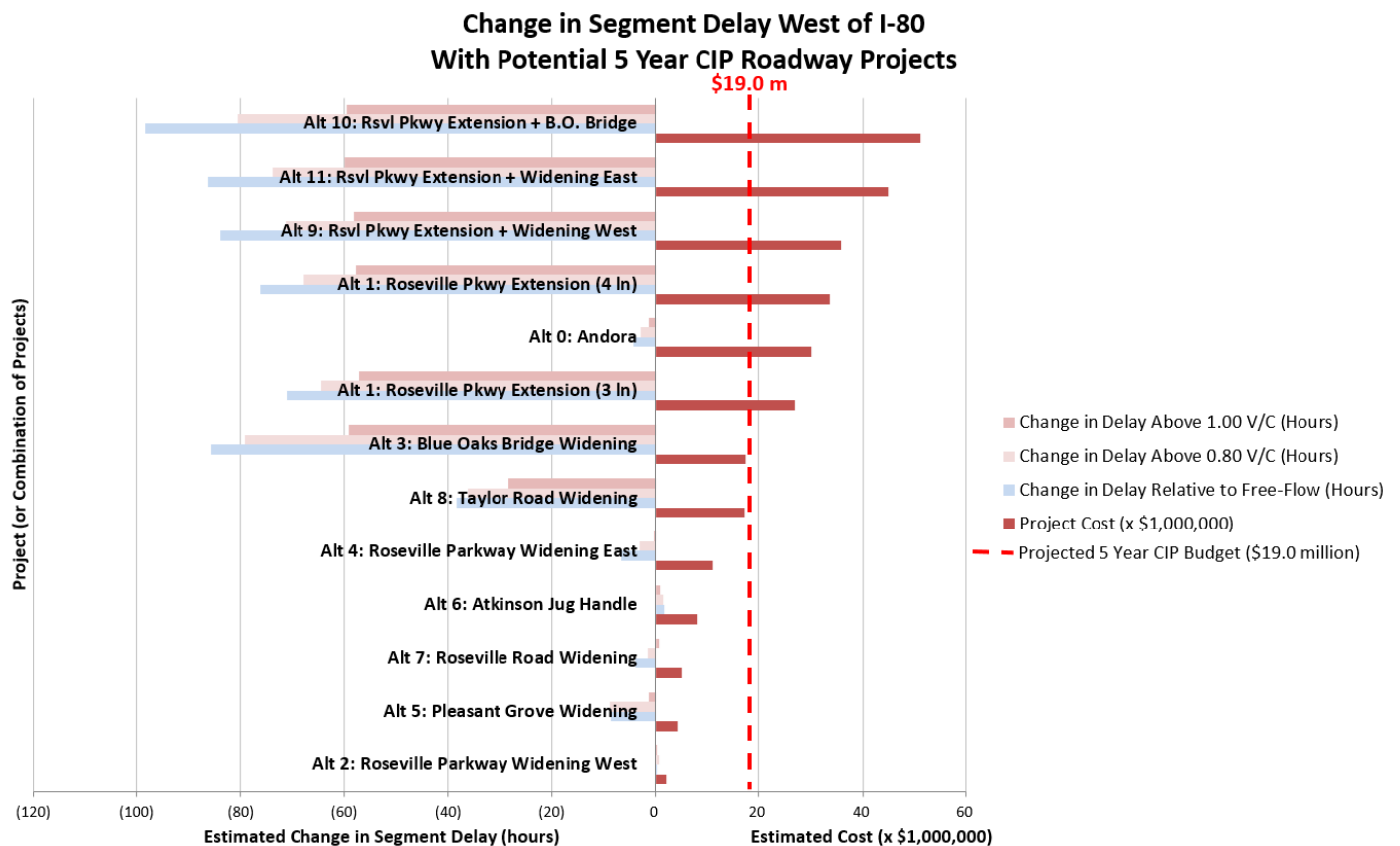




year funding, a combination of the Blue Oaks bridge widening and improvements at six intersections has been identified as priority improvements over the next five years.

Results of the roadway segment costs and benefits are shown in **Figure 4**. In this figure, the lines to the left of center show reduction in delay anticipated compared to the five year base scenario, while lines to the right of center show relative cost of each project. The vertical dashed red line shows the City's anticipated five year CIP revenue and shows which projects (and combinations of projects tested) have costs that exceed the City's anticipated five year CIP revenue.

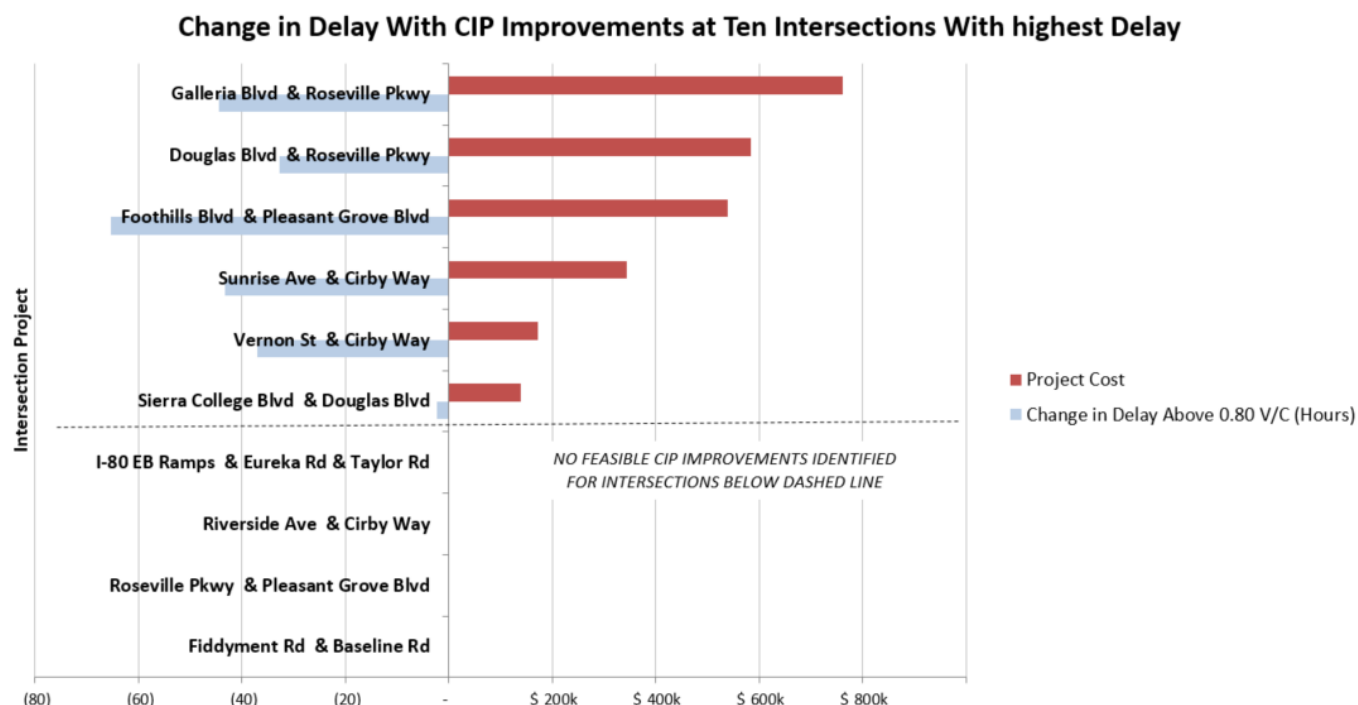
**Figure 4: Summary of Segment Improvement Costs and Benefits**





Results of the intersection costs and benefits are shown in **Figure 5**. As with the previous figure, the lines to the left of center show reduction in delay anticipated compared to the five year base scenario, while lines to the right of center show relative cost of each project.

**Figure 5: Summary of Intersection Improvement Costs and Benefits**



**Table 15** shows the costs associated with each of the recommended five-year roadway and intersection improvements identified during the Sensitivity Analysis.

**Table 15: Recommended Five-Year Roadway and Intersection Improvements**

| Project                                                      | Estimated Cost      |
|--------------------------------------------------------------|---------------------|
| Blue Oaks Blvd. Bridge Widening                              | \$17,400,000        |
| Galleria Blvd./Roseville Parkway Intersection Improvements   | \$761,000           |
| Douglas Bl. & Roseville Pkwy. Intersection Improvements      | \$584,000           |
| Foothills Bl. & Pleasant Grove Bl. Intersection Improvements | \$538,000           |
| Sunrise Av. & Cirby Way Intersection Improvements            | \$345,000           |
| Vernon St. & Cirby Way Intersection Improvements             | \$173,000           |
| Sierra College Bl. & Douglas Bl. Intersection Improvements   | \$139,000           |
| <b>Estimated Total Cost</b>                                  | <b>\$19,940,000</b> |

Source: DKS Associates, 2017



The results of this 5-year horizon study were presented to the City Council in January 2018. The discussion focused on the completion of either the Blues Oaks bridge or the Roseville Parkway extension. Council directed staff to extend the analysis to a 10-year horizon and to include an economic analysis that provides opinion on which of the two completing projects would provide more favorable overall economic growth. This study continues and will be brought back to Council for additional discussion upon completion.

ORDINANCE NO. \_\_\_\_

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS  
4.44.020 AND 4.44.050 OF CHAPTER 4.44 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL  
CODE REGARDING TRAFFIC MITIGATION FEES

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 4.44.020 of Chapter 4.44 of Title 4 of the Roseville Municipal  
Code is hereby amended to read as follows:

**4.44.020 Definitions.**

The following words are defined for purposes of this chapter as follows:

- A. “Building permit” means the permit issued or required by the city for the construction of any structure pursuant to and as defined by the building code.
- B. “Capital improvement program” means that list of traffic and circulation facilities, improvements, or infrastructure for year 2005 consistent with that identified in the general plan and listed in that document entitled “Technical Report for Update of the City of Roseville’s Traffic Mitigation Fee,” dated January 3, 2005. Said capital improvement program is on file in the office of the director and the city clerk.
- C. “Department” means the department of development services.

D. “Director” means the director of the department.

E. “Dwelling unit equivalents” or “D.U.E.s” mean the number of single-family dwellings to which a particular type of development or use is equivalent in terms of expected or estimated p.m. peak hour traffic impact.

F. “Dwelling unit equivalent rates or D.U.E. rates” mean multiplication factors used to convert a particular type of development or use to dwelling unit equivalents. D.U.E. rates shall be expressed as the number of D.U.E.s per unit of a particular use.

G. “Facilities” mean those public traffic and circulation facilities, improvements or infrastructure shown and included on the capital improvement program.

H. “Improvement plan” means a site plan of property proposed for development showing all required improvements that must be approved by the city prior to the issuance of a building permit for the property.

I. “Fee” or “traffic mitigation fee” means the fee established by this chapter. The fee shall be collected prior to the approval and issuance of any building permit, or as provided otherwise in this chapter. The fee shall be used solely to finance the capital improvement program.

J. “Traffic mitigation fund” means that special interest-bearing fund established pursuant to Section 4.44.030.

K. “Study” means that certain document entitled “City of Roseville 2018~~5~~ Capital Improvement Program and Traffic Impact Fees,” dated ~~March, 2000~~[May, 2018](#). The study is on file in the offices of the director and city clerk.

L. “Infill area” means that portion of the city not within the ~~Northeast, Northcentral, Northwest, Highland Reserve North~~[Creekview, West Roseville, Sierra Vista](#), North Roseville 1, North Roseville 2 North, North Roseville 2 South, Stoneridge or Southeast Roseville specific plan areas, nor within ~~the Del Webb specific plan area or~~ the North Industrial Area.

SECTION 2. Section 4.44.050 of Chapter 4.44 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

**4.44.050 Traffic mitigation fee per dwelling unit equivalent by area.**

The traffic mitigation fee for the various areas within the city, as defined in the general plan, shall be:

| Area                                                                | Amount of Fee<br>(per D.U.E.)                  |
|---------------------------------------------------------------------|------------------------------------------------|
| Southeast Roseville Specific Plan Area <a href="#">(Infill)</a>     | <del>\$3,668.00</del> <a href="#">4,865.00</a> |
| Northeast Roseville Specific Plan Area <a href="#">(Infill)</a>     | <del>\$3,646.00</del> <a href="#">4,865.00</a> |
| North Central Roseville Specific Plan Area <a href="#">(Infill)</a> | <del>\$3,049.00</del> <a href="#">4,865.00</a> |
| Northwest Roseville Specific Plan Area <a href="#">(Infill)</a>     | <del>\$1,381.00</del> <a href="#">4,865.00</a> |
| North Industrial Plan Area                                          | <del>\$5,899.00</del> <a href="#">7,715.00</a> |
| Infill Areas                                                        | <del>\$6,110.00</del> <a href="#">4,865.00</a> |

**Area****Amount of Fee  
(per D.U.E.)**

Del Webb Specific Plan Area [\(Infill\)](#) ~~\$1,381.00~~ [4,865.00](#)

Highland Reserve North Specific Plan Area [\(Infill\)](#) ~~\$1,381.00~~ [4,865.00](#)

North Roseville Specific Plan Phase 1 [\(Infill\)](#) ~~\$1,381.00~~ [4,865.00](#)

North Roseville Specific Plan Phase 2 North ~~\$1,381.00~~ [1,022.00](#)

North Roseville Specific Plan Phase 2 South (Woodcreek  
West) ~~\$1,381.00~~ [1,022.00](#)

North Roseville Specific Plan Phase 3 ~~\$3,411.00~~ [5,864.00](#)

Stoneridge East Specific Plan Area [\(Infill\)](#) ~~\$1,381.00~~ [4,865.00](#)

Stoneridge West Specific Plan Area [\(Infill\)](#) ~~\$4,726.00~~ [4,865.00](#)

Redevelopment Area [\(Infill\)](#) ~~\$4,280.00~~ [4,865.00](#)

West Roseville Specific Plan—Fiddymment Ranch ~~\$4,306.00~~ [5,394.00](#)

West Roseville Specific Plan—Westpark ~~\$2,675.00~~ [4,595.00](#)

Sierra Vista Specific Plan (includes Westbrook) ~~\$4,451.00~~ [4,963.00](#)

Creekview Specific Plan ~~\$6,711.00~~ [8,835.00](#)

SECTION 3. This ordinance shall be effective as of September 1, 2018.

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



RESOLUTION NO. 18-224

APPROVING THE TRANSPORTATION SYSTEM CAPITAL IMPROVEMENT PROGRAM  
AND TRAFFIC MITIGATION FEE UPDATE TO BE EFFECTIVE SEPTEMBER 1, 2018

WHEREAS, approximately every five years, staff updates the City's Transportation System Capital Improvement Program and associated Traffic Mitigation Fees; and

WHEREAS, the last update occurred in 2015, which updated the costs of constructed projects and updated the fee program; and

WHEREAS, this proposed update includes updated development levels throughout the city, updated projects and project costs, and a consolidation of certain fee districts no longer subject to Development Agreements into the "infill" fee district; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that the Transportation System Capital Improvement Program Update and Traffic Mitigation Fee Update is hereby approved and will become effective September 1, 2018.

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:

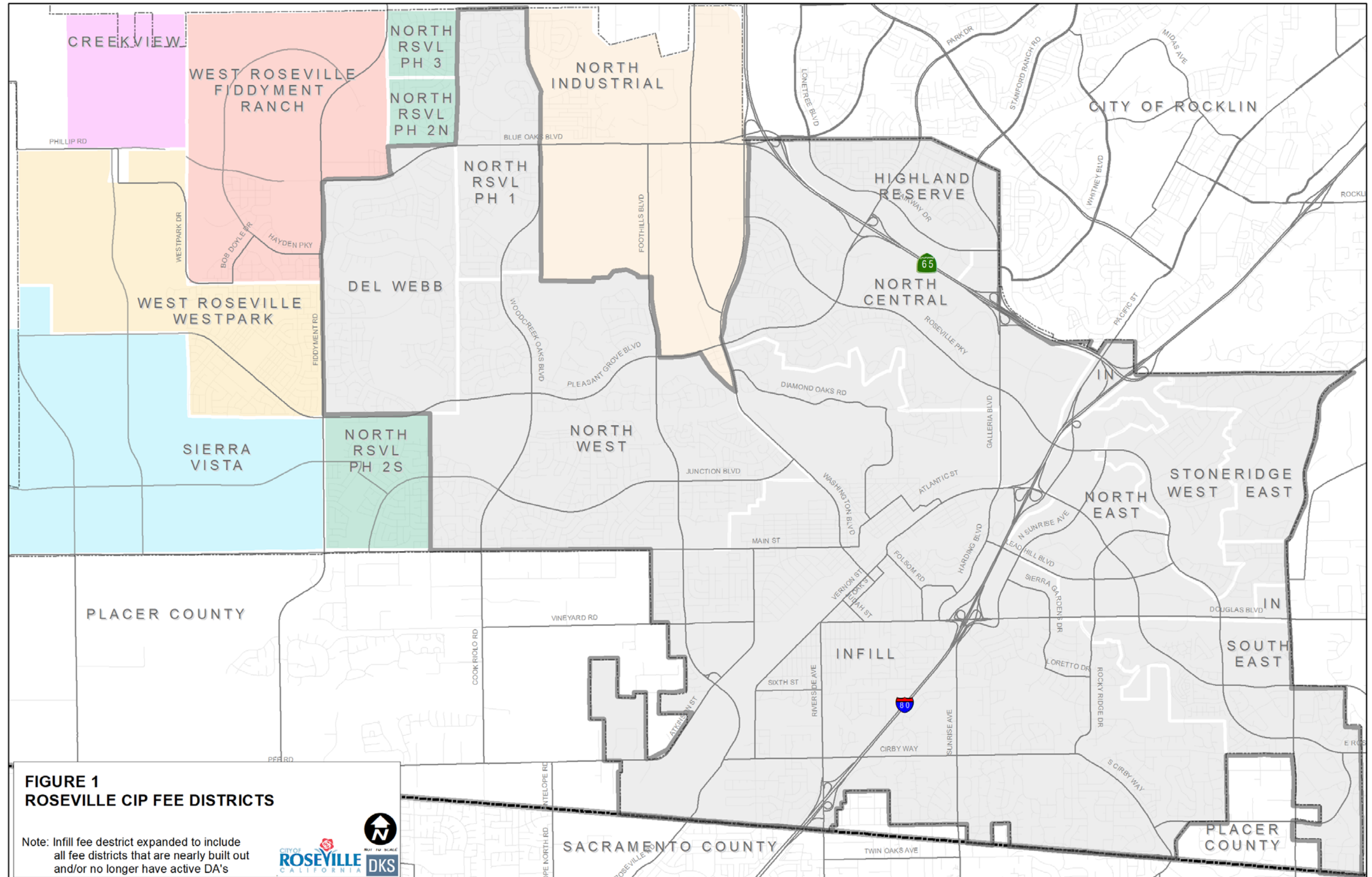
\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Clerk

# EXHIBIT A

## 2018 CIP/TMF Fee Districts



2018 CIP FEE UPDATE

# EXHIBIT B

## 2018 Proposed Fees and Historical/Regional Comparison

| PLAN AREA                     |                                    | CURRENT FEE                                                                                             | PROPOSED FEE                                                                                 |
|-------------------------------|------------------------------------|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
|                               |                                    | <ul style="list-style-type: none"> <li>• Approved 2015 CIP</li> <li>• Annual CCI Adjustments</li> </ul> | <ul style="list-style-type: none"> <li>• Updated Costs</li> <li>• Combined Infill</li> </ul> |
|                               |                                    | <b>Offsets:</b><br>\$19.6M Proj. Spec.<br>\$20.1M Infill<br>\$2.9M Redevelopment                        | <b>Offsets:</b><br>\$19.6M Proj Spec.<br>\$24.9M Infill                                      |
| 1                             | Del Webb (Infill)                  | \$1,458                                                                                                 | \$4,865                                                                                      |
| 2                             | Highland Reserve North (Infill)    | \$1,458                                                                                                 | \$4,865                                                                                      |
| 3                             | Infill                             | \$6,449                                                                                                 | \$4,865                                                                                      |
| 4                             | Redevelopment (Infill)             | \$4,518                                                                                                 | \$4,865                                                                                      |
| 5                             | North Central (Infill)             | \$3,218                                                                                                 | \$4,865                                                                                      |
| 6                             | Northeast (Infill)                 | \$3,848                                                                                                 | \$4,865                                                                                      |
| 7                             | North Industrial                   | \$6,227                                                                                                 | \$7,715                                                                                      |
| 8                             | North Roseville - Phase 1 (Infill) | \$1,458                                                                                                 | \$4,865                                                                                      |
| 9                             | North Roseville - Phase 2N         | \$1,458                                                                                                 | \$1,022                                                                                      |
| 10                            | North Roseville - Phase 2S         | \$1,458                                                                                                 | \$1,022                                                                                      |
| 11                            | North Roseville - Phase 3          | \$3,600                                                                                                 | \$5,864                                                                                      |
| 12                            | Northwest (Infill)                 | \$1,458                                                                                                 | \$4,865                                                                                      |
| 13                            | Southeast (Infill)                 | \$3,872                                                                                                 | \$4,865                                                                                      |
| 14                            | Stoneridge East (Infill)           | \$1,458                                                                                                 | \$4,865                                                                                      |
| 15                            | Stoneridge West (Infill)           | \$4,988                                                                                                 | \$4,865                                                                                      |
| 16                            | WRSP-N (Fiddymment)                | \$4,545                                                                                                 | \$5,394                                                                                      |
| 17                            | WRSP-S (Westpark)                  | \$2,824                                                                                                 | \$4,595                                                                                      |
| 18                            | Sierra Vista                       | \$4,698                                                                                                 | \$4,963                                                                                      |
| 19                            | Creekview                          | \$7,084                                                                                                 | \$8,835                                                                                      |
| Total Cost of CIP (Millions): |                                    | \$442                                                                                                   | \$503                                                                                        |
| Average Fee/DUE per District: |                                    | \$3,478                                                                                                 | \$4,891                                                                                      |

### Regional Comparison

#### City of Roseville

| Year                   | Avg Fee (2017 Value) |
|------------------------|----------------------|
| 1990                   | \$4,703              |
| 1997                   | \$5,775              |
| 2002                   | \$4,562              |
| 2006                   | \$6,590              |
| 2008                   | \$6,593              |
| 2012                   | \$4,164              |
| 2015                   | \$3,295              |
| 2017                   | \$3,478              |
| <b>1990-2017 Avg.:</b> | <b>\$4,895</b>       |

#### Other Agencies

| Jurisdiction            | Current Fee    |
|-------------------------|----------------|
| Elk Grove (avg.)        | * \$6,892      |
| Folsom                  | * \$7,998      |
| Lincoln                 | \$3,636        |
| Placer Vinyards         | \$4,587        |
| Rancho Cordova          | * \$16,472     |
| Rocklin                 | \$3,774        |
| Sacramento              | * \$2,152      |
| W. Sacramento (avg.)    | * \$9,842      |
| El Dorado County (avg.) | * \$17,819     |
| Sac. County (avg.)      | * \$11,477     |
| <b>Average:</b>         | <b>\$8,465</b> |

\*Data provided by DKS Associates



## COUNCIL COMMUNICATION

**CC #: 9292**

**File #: 0400-04-12 & 0800-06**

**Title:** Sierra Vista Specific Plan Mitigation Fee Program Update

**Contact:** Chris Kraft 916-774-5373 ckraft@rosville.ca.us

**Meeting Date: 6/6/2018**

**Item #: 8.3.**

### RECOMMENDATION TO COUNCIL

Staff recommends that the City Council take the following actions:

1. Introduce for first reading the attached ordinance amending Chapter 4.47 of the Roseville Municipal Code entitled Sierra Vista Specific Plan Mitigation Fee.
2. Adopt a resolution approving a form Sierra Vista Specific Plan Infrastructure Fee Program Infrastructure Fee Credit/Fee Reimbursement Agreement (Reimbursement Agreement), authorizing the Acting City Manager to execute these form Reimbursement Agreements administratively, and authorizing the City Attorney to modify the form agreement as necessary. The form of the Reimbursement Agreement is attached as Exhibit A.

### BACKGROUND

On April 20, 2011, the Council approved an Ordinance to add Chapter 4.47 to Title 4 of the Roseville Municipal Code relating to the Sierra Vista Specific Plan (SVSP) Mitigation Fee. This fee program provides City oversight of a private developer fee agreement intended to equitably share the costs of the infrastructure and public land dedications within the specific plan area. The municipal code defines the responsibilities of an outside program administrator to perform the routine tasks of program administration which minimizes City involvement. All costs associated with the administration of the fee program are the responsibility of the private interests.

This update accomplishes three important tasks:

- 1) Updates the nexus study and adjusts the fee. The firm of Economic & Planning Systems, Inc. (EPS) has been involved as the designated program administrator from the program's inception. They were instrumental in the original nexus study that developed the initial fee schedule. With this update EPS used the services of an outside land appraiser to evaluate the current value of lands to be publically dedicated and applied a construction cost index (CCI) adjustment to account for the inflationary increases on the infrastructure construction costs. The nexus study also accounted for land use and average changes that have occurred since its inception. Combined, these elements make up the bulk of the updated nexus study (Attachment A) and the resulting fee adjustment.

2) Amends the municipal code. Chapter 4.47 of the City's Municipal Code sets forth the fee program. Several amendments to the muni-code are required with this update. A minor adjustment to Section 4.47.040 clarifies when each of the three components of the fee are due and payable. Others sections of Chapter 4.47 reflect the changes to the fee tables. Exhibit A provides a redline version of the amendments.

3) Approves the form of the program Reimbursement Agreement (RA) and authorizes the City Manager to administratively approve the RA's. The adoption of Chapter 4.47 of the Municipal Code included a draft program RA. The preparation of the RA, and the tracking and disbursement of private monies collected by the City, is the responsibility of the program administrator. Staff worked with the administrator and the private interests to update the form of the RA. In an effort to streamline the implementation of the fee program process, staff is seeking Council approval to allow staff the authority to accept the RA's, the City Manager the authority to execute said form agreements, and to provide the City Attorney the authority to modify the form as necessary to conform to any new legal requirements or for project specific reasons. Any and all substantial changes to the form agreement will require subsequent Council approval. Exhibit A provides a copy of the amended program RA.

The SVSP Mitigation Fee program is specific to the SVSP and has no relation to any other development interests outside of the SVSP. Throughout the update process, staff has worked in conjunction with the private development interests associated with the SVSP who are in full support of the nexus study and resulting fee adjustments.

The updated Sierra Vista Specific Plan Mitigation Fees will become effective on September 1, 2018.

### FISCAL IMPACT

This is a private developer fee program, all associated costs for the administration of this program are fully paid for by the fee program, and there will be no fiscal impact to the City's general fund by the proposed action.

### ECONOMIC DEVELOPMENT / JOBS CREATED

No jobs are directly provided by this action. However, jobs will be created with the administrative contracts for consultant services and City staff cost offsets attributed to time spent in the administration of the program, fully funded by private developer obligations.

### 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)). Amendments to Chapter 4.47 and approval of a form Reimbursement Agreement do not include the potential for a significant environmental effect, and therefore are not subject to CEQA.

Respectfully Submitted,

Chris Kraft, Engineering Manager

Mike Isom, Acting Development Services Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, likely representing the name Dominick Casey.

---

Dominick Casey, Acting City Manager

**ATTACHMENTS:**

**Description**

Attachment A - Nexus Study - Economic & Planning Systems, Inc. May, 2018

Ordinance - RMC 4.47 Amendments

Resolution No. 18-222

Exhibit A - Proposed Reimbursement Agreement Form

*The Economics of Land Use*



## **Final Report**

# **Sierra Vista Specific Plan Fee Program Nexus Study Update**

Prepared for:

City of Roseville

Prepared by:

Economic & Planning Systems, Inc. (EPS)

May 2018

*Economic & Planning Systems, Inc.  
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Denver  
Los Angeles*

**[www.epsys.com](http://www.epsys.com)**

**EPS #122122**

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# 1. INTRODUCTION AND BACKGROUND

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This report serves as the nexus study for the Sierra Vista Specific Plan (SVSP) Fee Program for the City of Roseville (City). This report includes current estimates of costs, land use, and other fee program information required to determine the nexus between required infrastructure, open space, right-of-way, and City park land and new development that will benefit from the facilities and land dedications.

Property owners in the SVSP requested the City consider a plan area-specific fee program to equalize the allocation of costs for SVSP Fee Program facilities and land dedications amongst benefit properties. In 2011, the SVSP Fee Program was adopted as the City's mechanism to accommodate the property owners' request.

This report proposes an update to the SVSP Fee Program to reflect the most current land use plan as well as updated costs. As described herein, the proposed SVSP Fee Program Update will be adopted by the City pursuant to the provisions set forth in the Mitigation Fee Act found in Government Code Section 66000 et seq.

## **Purpose of the SVSP Fee Program Nexus Study**

The purpose of this SVSP Fee Program Nexus Study Update (SVSP Nexus Study Update) is to document the required nexus findings for the City to update the SVSP Fee Program. This nexus study also describes implementation and administration of the proposed SVSP Fee Program. As described herein, this SVSP Fee Program Update accounts for cost and land use changes since the SVSP Fee Program was adopted in 2011. The SVSP Fee Program will continue to be updated periodically to reflect changes in costs, land uses (in limited cases), and other fee program information over time. The implementation chapter of this document addresses how the SVSP Fee Program will be administered and updated.

## **Supporting Documents**

The following documents produced by or for the City are used to inform this analysis:

- Sierra Vista Specific Plan Fee Program Nexus Study (SVSP Nexus Study), dated March 2011.
- Sierra Vista Specific Plan, dated March 19, 2010.
- Sierra Vista Preliminary Estimates, prepared by MacKay & Soms, dated August 6, 2010, as supplemented with updated information in December 2010 (Preliminary Estimates).
- Development Agreements By and Between the City and Certain Developers Relative to the Sierra Vista Specific Plan, May–June 2010 (each agreement is specific to each property owner).
- Exhibit JJ of the Development Agreement (appended to this report as **Appendix G**).

## SVSP Fee Program

The SVSP Fee Program is a City-implemented plan area-specific development impact fee program applicable only to SVSP land uses. The SVSP Fee Program contains these components: a City Park Land Fee, an Infrastructure Fee, and an Administration Fee.

Each of these components is described in detail throughout this nexus study document.

SVSP Fee Program fees vary by land use type. Because the SVSP Infrastructure Fee is subject to Public Land Fee adjustments, the SVSP Infrastructure Fee also varies for each property ownership entity (defined as "Ownership Entity or Entities"). While the City Park Land Fee and the Administration Fee vary by land use type, these fee components are the same for a given land use type across all Ownership Entities.

For each land use, **Table 1** shows the baseline gross Infrastructure Fee by improvement type and in total, the Administration Fee, and the City Park Land Fee. The Administration Fee is calculated as two percent of the total gross Infrastructure Fee. Calculation of the City Park Land Fee is detailed in **Chapter 5**.

**Table 1** does not show the net Infrastructure Fee for each Ownership Entity. Each Ownership Entity will have a separate land acquisition adjustment made to the gross Infrastructure Fee to reflect land dedications by the Ownership Entity. The land acquisition adjustments and resulting net Infrastructure Fee vary by Ownership Entity, depending on the amount of the Ownership Entity's land dedication. **Tables A-1 through A-9 in Appendix A** detail each Ownership Entity's proposed SVSP fees by developable land use.

## Authority

This study serves as the basis for requiring development impact fees under Assembly Bill (AB) 1600 legislation, as codified by the Mitigation Fee Act (California Government Code sections 66000 et seq.). This section of the Mitigation Fee Act sets forth the procedural requirements for establishing and collecting development impact fees. These procedures require that a reasonable relationship, or nexus, must exist between a governmental exaction and the purpose of the condition.

### Required Nexus Findings

- ✓ Identify the purpose of the fee.
- ✓ Identify how the fee is to be used.
- ✓ Determine how a reasonable relationship exists between the fee's use and the type of development project on which the fee is imposed.
- ✓ Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed.
- ✓ Demonstrate a reasonable relationship between the amount of the fee and the cost of the public facility attributable to the development on which the fee is imposed.

**Table 1**  
**Sierra Vista Specific Plan Fee Program**  
**Summary of Gross Infrastructure Fees, Administration Fees, and City Park Land Fee (2017 \$)**

| Land Use                                      | Roadway            | Sanitary Sewer     | Potable Water      | Recycled Water     | Storm Drainage     | Paseos Construct.  | Park/Ride Facilities | Total Gross Infrastructure Fee [1] | Admin. Fee    | City Park Land Fee | Total Gross Inf., Admin., & Park Fees |
|-----------------------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|----------------------|------------------------------------|---------------|--------------------|---------------------------------------|
| <i>Percentage of Gross Infrastructure Fee</i> |                    |                    |                    |                    |                    |                    |                      |                                    | 2%            |                    |                                       |
| <b>Residential</b>                            | <i>per unit</i>    | <i>per unit</i>    | <i>per unit</i>    | <i>per unit</i>    | <i>per unit</i>    | <i>per unit</i>    | <i>per unit</i>      | <i>per unit</i>                    |               |                    |                                       |
| Low Density                                   | \$9,463            | \$1,007            | \$2,692            | \$1,156            | \$2,586            | \$294              | \$103                | <b>\$17,301</b>                    | <b>\$346</b>  | <b>\$2,329</b>     | <b>\$19,976</b>                       |
| Medium Density                                | \$9,463            | \$1,007            | \$1,602            | \$688              | \$2,820            | \$252              | \$88                 | <b>\$15,920</b>                    | <b>\$318</b>  | <b>\$1,990</b>     | <b>\$18,228</b>                       |
| High Density                                  | \$5,867            | \$689              | \$1,090            | \$468              | \$1,550            | \$209              | \$73                 | <b>\$9,946</b>                     | <b>\$199</b>  | <b>\$1,650</b>     | <b>\$11,795</b>                       |
| Mixed Use                                     | \$5,867            | \$689              | \$1,090            | \$468              | \$1,925            | \$209              | \$73                 | <b>\$10,321</b>                    | <b>\$206</b>  | <b>\$1,650</b>     | <b>\$12,177</b>                       |
| <b>Nonresidential</b>                         | <i>per sq. ft.</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i>   | <i>per sq. ft.</i>                 |               |                    |                                       |
| Community Commercial                          | \$13.44            | \$0.41             | \$0.90             | \$0.39             | \$4.00             | \$0.20             | \$0.05               | <b>\$19.39</b>                     | <b>\$0.39</b> | <b>\$0.00</b>      | <b>\$19.78</b>                        |
| Business Professional                         | \$14.57            | \$0.41             | \$0.90             | \$0.39             | \$4.00             | \$0.20             | \$0.05               | <b>\$20.52</b>                     | <b>\$0.41</b> | <b>\$0.00</b>      | <b>\$20.93</b>                        |
| Mixed Use                                     | \$13.44            | \$0.41             | \$0.90             | \$0.39             | \$4.00             | \$0.20             | \$0.05               | <b>\$19.39</b>                     | <b>\$0.39</b> | <b>\$0.00</b>      | <b>\$19.78</b>                        |

[1] Open Space and Public Land are handled as adjustments to the gross infrastructure fee shown in this table.

fee\_summ

## **SVSP Fee Program Implementation and Administration**

### **Implementation**

The SVSP Fee Program presented in this report is based on the best infrastructure improvement cost estimates, funding source information, administrative cost estimates, and land use information available at this time. The cost estimates presented in this report are in constant 2017 dollars. The fees presented in this report are being updated by the City to reflect updated costs and land uses. The City will conduct periodic reviews of infrastructure improvement costs and other assumptions used to establish the fees in the SVSP Fee Program. Based on these reviews, the City may make necessary adjustments to the fee program through subsequent fee program adjustments. As costs, land uses, and other fee program information changes over time, the SVSP Fee Program will be updated to account for these changes.

The proposed SVSP Fee Program Update will be adopted by the City through one or more ordinances establishing and authorizing collection of the updated fee. The updated fees will be effective 60 days following the City's final action on the ordinance authorizing the fee.

### **Administration**

The specific provisions regarding SVSP Fee Program administration were identified in Appendix JJ of the Development Agreement, which was entitled "Sierra Vista Specific Plan Infrastructure Fee Terms and Conditions." Currently, it is anticipated that Fee Program Administrator activities will include the following tasks:

- Updating project cost estimates and fees and assisting with fee calculations.
- Providing recommended fee amounts to the City.
- Recommending to the City the amount and timing of when the fees are due.
- Providing instructions to the City regarding payment of cash reimbursements to constructing entities.
- Assisting the City with updates to the SVSP Fee Program.
- Assisting the City with preparing draft fee credit/reimbursement agreements for City Council consideration.
- Tracking all SVSP Fee Program payments and assignment of fee credits/reimbursements.
- Tracking the progress of construction contracts for SVSP Fee Program improvements.

Examples of each of these tasks and related duties of the Fee Program Administrator are outlined in the Development Agreement. The City and Administrator will continue to refine the roles of each party during implementation of the SVSP Fee Program.

*Finally, using its authority to implement the SVSP Fee Program, the City reserves the right to refer to the Development Agreement and to use other means to make interpretations, clarifications, or other modifications to the SVSP Fee Program administration provisions summarized in this nexus study.*

## **Organization of Report**

The SVSP Fee Program Nexus Study is organized into the following chapters:

- **Chapter 1** summarizes the proposed SVSP Fee Program.
- **Chapter 2** provides an overview of the SVSP Fee Program and describes the terminology used in this nexus study.
- **Chapter 3** identifies the land uses that would be subject to the SVSP Fee Program.
- **Chapter 4** describes the facilities, land dedications, and other costs included in the SVSP Fee Program.
- **Chapter 5** describes in detail the nexus study methodology used to determine each SVSP Fee Program component.
- **Chapter 6** summarizes the nexus findings for each SVSP Fee Program component.
- **Chapter 7** describes SVSP Fee Program implementation and administration.

In addition, the nexus study includes the following appendices:

- **Appendix A** summarizes the proposed SVSP Fees by Ownership Entity.
- **Appendix B** provides backup land use summary tables for the SVSP Fee Program.
- **Appendix C** includes the infrastructure cost estimates from MacKay & Soms Engineers, Inc.
- **Appendix D** provides the right-of-way cost allocation detail for each SVSP Ownership Entity.
- **Appendix E** provides the open space cost allocation detail for each SVSP Ownership Entity.
- **Appendix F** includes a sample of the SVSP fee payment tracking for each SVSP Ownership Entity.
- **Appendix G** includes the original Exhibit JJ from the Development Agreement.
- **Appendix H** includes a sample SVSP Fee Credit and Reimbursement Agreement.



## 2. SVSP FEE PROGRAM

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### Overview

The SVSP Fee Program is a City-implemented plan area-specific development impact fee program applicable only to SVSP land uses. As shown in **Figure 1**, the SVSP Fee Program is independent and separate from all other City, Placer County (County), other agency, or regional development impact fees presently collected by the City. The provisions for development and implementation of the SVSP Fee Program are contained in the Development Agreement, specifically, Exhibit JJ of the Development Agreement, which is appended to this report as **Appendix G**.

### SVSP Nomenclature and Terminology

Calculating and presenting the SVSP Fee Program includes references to various types of SVSP land uses and ownership entities. **Figure 2** is intended to define the terminology used in this nexus study. Each of these land use terms are used throughout this document. In addition, **Figure 2** also defines several impact fee terms that are included in this document. In general, the SVSP Fee Program refers to the entire fee program, which is composed of several fee components. Each of the SVSP fee components are described below.

### SVSP Fee Components

The SVSP Fee Program contains the following components:

- City Park Land Fee
- Infrastructure Fee
- Administration Fee

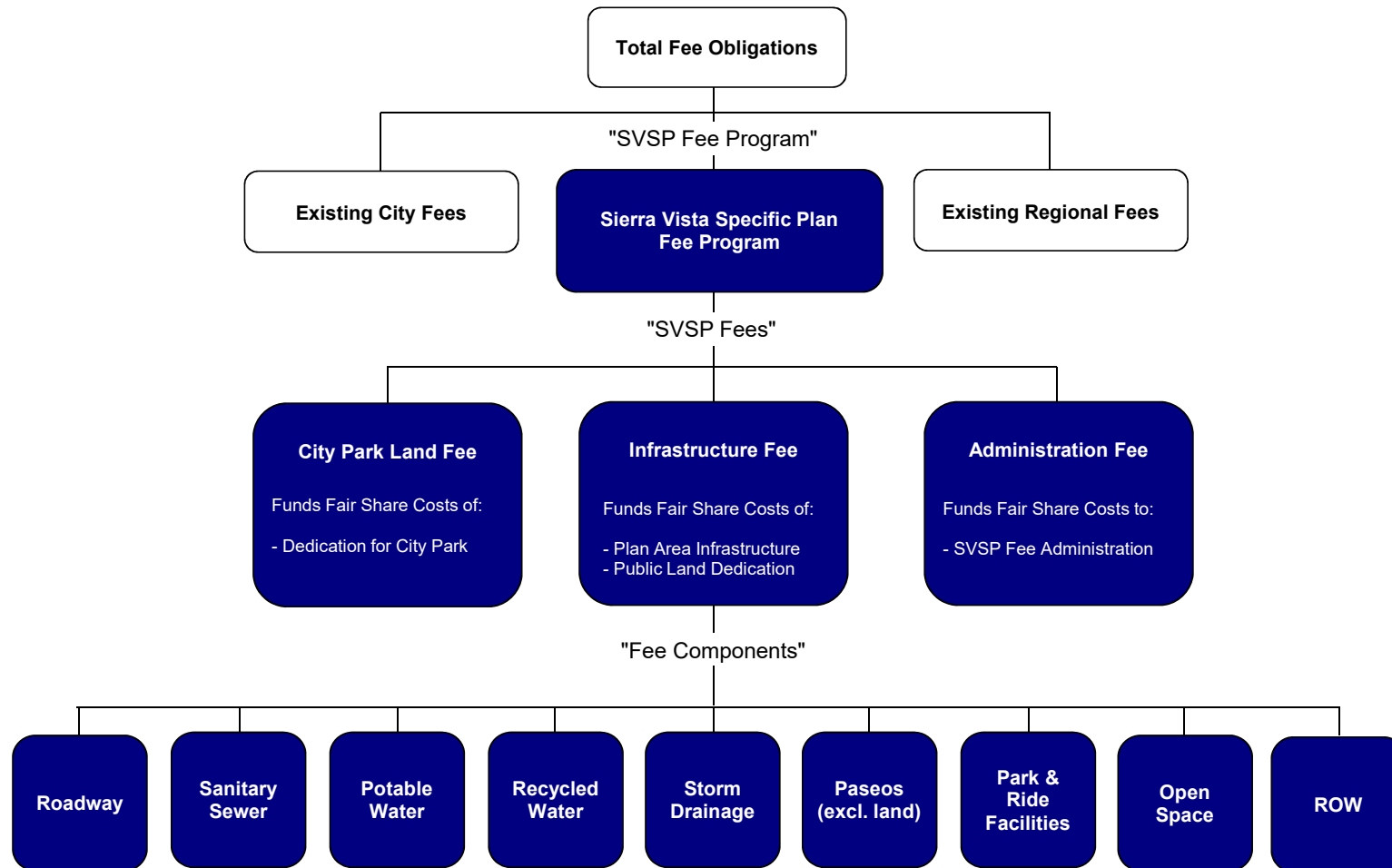
#### City Park Land Fee Component

One SVSP property owner is anticipated to dedicate land to the City for a 40-acre City park. The City Park Land Fee Component provides funding for the SVSP land that is intended to be dedicated for a City park. This fee component does not cover neighborhood parks.

#### Infrastructure Fee Component

As shown in **Figure 3**, the SVSP Infrastructure Fee Component contains several types of infrastructure, other public facilities, and open space and right-of-way dedications. The purpose of the SVSP Infrastructure Fee Component is to provide funding for the design and completion of the improvements and to provide funding for open space and right-of-way dedications (excluding the City park land referenced above). As noted in **Figure 3** and discussed later in this document, each original SVSP Fee Program owner may elect to combine properties under the same ownership group for purposes of equalizing the SVSP Infrastructure Fee Component by land use type for all properties under that given ownership group.

**Figure 1**  
**Sierra Vista Specific Plan Nexus Study**  
**Proposed Fee Program**

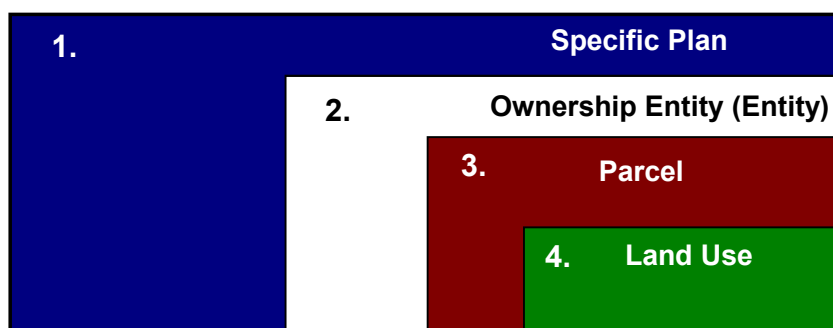


**Note:** Cash reimbursements for over-sizing of developer-installed infrastructure will accrue interest at 4.0 percent per annum. An allowance for this interest cost will be included once the first reimbursement agreement is executed.

**Figure 2**  
**Sierra Vista Specific Plan Nexus Study**  
**Definition of Terminology**

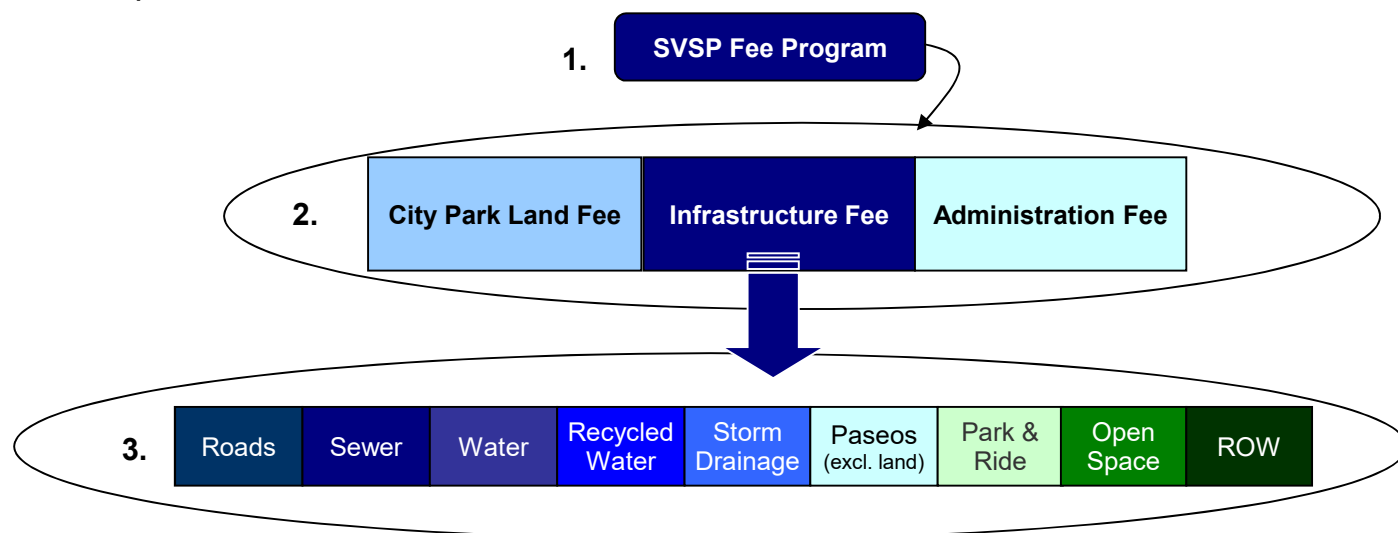
## LAND USE TERMINOLOGY

- 1. Specific Plan:** Refers to all land included in the formal Sierra Vista Specific Plan Area.
- 2. Ownership Entity:** Refers to each of the major nine defined ownership entities originally participating in the Specific Plan planning.
- 3. Parcel:** Refers to the parcels comprising each major parcel. May be synonymous with the term "large-lot".
- 4. Land Use:** Refers to the total proposed mix of residential (single-family and multifamily) and nonresidential land uses at the tentative map stage. Synonymous with the term "small lot".

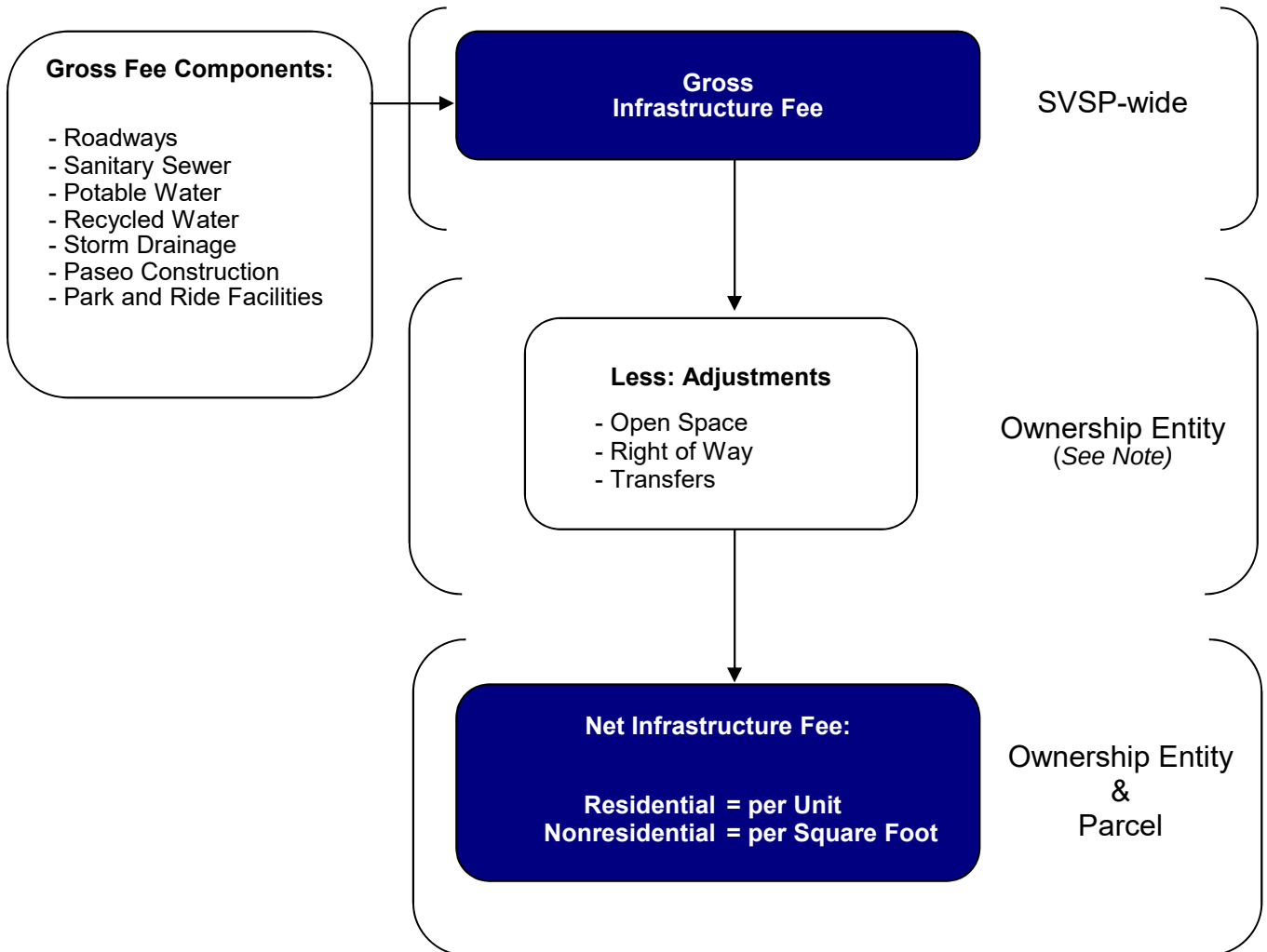


## IMPACT FEE TERMINOLOGY

- 1. SVSP Fee Program:** Refers to entire fee program created to equitably allocate the cost of infrastructure within the Sierra Vista Specific Plan Area.
- 2. SVSP Fees:** Refers to three specific fees included in the SVSP Fee Program:  
 (a) City Park Land; (b) Infrastructure Fee; and (c) Administration Fee
- 3. Fee Components** Refers to individual infrastructure component included in the SVSP Infrastructure Fee.



**Figure 3**  
**Sierra Vista Specific Plan Nexus Study**  
**SVSP Infrastructure Fee Components**



**Note:** Adjustments for public land dedications, excluding City park land, can be made both within a given ownership entity or across multiple parcels owned by the same ownership entity. Density transfers between parcels could also effect the fees that may be due.

The SVSP Infrastructure Fee Component contains the following categories of improvements and costs:

- Roadway facilities
- Sanitary sewer facilities
- Potable water facilities
- Recycled water facilities
- Storm drainage facilities
- Paseos
- Park and ride facilities
- Open space land
- Right-of-way land

Each of these categories of improvements and costs are explained in greater detail in **Chapter 4**.

### **Administration Fee Component**

The purpose of the SVSP Administration Fee Component is to provide funding to the City for annual administration of the SVSP Fee Program. This fee component is intended to cover the annual costs of administering the program, as well as the costs of any major updates that may be required periodically.

### 3. SVSP LAND USES

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The entire SVSP area comprises approximately 2,100 acres in the south portion of the County, bordered by Baseline Road to the south, Fiddymont Road to the east, on the north by the West Roseville Specific Plan and Santucci Boulevard, with a small portion extending west of Santucci Boulevard. **Exhibit 1** shows the SVSP in its regional context.

The SVSP provides for a mix of land uses to achieve the desired community form and plan area objectives. The land use designations include low-, medium- and high-density residential uses; commercial and office uses, which in some cases are sited with one another or with residential uses; public/quasi-public uses for schools and civic facilities; parks and open space uses; and an urban reserve land use, which functions as a transition along a portion of the western boundary of the plan area.<sup>1</sup>

The SVSP was adopted in 2010 and amended in 2012 to entitle land uses on the Westbrook property in the north of the SVSP area. Prior to the 2012 amendment, the approximately 392-acre Westbrook property was designated as Urban Reserve land. In 2012, the SVSP was amended to designate a mixture of residential, commercial, public, quasi-public, and open space uses for this property. The Westbrook property is not included in the SVSP Fee Program and, therefore, will not be further addressed in this report.

In addition to the 2012 amendment, the SVSP was also amended in 2017 to reflect zoning changes on the property owned by Westpark/Federico LLC (Federico). The zoning changes resulted in the elimination of a public/quasi-public property originally planned for a church, an addition of low density residential acres and dwelling units, a reduction of medium density residential acres and units, a slight reduction in high density residential acres, and minor changes in open space and public use acres. **Exhibit 2** shows the current SVSP land use map that reflects the approved land uses after accounting for all zoning amendments to date. **Exhibit A** in **Appendix A** shows the areas associated with each ownership entity.

At buildout, the SVSP will provide for approximately 6,650 dwelling units, accommodate approximately 16,900 residents, add approximately 2.1 million square feet of retail and office uses, and provide in excess of 7,500 jobs (excluding the Westbrook property).<sup>2</sup>

#### SVSP Fee Program Land Uses

The SVSP Fee Program land uses are obtained from the 2010 Specific Plan and subsequent 2012 and 2017 Specific Plan amendments (see discussion above). Tables 4-1 and 4-2 in the Specific Plan summarize the land uses, zoning, acreage, and dwelling units by Specific Plan Parcel. The City has updated these tables to reflect zoning amendments and mapping changes through March 2018. The values in those tables have been updated in this report to reflect these

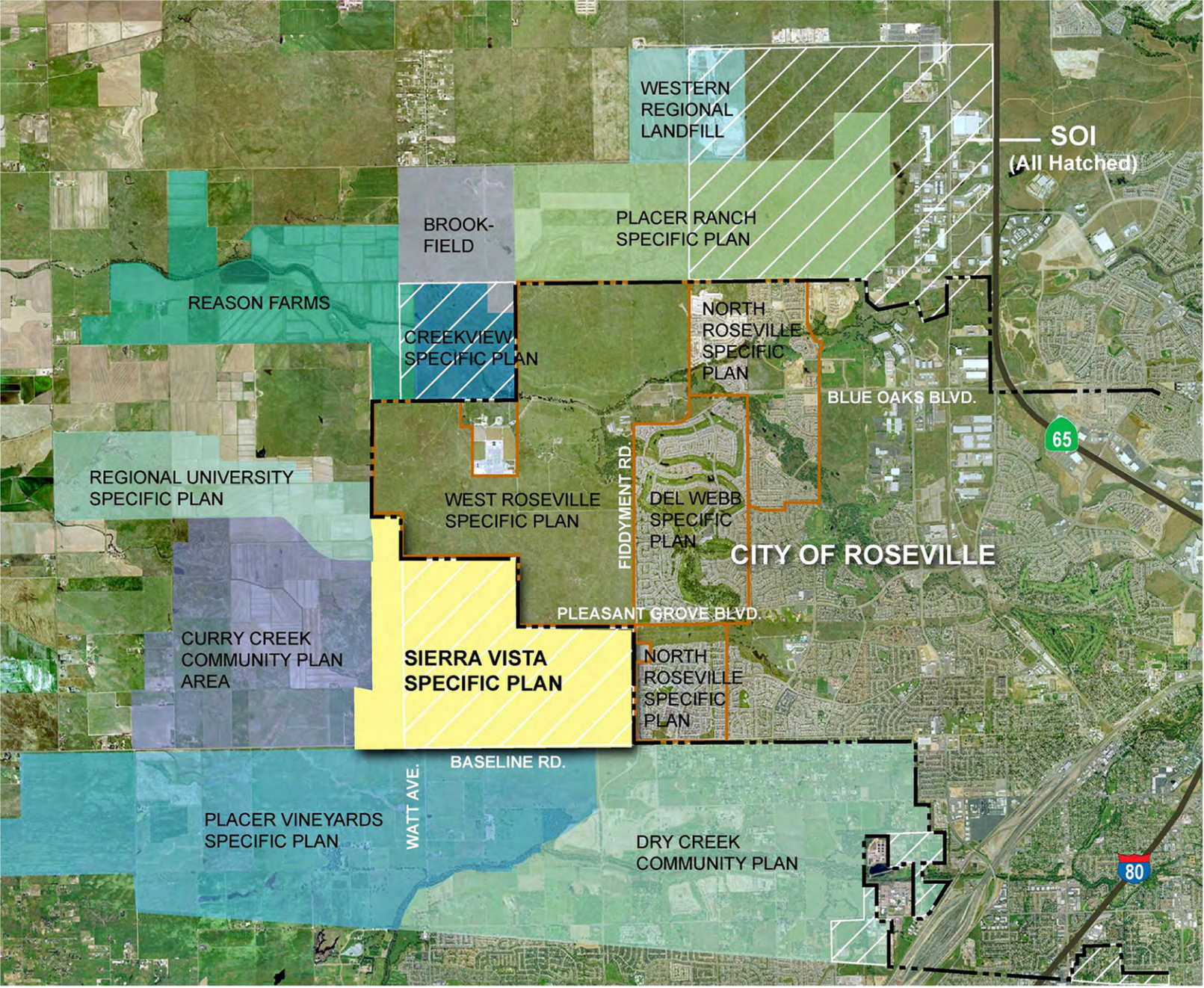
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<sup>1</sup> Sierra Vista Specific Plan, dated March 19, 2010.

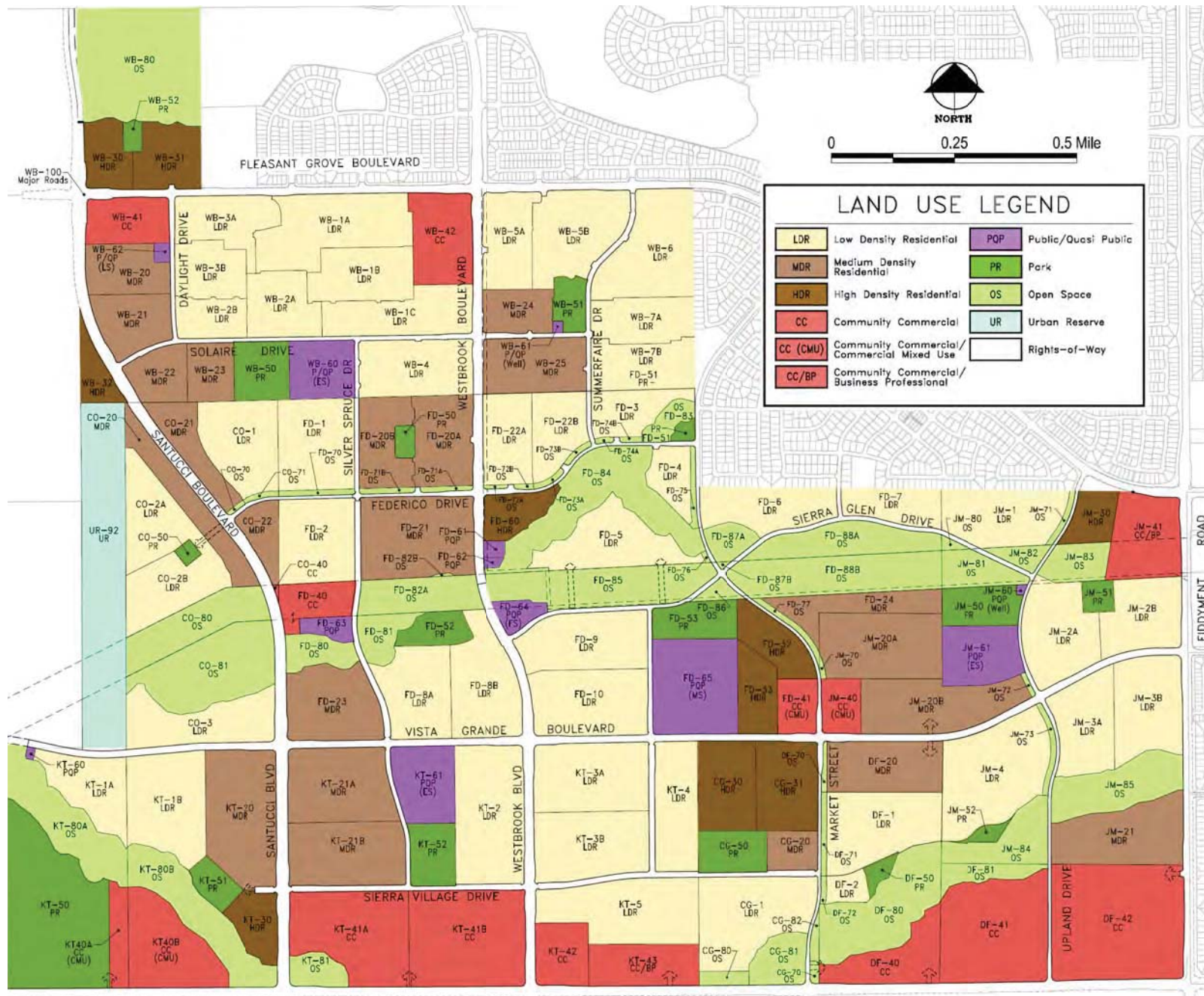
<sup>2</sup> Ibid.



# Sierra Vista Specific Plan Context







FOR ILLUSTRATIVE PURPOSES ONLY  
Subject to change as development occurs.

EXHIBIT 2 **LAND USE PLAN**



changes. All SVSP properties are included in the SVSP Fee Program except for the urban reserve area and the Westbrook property. Because the infrastructure and public facility needs of the urban reserve area and the Westbrook property are not included in the cost estimates, those properties have been excluded from the cost allocation.

**Table 2** summarizes the SVSP land uses included in the SVSP Fee Program. The land use categories shown in **Table 2** are the developable categories that will be subject to the SVSP Fee Program. Parcels planned for schools and other public/quasi-public land uses are not allocated costs and therefore are not be subject to the SVSP Fee Program. At this time there are two parcels for which a portion of the land is determined to be non-developable for vertical development. These parcels are Parcel JM-41 and Parcel FD-40. The SVSP Fee Program only includes the areas that are assumed to be developable at this time at an assumed level of development intensity. If, in the future, land uses on either of these two parcels becomes more intense than originally planned, those new developable land uses will be subject to the SVSP Fee Program fees. As contemplated in the SVSP Fee Program, land use information is anticipated to change over time as more detailed information becomes available.

## SVSP Fee Program Land Use Detail

For purposes of fee program formation and administration, the land use information for each SVSP Fee Program Specific Plan Parcel is included in **Table B-6** in **Appendix B**. This database of Specific Plan Parcels has been updated through 2017 and will serve as a reference point for all future land use changes.

**Tables B-1** through **B-5** in **Appendix B** summarize the detailed land use information by ownership entity, including the following items:

- Developable acreage, units, and building square feet.
- Developable units and building square feet by land use type.
- Public land dedication summaries.
- Open space land dedication detail.
- Public/quasi-public land dedication detail.

The land uses are used in the calculation of the fees in the SVSP Fee Program.

**Table 2**  
**Sierra Vista Specific Plan Fee Program**  
**SVSP Land Use Summary**

| Item                           | Developable<br>Acres | Dwelling<br>Units | Building<br>Sq. Ft. |
|--------------------------------|----------------------|-------------------|---------------------|
| <i>FAR = 0.25</i>              |                      |                   |                     |
| <b>Residential</b>             |                      |                   |                     |
| Low Density                    | 524.2                | 2,728             |                     |
| Medium Density                 | 232.4                | 1,941             |                     |
| High Density                   | 68.2                 | 1,692             |                     |
| Mixed Use [1]                  | 14.5                 | 289               |                     |
| <b>Subtotal Residential</b>    | <b>839.2</b>         | <b>6,650</b>      |                     |
| <b>Nonresidential</b>          |                      |                   |                     |
| Community Commercial [2]       | 147.1                |                   | 1,601,581           |
| Business Professional [3]      | 21.5                 |                   | 234,625             |
| Mixed Use [4]                  | 20.3                 |                   | 221,089             |
| <b>Subtotal Nonresidential</b> | <b>188.9</b>         |                   | <b>2,057,295</b>    |
| <b>Total All Land Uses</b>     | <b>1,028.1</b>       | <b>6,650</b>      | <b>2,057,295</b>    |
| <i>"land_use_sum"</i>          |                      |                   |                     |

Source: SVSP, MacKay & Somps, and City of Roseville

[1] Acreage and units from SVSP. Includes units designated as CMU/SA.

[2] Includes all land designated as CC anticipated to be Regional Commercial and the Mini Storage acreage considered regional that is developable.

[3] Includes Office.

[4] Includes CMU/SA uses that also have residential units planned.

## 4. SVSP FEE PROGRAM FACILITIES AND COST ESTIMATES

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### Overview

The SVSP Fee Program facilities requirements and cost estimates are based on the facilities and costs from the 2011 SVSP Nexus Study and have been updated to reflect current dollars. The costs in the 2011 SVSP Nexus Study were expressed in 2010 dollars and were based on information contained in the SVSP Financing Plan, dated April 23, 2010, and on information provided in the Sierra Vista Preliminary Estimates, dated August 6, 2010, prepared by MacKay & Soms Engineers (McKay & Soms). Additional supplemental land use and cost data from December 2010 was obtained from MacKay & Soms and included in the cost estimates.

For all infrastructure improvements except habitat mitigation, the previous cost estimates were increased to reflect current dollars based on the percentage change in the average of the San Francisco Construction Cost Index (CCI) and 20-City CCI, as reported by Engineering News Record from May 2010 to May 2017. As such, the costs reflected herein are in 2017 dollars. For habitat construction, a survey of recent habitat mitigation costs in the region was conducted to estimate the costs in current dollars of creating and preserving Swainson's Hawk and wetland habitat.

The land values used for the SVSP City Park Fee Component and for the open space and right-of-way categories are based on an appraisal completed by Integra Realty Resources, dated December 2017.

Both the cost estimates and the appraised land values are anticipated to be updated over time as necessary through administration of the SVSP Fee Program.

### SVSP City Park Land Fee Component

The SVSP City Park Land Fee Component cost equals the City park acreage to be dedicated multiplied by the applicable value per acre for park land. The value for park land of \$337,963 per acre was determined by the City's 2017 appraisal. The table below shows the total SVSP City Park Fee Component cost.

| Item                                                  | Base Year<br>2017-18 |
|-------------------------------------------------------|----------------------|
| City Park Land Value per Acre                         | \$337,963            |
| City Park Acres                                       | 39.9                 |
| <b>SVSP City Park Fee Component Cost</b><br>(rounded) | <b>\$13,485,000</b>  |

## SVSP Infrastructure Fee Component

As shown in **Figure 3**, the SVSP Infrastructure Fee Component includes several categories of infrastructure and land acquisition costs. This section describes the basis for each cost included in the SVSP Infrastructure Fee Component. Because the infrastructure costs and land acquisition costs are based on different information and sources, each are discussed separately.

### Infrastructure Cost Estimates

As described above, the cost estimates in this report for all improvements excluding habitat construction are based on the costs in the 2011 SVSP Nexus Study, as adjusted for inflation, while the habitat cost estimates are based on a survey of current habitat mitigation costs in the region. All infrastructure cost estimates from the 2011 SVSP Nexus Study were prepared by MacKay & Soms and were based on the cost information contained in the Sierra Vista Preliminary Estimates, dated August 6, 2010. The infrastructure cost estimates were based on planning-level cost estimates and, as such, included adequate contingencies. A summary of the detailed planning-level cost estimates used in the 2011 SVSP Nexus Study is included in **Appendix C**.

The 2011 SVSP Nexus Study cost estimates for all improvements except habitat mitigation were updated to current dollars using the percentage change in the average of the San Francisco and 20-City CCIs from May 2010 through May 2017. The habitat construction cost estimates in this report are based on a survey of recent habitat mitigation costs in the region. **Table 3** compares the infrastructure cost estimates from the 2011 SVSP Nexus Study Update with the current infrastructure cost estimates assumed in this SVSP Nexus Study Update. As shown in **Table 3**, for all infrastructure except habitat mitigation, the current cost estimates reflect an increase of approximately 20 percent over the 2011 cost estimates. **Table 4** shows the calculation of this percentage increase based on CCI data. The following sections briefly describe each of the infrastructure costs.

### Roadway Facilities

The total roadway facilities cost estimates include the costs of roadway infrastructure, as well as of habitat construction. The roadway facilities costs included in the SVSP Fee Program total an estimated \$83.7 million, with \$68.5 million for infrastructure and \$15.2 for habitat mitigation.

#### Roadway Infrastructure

The SVSP Fee Program includes major arterial and collector roadways in the SVSP. As an exception, the SVSP Fee Program also contains a portion of Sierra Glen Drive, although it is not an arterial or collector street. In addition, the roadway facilities include roadway frontage along public/quasi-public sites whether or not the frontage of these roadways are arterials or collectors.

Cost estimates include roadway frontage adjacent to private development but do not include or overlap with City Capital Improvement Program (CIP) roadways, lanes, or costs funded through the City's Traffic Mitigation Fee Program. Intract subdivision roadways will be the responsibility of individual landowners and are consequently not included in the SVSP Fee Program.

**Table 3**  
**Sierra Vista Specific Plan Fee Program**  
**Summary of Infrastructure Costs**

| Item                                           | Estimated Costs                 |                             |
|------------------------------------------------|---------------------------------|-----------------------------|
|                                                | 2011 SVSP Nexus Study (2010 \$) | Current Estimates (2017 \$) |
| <b>Percent Increase (2010-2017) [1]</b>        |                                 | <b>20.03%</b>               |
| <b>Roadways</b>                                |                                 |                             |
| <b>Infrastructure</b>                          |                                 |                             |
| Streetwork and Concrete                        | \$33,975,211                    | \$40,781,789                |
| Dry Utilities                                  | \$20,183,983                    | \$24,227,634                |
| Miscellaneous [2] [3]                          | \$2,904,437                     | \$3,486,310                 |
| <b>Subtotal Roadway Infrastructure</b>         | <b>\$57,063,631</b>             | <b>\$68,495,734</b>         |
| <b>Habitat Mitigation</b>                      |                                 |                             |
| Wetland Mitigation [2]                         | \$2,853,183                     | \$12,617,233                |
| Swainson's Hawk Mitigation [2]                 | \$2,583,681                     | \$2,600,640                 |
| <b>Subtotal Habitat Mitigation</b>             | <b>\$5,436,864</b>              | <b>\$15,217,873</b>         |
| <b>Subtotal Roadways</b>                       | <b>\$62,500,495</b>             | <b>\$83,713,607</b>         |
| <b>Other Infrastructure</b>                    |                                 |                             |
| <b>Sanitary Sewer</b>                          | <b>\$5,763,125</b>              | <b>\$6,917,707</b>          |
| <b>Potable Water</b>                           | <b>\$12,045,938</b>             | <b>\$14,459,216</b>         |
| <b>Recycled Water Facilities</b>               |                                 |                             |
| Recycled Water Facilities                      | \$5,173,358                     | \$6,209,787                 |
| Recycled Water Storage/Pump Station            | Note [4]                        |                             |
| <b>Subtotal Recycled Water</b>                 | <b>\$5,173,358</b>              | <b>\$6,209,787</b>          |
| <b>Storm Drainage Facilities</b>               |                                 |                             |
| Storm Drainage Facilities                      | \$15,650,820                    | \$18,786,298                |
| Preserve Area Earthwork                        | \$4,298,400                     | \$5,159,540                 |
| <b>Subtotal Storm Drainage</b>                 | <b>\$19,949,220</b>             | <b>\$23,945,838</b>         |
| <b>Paseo Costs (Additional Easement Areas)</b> | <b>\$1,755,950</b>              | <b>\$2,107,736</b>          |
| <b>Park and Ride Facilities [5]</b>            | <b>\$758,335</b>                | <b>\$697,744</b>            |
| <b>Subtotal Other Infrastructure</b>           | <b>\$45,445,926</b>             | <b>\$54,338,027</b>         |
| <b>Total All Costs</b>                         | <b>\$107,946,421</b>            | <b>\$138,051,634</b>        |

cost sum 17

Source: MacKay and Soms and SVSP Owners' Group (December 10, 2010) and ENR.

[1] Inflationary increase applied to all costs except wetland Swainson's Hawk mitigation costs.

See Table 7 and Table 5 for wetland and Swainson's Hawk 2017 cost details.

[2] Does not include CIP costs funded by other sources.

[3] Excludes park and ride facilities and bus transfer station costs.

[4] Costs for recycled water pump station (\$2.32 million) not included in SVSP fee program.

[5] Includes bus transfer station and park and ride facility costs. Costs updated as shown in Table C-1.

**Table 4**  
**Sierra Vista Specific Plan Fee Program**  
**CCI Increase: 2010-2017**

| Date     | CCI Index     |           |           | Percentage Change |               |
|----------|---------------|-----------|-----------|-------------------|---------------|
|          | San Francisco | 20-City   | Average   | Annual            | Cumulative    |
| May 2010 | 9,885.92      | 8,761.47  | 9,323.70  |                   |               |
| May 2011 | 10,161.54     | 9,034.67  | 9,598.11  | 2.94%             | 2.94%         |
| May 2012 | 10,386.04     | 9,289.65  | 9,837.85  | 2.50%             | 5.51%         |
| May 2013 | 10,383.09     | 9,515.86  | 9,949.48  | 1.13%             | 6.71%         |
| May 2014 | 10,895.84     | 9,795.92  | 10,345.88 | 3.98%             | 10.96%        |
| May 2015 | 11,169.32     | 9,975.48  | 10,572.40 | 2.19%             | 13.39%        |
| May 2016 | 11,550.40     | 10,315.44 | 10,932.92 | 3.41%             | 17.26%        |
| May 2017 | 11,691.03     | 10,692.17 | 11,191.60 | 2.37%             | <b>20.03%</b> |

cci

Source: Engineering News Record

Roadway facility cost estimates include the following types of improvements:

- Streetwork and concrete
- Grading (excluding rough/mass grading of the roadway area).<sup>3</sup>
- Dry utilities and street lights
- Landscape medians
- Signalization conduits

**Exhibit 3** shows the locations of the following roadway facilities included in the SVSP Fee Program:

- Fiddymment Road
- Upland Drive
- Market Street
- Westbrook Boulevard
- Santucci Boulevard
- Baseline Road
- Vista Grande Boulevard
- Federico Drive

#### Habitat Mitigation

Habitat mitigation is included in the roadways facilities costs. Swainson's Hawk mitigation and wetland mitigation are required to mitigate for habitat that is impacted by the construction of new roadway infrastructure in the SVSP. Different mitigation is required for different habitat types.

#### **Swainson's Hawk Mitigation**

Swainson's Hawk mitigation requires the acquisition of land to be used for Swainson's Hawk habitat and, possibly, some minor improvements on the land. The construction of roadway infrastructure impacts habitat in the surrounding area. For each impacted habitat acre within a one-mile radius of a Swainson's Hawk nest site, one acre of Swainson's Hawk habitat must be provided. For each impacted habitat acre farther than one mile from a Swainson's Hawk nest site, three-quarters of an acre of Swainson's Hawk habitat must be provided. **Table 5** details the estimated Swainson's Hawk mitigation costs included in the SVSP Fee Program, which total \$2.6 million.

#### **Wetland Mitigation**

Wetland mitigation requirements differ depending on the type of wetland that is impacted by the infrastructure construction. For each acre of impacted vernal pools or other wetlands that provide habitat for endangered species, one acre of similar habitat must be created and an additional two acres of habitat must be preserved. For each acre of impacted marshes and streams that do not provide habitat for endangered species, one acre of habitat must be created, but there is no preservation requirement. The creation acres requirements are included in

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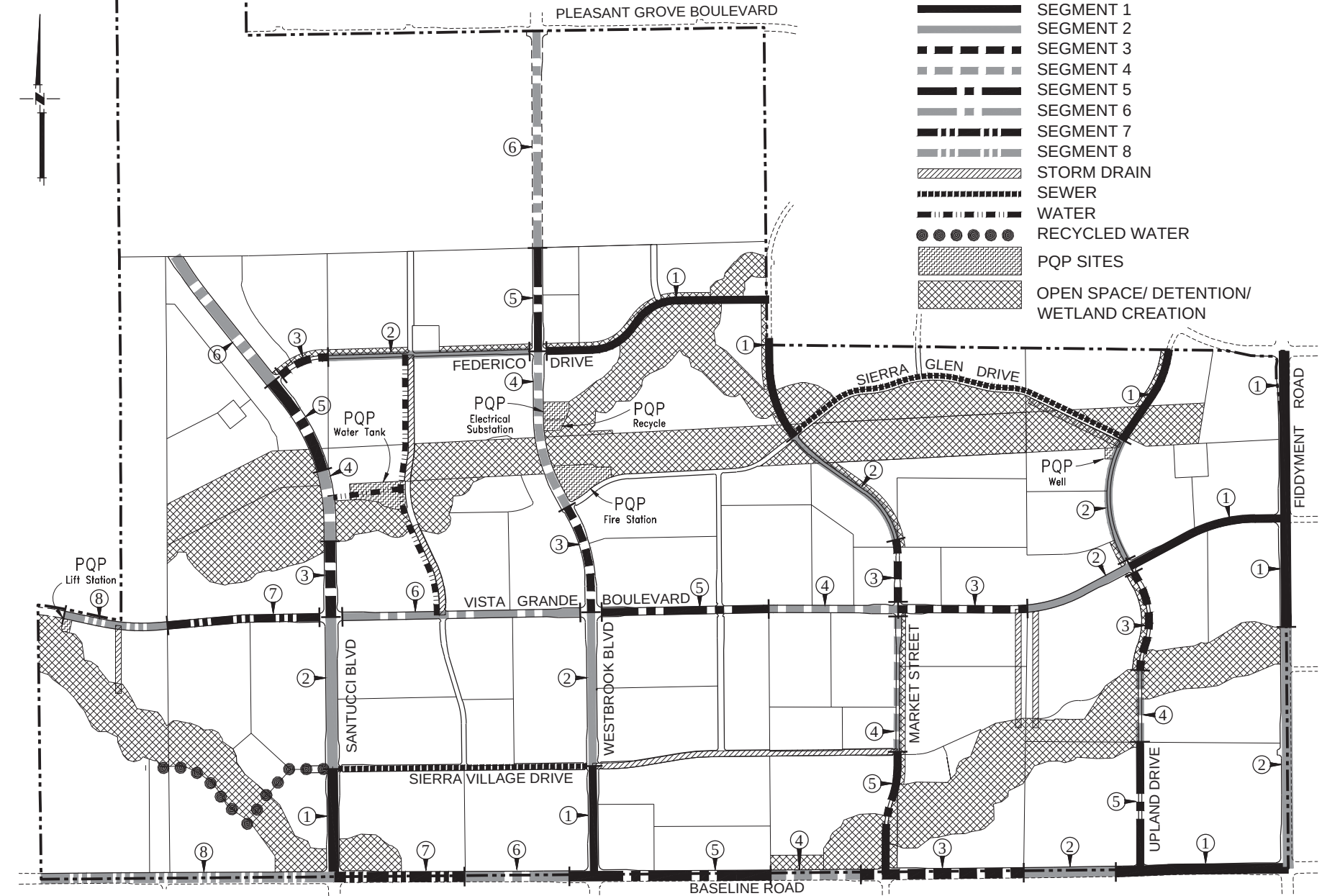
<sup>3</sup> Please refer to the cost estimate detail for assumed grading quantities per roadway segment. Roadway costs include only costs of grading associated with the structural section of the road plus a foot and a half of depth and do not include rough/mass grading that is the obligation of the property owner as it would be for the balance of the developable area of his or her project site.

# Roadway Facilities

## LEGEND

- SEGMENT 1
- SEGMENT 2
- SEGMENT 3
- SEGMENT 4
- SEGMENT 5
- SEGMENT 6
- SEGMENT 7
- SEGMENT 8
- STORM DRAIN
- SEWER
- WATER
- RECYCLED WATER
- PQP SITES
- OPEN SPACE/ DETENTION/ WETLAND CREATION

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Reflects infrastructure required by development agreements; however, some infrastructure segments may be excluded from the SVSP Fee Program.

EXHIBIT 3



**Table 5**  
**Sierra Vista Specific Plan Fee Program**  
**Estimated Swainson's Hawk Mitigation Cost**

| Item                     | Acres         |               |               | Mitigation Acres Required |              |               | Price<br>per acre | Total<br>Cost      |
|--------------------------|---------------|---------------|---------------|---------------------------|--------------|---------------|-------------------|--------------------|
|                          | Within 1 mile | Over 1 mile   | Total         | Within 1 mile             | Over 1 mile  | Total         |                   |                    |
| <i>Percentage</i>        |               |               |               | <i>100%</i>               | <i>75%</i>   |               |                   |                    |
| Baseline Road            | 29.36         | 25.10         | 54.46         | 29.36                     | 18.83        | 48.19         | \$12,000          | \$578,280          |
| Fiddymont Road           | 0.00          | 11.23         | 11.23         | 0.00                      | 8.42         | 8.42          | \$12,000          | \$101,040          |
| Federico Drive           | 6.13          | 7.64          | 13.77         | 6.13                      | 5.73         | 11.86         | \$12,000          | \$142,320          |
| Market Street            | 0.00          | 15.12         | 15.12         | 0.00                      | 11.34        | 11.34         | \$12,000          | \$136,080          |
| PQP Parcels              | 5.79          | 1.13          | 6.92          | 5.79                      | 0.85         | 6.64          | \$12,000          | \$79,680           |
| Santucci Boulevard       | 28.81         | 0.00          | 28.81         | 28.81                     | 0.00         | 28.81         | \$12,000          | \$345,720          |
| Sierra Glen Drive        | 0.00          | 9.04          | 9.04          | 0.00                      | 6.78         | 6.78          | \$12,000          | \$81,360           |
| Utilities and Trails [1] | 2.11          | 4.14          | 6.25          | 2.11                      | 3.11         | 5.22          | \$12,000          | \$62,640           |
| Silver Spruce Drive      | 4.31          | 0.00          | 4.31          | 4.31                      | 0.00         | 4.31          | \$12,000          | \$51,720           |
| Sierra Village Drive     | 6.63          | 1.47          | 8.10          | 6.63                      | 1.10         | 7.73          | \$12,000          | \$92,760           |
| Upland Drive             | 0.00          | 12.70         | 12.70         | 0.00                      | 9.53         | 9.53          | \$12,000          | \$114,360          |
| Vista Grande Boulevard   | 25.60         | 22.74         | 48.34         | 25.60                     | 17.06        | 42.66         | \$12,000          | \$511,920          |
| Westbrook Boulevard      | 20.27         | 6.61          | 26.88         | 20.27                     | 4.96         | 25.23         | \$12,000          | \$302,760          |
| <b>TOTAL</b>             | <b>129.01</b> | <b>116.92</b> | <b>245.93</b> | <b>129.01</b>             | <b>87.71</b> | <b>216.72</b> |                   | <b>\$2,600,640</b> |

Source: MacKay & Somps, City of Roseville, Madrone Ecological Consulting, Wildlands Inc., Westervelt Ecological Services.

[1] Includes improvements on San Fernando and Bramblewood, a public street and private drive.

Section 404 of the Clean Water Act and are regulated by the United States Army Corps of Engineers (ACOE). The preservation acres requirements are included in the Endangered Species Act and are regulated by the United States Fish and Wildlife Service.

**Table 6** details the wetland acres by habitat type impacted by infrastructure construction.

**Table 7** summarizes the required habitat creation and preservation acres to mitigate for the infrastructure construction and shows the calculation of the estimated costs of creating and preserving those acres. Based on the survey of current creation and preservation costs in the region, the following costs per acre were applied to the required creation and preservation acres:

- Habitat Wetlands Creation           \$275,000 per acre
- Habitat Wetlands Preservation       \$325,000 per acre
- Other Wetlands Creation            \$150,000 per acre

In addition to the wetland creation and preservation costs described above, **Table 7** also shows the cost of wetland mitigation funded by the City that is the obligation of the SVSP developers and, thus, included in the SVSP Fee Program. Wetland mitigation costs included in the SVSP Fee Program total an estimated \$12.6 million.

#### **Sanitary Sewer Facilities**

For purposes of the SVSP Fee Program, sanitary sewer facilities include a sewer collection system composed of gravity sewer mains, one force main, and one sewer lift station. **Exhibit 4** shows the backbone sanitary sewer facilities included in the SVSP Fee Program, which include the following types of improvements:

- Sewer lines 8" and larger
- Sewer force main
- Sewer manholes
- Sewer lift station
- Connections to existing sewer mains

Sanitary sewer facilities in the SVSP Fee Program total approximately \$6.9 million.

#### **Potable Water Facilities**

**Exhibit 5** shows the location of potable water facility improvements included in the SVSP Fee Program, which include the following water system facilities:

- Water storage tank and pumping station
- Water transmission mains
- Ground water wells
- Connections to existing water systems

The ground water well costs exclude "topside" improvement costs, which are funded through the City's water utility rate structure.

Potable water facilities in the SVSP Fee Program total approximately \$14.5 million.

**Table 6**  
**Sierra Vista Specific Plan Fee Program**  
**Estimated Wetland Mitigation Acres**

| Infrastructure Item    | Vernal Pools  | Other Habitat Wetlands |               |               | Marshes and Streams |                  |                     |                  | Subtotal      | Total Wetlands |
|------------------------|---------------|------------------------|---------------|---------------|---------------------|------------------|---------------------|------------------|---------------|----------------|
|                        |               | Seasonal Wetland       | Wetland Swale | Subtotal      | Perennial Marsh     | Perennial Stream | Intermittent Stream | Ephemeral Stream |               |                |
| Baseline Road          | <b>2.1890</b> | 1.2152                 | 1.3036        | <b>2.5187</b> | 0.0048              | 0.4060           | 0.0000              | 0.0000           | <b>0.4108</b> | <b>5.1186</b>  |
| Federico Drive         | <b>0.1559</b> | 0.0107                 | 0.5633        | <b>0.5740</b> | 0.0000              | 0.0000           | 0.0000              | 0.0000           | <b>0.0000</b> | <b>0.7299</b>  |
| Market Street          | <b>0.3999</b> | 0.0694                 | 0.2788        | <b>0.3483</b> | 0.0000              | 0.1076           | 0.0955              | 0.0000           | <b>0.2031</b> | <b>0.9513</b>  |
| PQP Parcels            | <b>0.0884</b> | 0.0000                 | 0.0484        | <b>0.0484</b> | 0.0000              | 0.0000           | 0.0000              | 0.0000           | <b>0.0000</b> | <b>0.1368</b>  |
| Santucci Boulevard     | <b>1.3054</b> | 0.2670                 | 0.1467        | <b>0.4137</b> | 0.0000              | 0.0000           | 0.1344              | 0.0000           | <b>0.1344</b> | <b>1.8534</b>  |
| Sierra Glen Drive      | <b>0.4850</b> | 0.0377                 | 0.5203        | <b>0.5580</b> | 0.0000              | 0.0000           | 0.0379              | 0.0000           | <b>0.0379</b> | <b>1.0809</b>  |
| Utilities and Trails   | <b>0.0135</b> | 0.1143                 | 0.0179        | <b>0.1322</b> | 0.0000              | 0.0503           | 0.0000              | 0.0000           | <b>0.0503</b> | <b>0.1960</b>  |
| Silver Spruce Drive    | <b>0.4421</b> | 0.0000                 | 0.0000        | <b>0.0000</b> | 0.0000              | 0.0000           | 0.0965              | 0.0000           | <b>0.0965</b> | <b>0.5386</b>  |
| Sierra Village Drive   | <b>0.0000</b> | 0.0007                 | 0.0165        | <b>0.0172</b> | 0.0000              | 0.0000           | 0.0000              | 0.0000           | <b>0.0000</b> | <b>0.0172</b>  |
| Upland Drive           | <b>0.1102</b> | 0.4967                 | 0.1937        | <b>0.6904</b> | 0.0000              | 0.1344           | 0.0000              | 0.0000           | <b>0.1344</b> | <b>0.9350</b>  |
| Vista Grande Boulevard | <b>0.9495</b> | 0.8540                 | 0.7094        | <b>1.5634</b> | 0.0000              | 0.1587           | 0.0000              | 0.3205           | <b>0.4792</b> | <b>2.9921</b>  |
| Westbrook Boulevard    | <b>0.2663</b> | 0.0000                 | 0.0133        | <b>0.0133</b> | 0.0000              | 0.0000           | 0.1253              | 0.0000           | <b>0.1253</b> | <b>0.4049</b>  |
| <b>Total</b>           | <b>6.4052</b> | <b>3.0658</b>          | <b>3.8119</b> | <b>6.8777</b> | <b>0.0048</b>       | <b>0.8570</b>    | <b>0.4896</b>       | <b>0.3205</b>    | <b>1.6719</b> | <b>14.9548</b> |

wetland ac

Source: MacKay & Somps

**Table 7**  
**Sierra Vista Specific Plan Fee Program**  
**Estimated Wetland Mitigation Cost**

| Item                | 404 Wetlands (1:1 Creation) and<br>ESA Wetlands (2:1 Preservation) [1] |                           | 404 Wetlands Only<br>(1:1 Creation) [1] | Project<br>Wetlands Funded<br>By City [2] | Total<br>Wetlands   |
|---------------------|------------------------------------------------------------------------|---------------------------|-----------------------------------------|-------------------------------------------|---------------------|
|                     | Vernal<br>Pools                                                        | Other Habitat<br>Wetlands | Marshes<br>and Streams                  |                                           |                     |
| <b>Acres</b>        | <b>6.4052</b>                                                          | <b>6.8777</b>             | <b>1.6719</b>                           | <b>0.4048</b>                             | <b>14.9548</b>      |
| <b>Creation</b>     |                                                                        |                           |                                         |                                           |                     |
| Creation Ratio      | 1:1                                                                    | 1:1                       | 1:1                                     |                                           |                     |
| Acres               | <b>6.4052</b>                                                          | <b>6.8777</b>             | <b>1.6719</b>                           |                                           |                     |
| Cost per Acre       | \$275,000                                                              | \$275,000                 | \$150,000                               |                                           |                     |
| <b>Total Cost</b>   | <b>\$1,761,437</b>                                                     | <b>\$1,891,373</b>        | <b>\$250,785</b>                        |                                           |                     |
| <b>Preservation</b> |                                                                        |                           |                                         |                                           |                     |
| Preservation Ratio  | 2:1                                                                    | 2:1                       | NA                                      |                                           |                     |
| Acres               | <b>12.8104</b>                                                         | <b>13.7554</b>            | NA                                      |                                           |                     |
| Cost per Acre       | \$325,000                                                              | \$325,000                 | NA                                      |                                           |                     |
| <b>Total Cost</b>   | <b>\$4,163,396</b>                                                     | <b>\$4,470,518</b>        | NA                                      |                                           |                     |
| <b>Total</b>        | <b>\$5,924,833</b>                                                     | <b>\$6,361,892</b>        | <b>\$250,785</b>                        | <b>\$79,724</b>                           | <b>\$12,617,233</b> |

*wetland cost*

Source: City of Roseville, Madrone Ecological Consulting, Wildlands Inc., Westervelt Ecological Services.

[1] **404 Wetlands** - regulated through Section 404 of the Clean Water Act. by the U.S. Army Corps of Engineers.

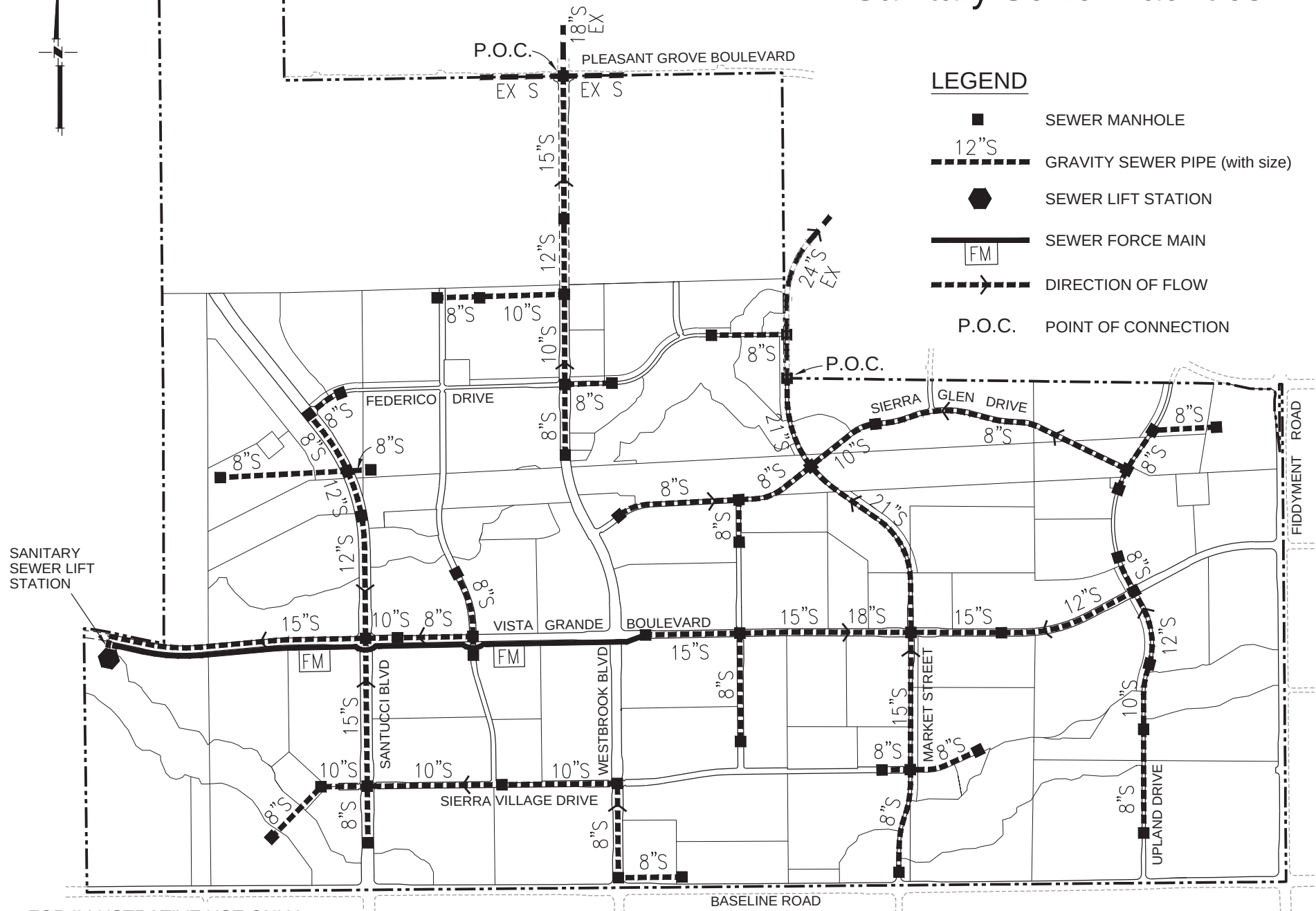
Requires creation of 1 wetland acre for each impacted wetland acre.

**ESA Wetlands** - regulated through the Endangered Species Act by the U.S. Fish and Wildlife Service. Requires preservation of 2 wetland acres for each impacted wetland acre.

[2] Wetland mitigation cost associated with the CIP work for widening Fiddymont Road. Approximately \$197,000 per acre.

# Sanitary Sewer Facilities

26



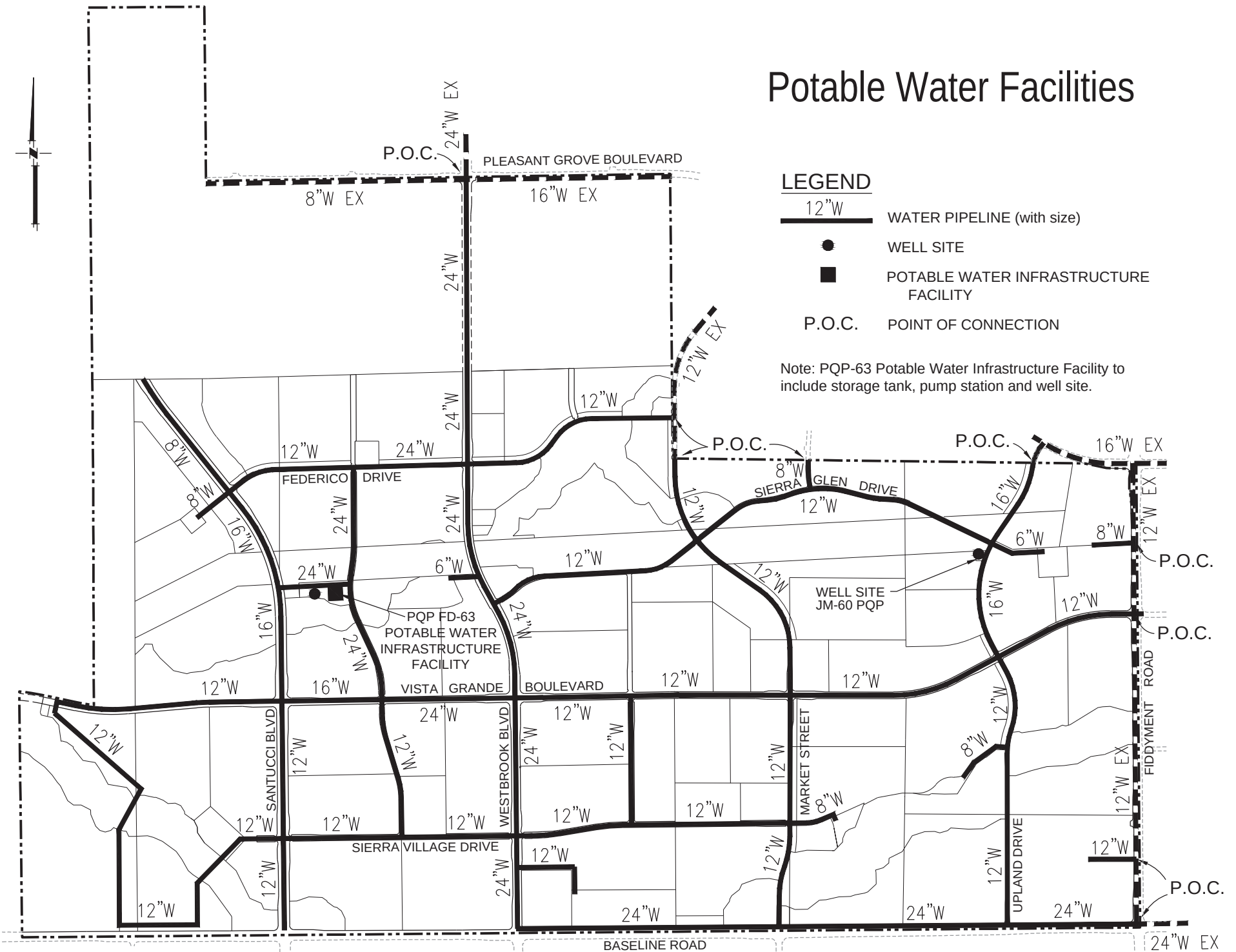
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 Reflects infrastructure required by development agreements; however, some infrastructure segments may be excluded from the SVSP Fee Program.

# Potable Water Facilities

## LEGEND

-  12"W WATER PIPELINE (with size)
-  WELL SITE
-  POTABLE WATER INFRASTRUCTURE FACILITY
- P.O.C. POINT OF CONNECTION

Note: PQP-63 Potable Water Infrastructure Facility to include storage tank, pump station and well site.



FOR ILLUSTRATIVE USE ONLY

Reflects infrastructure required by development agreements; however, some infrastructure segments may be excluded from the SVSP Fee Program.

EXHIBIT 5

### **Recycled Water Facilities**

Recycled water facilities will be used to irrigate landscaping for high-density residential projects, nonresidential projects, landscaped medians, parks, paseos, and school sites. The recycled water distribution system will connect to existing or planned recycled water facilities located in the West Roseville Specific Plan. In addition, the SVSP is required to contribute to the expansion of the recycled water storage facility and pumping station located in the West Roseville Specific Plan. The cost of the latter improvements will be funded through Mello-Roos Community Facilities District (CFD) financing and through a rate surcharge on the rate-payer's bill. If the CFD or rate-surcharge financing options are not implemented, the City will use another mechanism, separate from the SVSP Fee Program, to fund the recycled water storage facility and pumping station expansion.

**Exhibit 6** shows the location of recycled water facility improvements included in the SVSP Fee Program, which include the following facilities:

- Recycled water transmission/distribution mains.
- Connections to existing system.

Recycled water facilities in the SVSP Fee Program total approximately \$6.2 million.

### **Storm Drainage Facilities**

The storm drainage facilities will include a series of drainage pipelines, drainage outfall structures, detention basins, and other facilities consistent with the SVSP Drainage and Stormwater Master Plan. **Exhibit 7** shows the location of the storm drainage facility improvements included in the SVSP Fee Program, which include the following facilities:

- Storm drainage pipelines
- Junction structures
- Storm drainage manholes
- Grassy swale outfalls
- Culverts
- Detention/created wetlands
- Preserve area grading

Storm drainage facilities in the SVSP Fee Program total approximately \$23.9 million.

### **Paseos**

The SVSP document identifies several paseo corridors that generally follow Upland Drive, Market Street, and Federico Drive. The paseo features are located in residential neighborhoods or along roadways and provide pedestrian and bikeway linkages from the residential neighborhoods to the parks, school, and open space areas. Paseo widths vary depending on location and may include water-conserving landscaping, multiple-use pathways, and other features.<sup>3</sup>

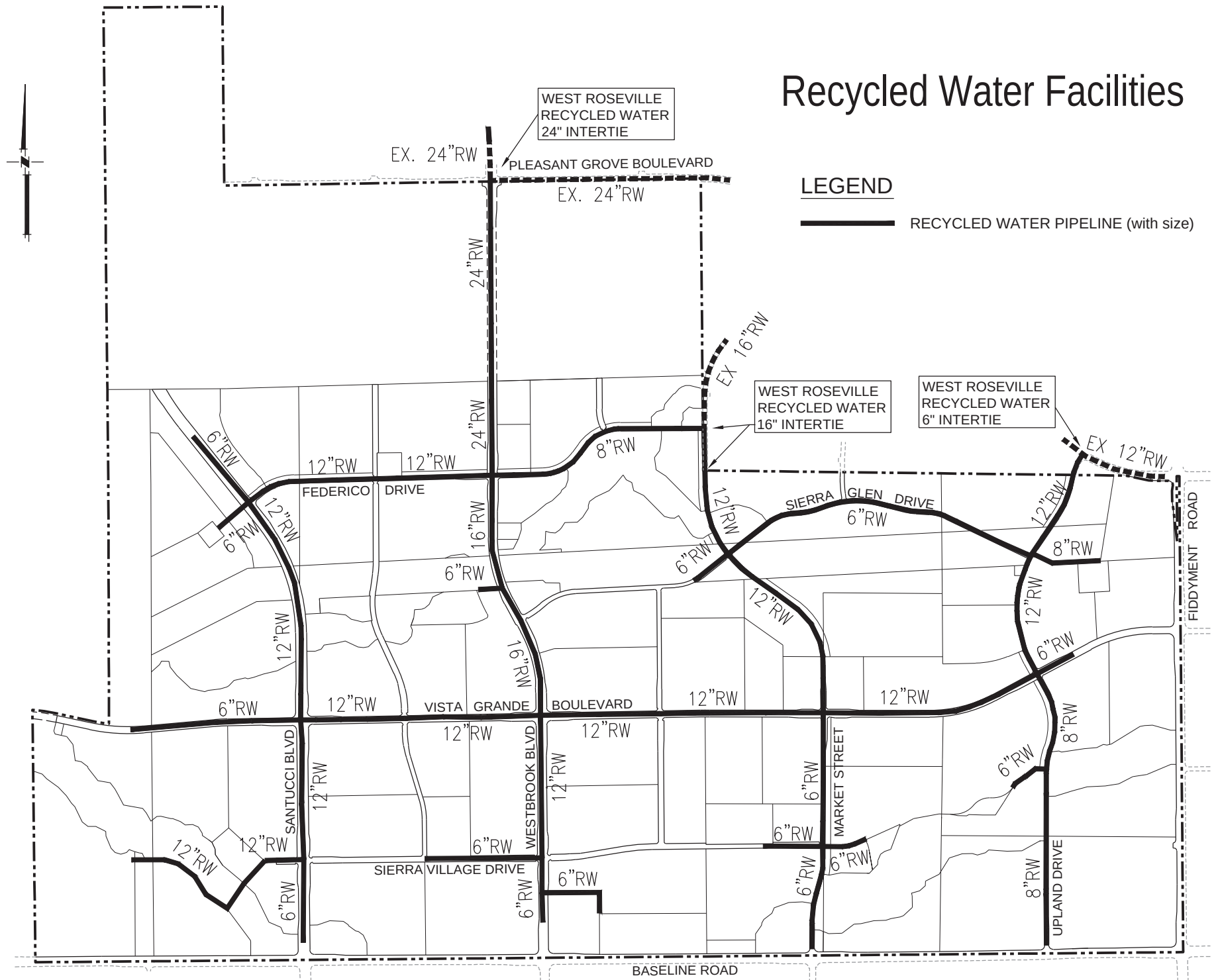
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<sup>3</sup> Sierra Vista Specific Plan, dated March 19, 2010, p. 4–15.

# Recycled Water Facilities

## LEGEND

— RECYCLED WATER PIPELINE (with size)



FOR ILLUSTRATIVE USE ONLY

Reflects infrastructure required by development agreements; however, some infrastructure segments may be excluded from the SVSP Fee Program.

EXHIBIT 6



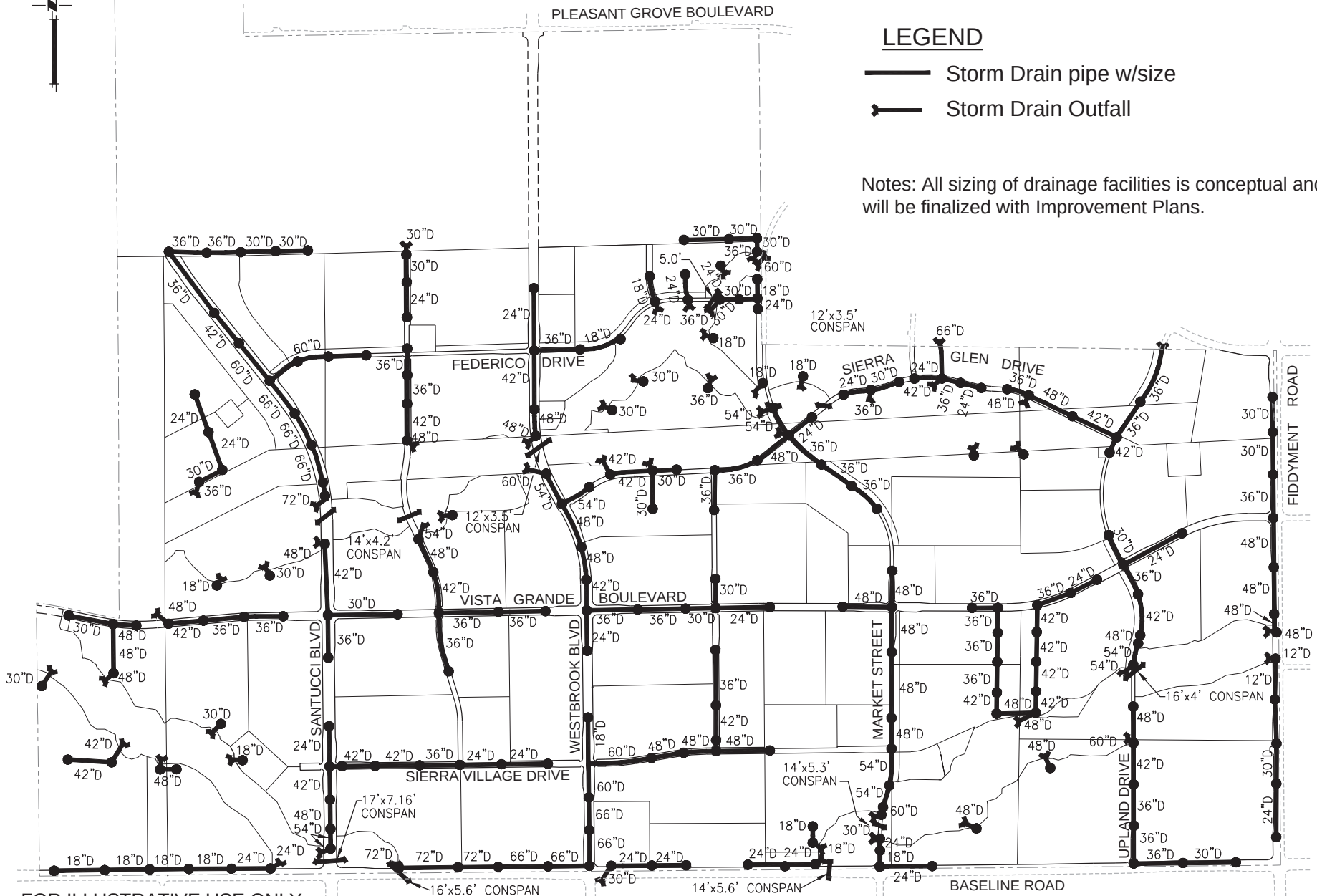
# Storm Drainage Facilities

## LEGEND

-  Storm Drain pipe w/size
-  Storm Drain Outfall

Notes: All sizing of drainage facilities is conceptual and will be finalized with Improvement Plans.

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Reflects infrastructure required by development agreements; however, some infrastructure segments may be excluded from the SVSP Fee Program.

EXHIBIT 7

**Exhibit 8** shows the location of paseos included in the SVSP Fee Program, which include the following facilities:

- Finish grading
- Irrigation facilities
- Concrete sidewalks/paths
- Seeding and planting
- Benches and trash receptacles

Paseo facilities total approximately \$2.1 million in the SVSP Fee Program.

### ***Park and Ride Facilities***

Park and ride facilities in the SVSP provide parking for commuters to leave their vehicles to meet carpools, vanpools, or to access transit. The SVSP has 2 park and ride lots near major roadway intersections on the Baseline Road, Fiddymment Road, and Santucci Boulevard corridors. Each park and ride location requires 50 park and ride spaces. In the SVSP Fee Program, the park and ride facilities category also includes a bus transfer station planned near the intersection of Baseline Road and Fiddymment Road. The bus transfer station will include queuing space for buses and a location for pedestrian shelters.

**Exhibit 9** shows the location of park and ride facilities and the bus transfer station. Park and ride facilities in the SVSP Fee Program total approximately \$0.7 million.

### ***Interest Costs for SVSP Reimbursement Obligations***

Developers or property owners who are awaiting cash reimbursement from the City for eligible SVSP Fee Program costs will earn interest on the outstanding cash reimbursement at an annual rate of 4 percent. Based on the terms identified in the Development Agreement, the interest cost to be included in the SVSP Fee Program will be included at such time as the first reimbursement obligation is determined and will then be applicable from that point forward. Interest will be determined on an annual basis and will be calculated from the date of the reimbursement agreement.

### ***Public Land Fee Adjustments***

The SVSP Infrastructure Fee Component will be adjusted based on an Ownership Entity's dedication of open space and other public land relative to that Ownership Entity's obligation to provide for such land dedications.

### ***Open Space***

The SVSP document and wetlands permits require dedication of certain areas as open space in the SVSP. Open space areas include the following categories of land use:

- General Open Space (with and without detention basin function).
- Open Space in the Western Area Power Authority (WAPA) corridor (with and without detention).
- Army Corps of Engineers (ACOE) Open Space.



Reflects infrastructure required by development agreements; however, some infrastructure segments may be excluded from the SVSP Fee Program.

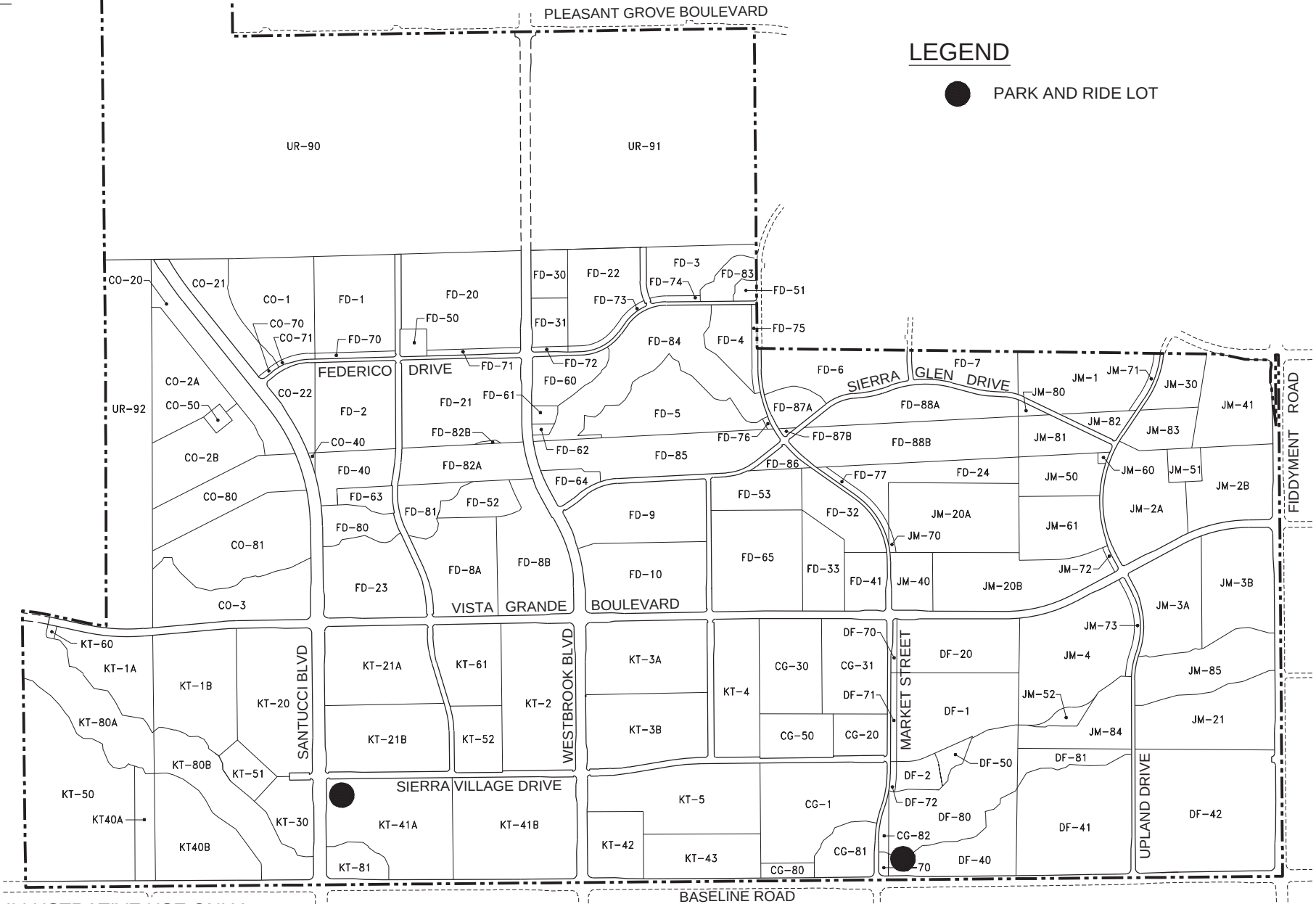
EXHIBIT 8

# Park and Ride/ Bus Transfer Facilities

## LEGEND

● PARK AND RIDE LOT

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Reflects infrastructure required by development agreements; however, some infrastructure segments may be excluded from the SVSP Fee Program.

EXHIBIT 9

The values used to determine the open space obligations and related Public Land Fee Adjustments are based on the appraisal prepared for the City park acreage. The values for each category of open space will equal the total City park acreage appraisal amount multiplied by the following percentages:

- ACOE open space = 50 percent of City park land value.
- General open space = 20 percent of City park land value.
- WAPA open space = 10 percent of City park land value.

As described later in this document, values will be updated in the future with updated appraisals prepared for the City park land.

### **Public Land Dedications**

In addition to the open space requirements, the SVSP Fee Program includes public land dedication requirements that include the following categories of land use:

- Roadway and landscape corridor right-of-way.
- Public/quasi-public land (includes church, electrical substation, recycle center, wastewater treatment plant, fire station, well, and sewer lift station site).
- Paseos.

All public land dedications identified above will be valued at 100 percent of the value determined for the City park land as periodically updated for the SVSP Fee Program.

## **SVSP Administration Fee Component**

The SVSP Administration Fee Component will be collected to fund the administration, oversight, implementation, and updates of the SVSP Fee Program. The SVSP Administration Fee Component will include adequate funding to cover all City costs, including those of outside consultants, to administer the SVSP Fee Program.

Initially, SVSP Fee Program administration costs will be advance-funded by the SVSP Owners' Group until such time as the City determines the SVSP Administration Fee Component has sufficient funding for Fee Program administration.

While the SVSP Administration Fee Component is required to cover actual costs of administering the program on an annual basis, this fee component also must collect adequate funding to cover periodic updates to the program that are above and beyond the annual fee program monitoring and maintenance. To account for these circumstances, the SVSP Administration Fee Component was established as two percent of the gross SVSP Infrastructure Fee Component.

## 5. NEXUS STUDY METHODOLOGY

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This chapter describes the nexus study methodology used in the SVSP Fee Program. The nexus study methodology was derived from Exhibit JJ from the Development Agreement, which was entitled "Sierra Vista Specific Plan Infrastructure Fee Terms and Conditions."

### SVSP City Park Fee Component

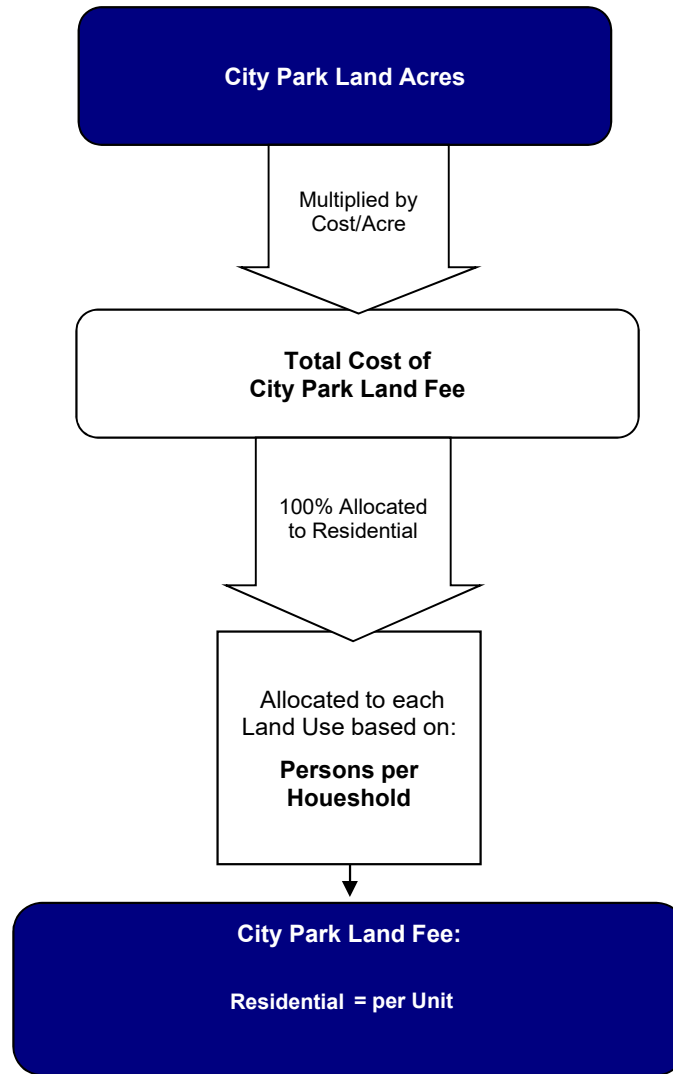
The SVSP City Park Fee Component is collected from SVSP development to fund the acquisition cost of City park land in the SVSP. The City Park is approximately 39.9 acres. The SVSP City Park Fee Component is only applicable to the 39.9-acre parcel determined to be the City Park in the SVSP—labeled as Parcel KT-50 in **Appendix B**.

**Figure 4** shows the methodology for determining the SVSP City Park Fee Component, which is calculated using the following steps:

1. Determine the value of the City Park land by multiplying the City Park acreage by the value per acre for City Park land. Note that the City Park Land value per acre was recently updated to reflect a December 2017 appraisal (see **Chapter 4** for details).
2. Determine the total amount of new residential development that will benefit from the City Park Land.
3. Determine the proportionate impact and the appropriate share of costs attributable to each land use:
  - Determine the appropriate allocation factor to allocate the cost of City Park Land (persons per dwelling unit).
  - Apply the appropriate allocation factor to the anticipated land uses to determine the total number of equivalent dwelling units (EDUs) (see **Table 8**).
  - Determine the percentage of total EDUs by land use category (**Table 8**).
  - Multiply the percentage of EDUs by land use category by the total City Park Land Cost (**Table 8**).
  - Divide the allocated cost by land use type by the number of units by land use type to determine the justifiable fee per unit for residential land uses.

The steps described are used to determine the proposed SVSP City Park Fee Component. In future years, new appraisals will be completed and the SVSP City Park Fee Component will be updated by the percentage change in appraised value for the current year as compared to the prior year.

**Figure 4**  
**Sierra Vista Specific Plan Nexus Study**  
**Calculation of City Park Fee**



**Table 8**  
**Sierra Vista Specific Plan Fee Program**  
**Citywide Park Costs and Cost Allocation (2017 \$)**

| Land Use                       | Land Uses         |                   | Cost Allocation Factors |               |                  | Allocated Costs     |             |                        |
|--------------------------------|-------------------|-------------------|-------------------------|---------------|------------------|---------------------|-------------|------------------------|
|                                | Developable Acres | Units/<br>Sq. Ft. | Persons<br>per Unit     | Total<br>EDUs | Percent<br>Share | Allocated<br>Cost   | Per<br>Acre | Per Unit<br>or Sq. Ft. |
| <b>Residential</b>             |                   | <u>units</u>      | <u>PPH</u>              |               |                  |                     |             | <u>per unit</u>        |
| Low Density                    | 524.2             | 2,728             | 2.54                    | 6,929         | 47.1%            | \$6,353,429         | \$12,120    | \$2,329                |
| Medium Density                 | 232.4             | 1,941             | 2.17                    | 4,212         | 28.6%            | \$3,862,028         | \$16,621    | \$1,990                |
| High Density                   | 68.2              | 1,692             | 1.80                    | 3,046         | 20.7%            | \$2,792,563         | \$40,976    | \$1,650                |
| Mixed Use                      | <u>14.5</u>       | <u>289</u>        | 1.80                    | <u>520</u>    | <u>3.5%</u>      | <u>\$476,980</u>    | \$33,009    | \$1,650                |
| <b>Subtotal Residential</b>    | <b>839.2</b>      | <b>6,650</b>      |                         | <b>14,707</b> | <b>100.0%</b>    | <b>\$13,485,000</b> | <b>n/a</b>  | <b>n/a</b>             |
| <b>Nonresidential</b>          |                   | <u>sq. ft.</u>    |                         |               |                  |                     |             | <u>per sq. ft.</u>     |
| Community Commercial           | 147.1             | 1,601,581         | n/a                     | 0             | 0.0%             | \$0                 | \$0         | \$0.00                 |
| Business Professional          | 21.5              | 234,625           | n/a                     | 0             | 0.0%             | \$0                 | \$0         | \$0.00                 |
| Mixed Use                      | <u>20.3</u>       | <u>221,089</u>    | n/a                     | <u>0</u>      | <u>0.0%</u>      | <u>\$0</u>          | \$0         | \$0.00                 |
| <b>Subtotal Nonresidential</b> | <b>188.9</b>      | <b>2,057,295</b>  |                         | <b>0</b>      | <b>0.0%</b>      | <b>\$0</b>          | <b>n/a</b>  | <b>n/a</b>             |
| <b>Total</b>                   | <b>1,028.1</b>    | <b>n/a</b>        |                         | <b>14,707</b> | <b>100.0%</b>    | <b>\$13,485,000</b> | <b>n/a</b>  | <b>n/a</b>             |

"parks\_alloc"

Source: City of Roseville and SVSP Financing Plan



## SVSP Infrastructure Fee Component

The SVSP Infrastructure Fee Component will fund the following costs:

- Design and construction of backbone infrastructure.
- The value of public lands dedicated for open space and right-of-way.

As illustrated in **Figure 3**, the SVSP Infrastructure Fee Component begins with calculation of the Gross Infrastructure Fee and then, in a given Ownership Entity, is adjusted for Public Land Fee adjustments to derive the net SVSP Infrastructure Fee Component.

### Gross Infrastructure Fee

As described in the previous chapter, the Gross Infrastructure Fee comprises the design and construction costs for the following facilities:

- Roadway facilities
- Sanitary sewer facilities
- Potable water facilities
- Recycled water facilities
- Storm drainage facilities
- Paseos
- Park and ride facilities

The following steps describe the methodology for determining the Gross Infrastructure Fee:

1. Determine the total amount of land uses that will benefit from the infrastructure improvements (discussed in **Chapter 3**).
2. Determine the infrastructure needed to serve new development (identified by the SVSP, City, and Preliminary Estimates, and discussed in **Chapter 4**).
3. Determine the net cost of infrastructure to be funded by the SVSP Fee Program after accounting for other funding sources, if applicable (described in **Chapter 4**).
4. Determine the proportionate impact and the appropriate share of costs attributable to each land use:
  - a. Determine the appropriate allocation factor to allocate the cost of required infrastructure improvements by improvement type (presented in this chapter).
  - b. Apply the appropriate allocation factor to the anticipated land uses to determine the total number of EDUs (see **Tables 9** through **15**).
  - c. Determine the percentage of total EDUs by land use category (**Tables 9** through **15**).

**Table 9**  
**Sierra Vista Specific Plan Fee Program**  
**Roadway Costs and Cost Allocation (2017 \$)**

| Land Use                       | Land Uses         |                  | Cost Allocation Factors |                       |               | Allocated Costs     |            |                     |
|--------------------------------|-------------------|------------------|-------------------------|-----------------------|---------------|---------------------|------------|---------------------|
|                                | Developable Acres | Units/ Sq. Ft.   | Peak Hour Trip Factors  | Total Peak Hour Trips | Percent Share | Allocated Cost      | Per Acre   | Per Unit or Sq. Ft. |
| [1]                            |                   |                  |                         |                       |               |                     |            |                     |
| <b>Residential</b>             |                   | <u>units</u>     | <u>per unit</u>         |                       |               |                     |            | <u>per unit</u>     |
| Low Density                    | 524.2             | 2,728            | 1.00                    | 2,728                 | 30.8%         | \$25,814,128        | \$49,244   | \$9,463             |
| Medium Density                 | 232.4             | 1,941            | 1.00                    | 1,941                 | 21.9%         | \$18,367,017        | \$79,048   | \$9,463             |
| High Density                   | 68.2              | 1,692            | 0.62                    | 1,049                 | 11.9%         | \$9,926,706         | \$145,655  | \$5,867             |
| Mixed Use                      | 14.5              | 289              | 0.62                    | 179                   | 2.0%          | \$1,695,519         | \$117,337  | \$5,867             |
| <b>Subtotal Residential</b>    | <b>839.2</b>      | <b>6,650</b>     |                         | <b>5,897</b>          | <b>66.7%</b>  | <b>\$55,803,369</b> | <b>n/a</b> | <b>n/a</b>          |
| <b>Nonresidential</b>          |                   | <u>sq. ft.</u>   | <u>trips/ksf/day</u>    |                       |               |                     |            | <u>per sq. ft.</u>  |
| Community Commercial           | 147.1             | 1,601,581        | 1.42                    | 2,274                 | 25.7%         | \$21,520,400        | \$146,329  | \$13.44             |
| Business Professional          | 21.5              | 234,625          | 1.54                    | 361                   | 4.1%          | \$3,419,071         | \$158,694  | \$14.57             |
| Mixed Use                      | 20.3              | 221,089          | 1.42                    | 314                   | 3.5%          | \$2,970,767         | \$146,329  | \$13.44             |
| <b>Subtotal Nonresidential</b> | <b>188.9</b>      | <b>2,057,295</b> |                         | <b>2,950</b>          | <b>33.3%</b>  | <b>\$27,910,238</b> | <b>n/a</b> | <b>n/a</b>          |
| <b>Total</b>                   | <b>1,028.1</b>    | <b>n/a</b>       |                         | <b>8,847</b>          | <b>100.0%</b> | <b>\$83,713,607</b> | <b>n/a</b> | <b>n/a</b>          |

"road\_alloc"

Source: City of Roseville and SVSP Financing Plan

[1] Peak hour trip factors from the City's Traffic Mitigation Fee Study.

**Table 10**  
**Sierra Vista Specific Plan Fee Program**  
**Sewer Costs and Cost Allocation (2017 \$)**

| Land Use                       | Land Uses         |                  | Cost Allocation Factors |                  |               | Allocated Costs    |            |                     |
|--------------------------------|-------------------|------------------|-------------------------|------------------|---------------|--------------------|------------|---------------------|
|                                | Developable Acres | Units/ Sq. Ft.   | Gallons per Day         | Total Gallons    | Percent Share | Allocated Cost     | Per Acre   | Per Unit or Sq. Ft. |
| <b>Residential</b>             |                   | <u>units</u>     | <u>per unit</u>         |                  |               |                    |            | <u>per unit</u>     |
| Low Density                    | 524.2             | 2,728            | 190                     | 518,320          | 39.7%         | \$2,747,115        | \$5,241    | \$1,007             |
| Medium Density                 | 232.4             | 1,941            | 190                     | 368,790          | 28.3%         | \$1,954,601        | \$8,412    | \$1,007             |
| High Density                   | 68.2              | 1,692            | 130                     | 219,960          | 16.9%         | \$1,165,796        | \$17,106   | \$689               |
| Mixed Use                      | <u>14.5</u>       | <u>289</u>       | 130                     | <u>37,570</u>    | <u>2.9%</u>   | <u>\$199,122</u>   | \$13,780   | \$689               |
| <b>Subtotal Residential</b>    | <b>839.2</b>      | <b>6,650</b>     |                         | <b>1,144,640</b> | <b>87.7%</b>  | <b>\$6,066,634</b> | <b>n/a</b> | <b>n/a</b>          |
| <b>Nonresidential</b>          |                   | <u>sq. ft.</u>   | <u>per acre</u>         |                  |               |                    |            | <u>per sq. ft.</u>  |
| Community Commercial           | 147.1             | 1,601,581        | 850                     | 125,009          | 9.6%          | \$662,550          | \$4,505    | \$0.41              |
| Business Professional          | 21.5              | 234,625          | 850                     | 18,313           | 1.4%          | \$97,061           | \$4,505    | \$0.41              |
| Mixed Use                      | <u>20.3</u>       | <u>221,089</u>   | 850                     | <u>17,257</u>    | <u>1.3%</u>   | <u>\$91,461</u>    | \$4,505    | \$0.41              |
| <b>Subtotal Nonresidential</b> | <b>188.9</b>      | <b>2,057,295</b> |                         | <b>160,579</b>   | <b>12.3%</b>  | <b>\$851,073</b>   | <b>n/a</b> | <b>n/a</b>          |
| <b>Total</b>                   | <b>1,028.1</b>    | <b>n/a</b>       |                         | <b>1,305,219</b> | <b>100.0%</b> | <b>\$6,917,707</b> | <b>n/a</b> | <b>n/a</b>          |

"sewer\_alloc"

Source: City of Roseville and SVSP Financing Plan

**Table 11**  
**Sierra Vista Specific Plan Fee Program**  
**Potable Water Costs and Cost Allocation (2017 \$)**

| Land Use                       | Land Uses         |                  | Cost Allocation Factors |                  |               | Allocated Costs     |            |                     |
|--------------------------------|-------------------|------------------|-------------------------|------------------|---------------|---------------------|------------|---------------------|
|                                | Developable Acres | Units/ Sq. Ft.   | Gallons per Day [1]     | Total Gallons    | Percent Share | Allocated Cost      | Per Acre   | Per Unit or Sq. Ft. |
| <b>Residential</b>             |                   | <u>units</u>     | <u>per unit</u>         |                  |               |                     |            | <u>per unit</u>     |
| Low Density                    | 524.2             | 2,728            | 420                     | 1,145,760        | 50.8%         | \$7,344,083         | \$14,010   | \$2,692             |
| Medium Density                 | 232.4             | 1,941            | 250                     | 485,250          | 21.5%         | \$3,110,351         | \$13,386   | \$1,602             |
| High Density                   | 68.2              | 1,692            | 170                     | 287,640          | 12.8%         | \$1,843,712         | \$27,053   | \$1,090             |
| Mixed Use                      | <u>14.5</u>       | <u>289</u>       | 170                     | <u>49,130</u>    | <u>2.2%</u>   | <u>\$314,913</u>    | \$21,793   | \$1,090             |
| <b>Subtotal Residential</b>    | <b>839.2</b>      | <b>6,650</b>     |                         | <b>1,967,780</b> | <b>87.2%</b>  | <b>\$12,613,060</b> | <b>n/a</b> | <b>n/a</b>          |
| <b>Nonresidential</b>          |                   | <u>sq. ft.</u>   | <u>per acre</u>         |                  |               |                     |            | <u>per sq. ft.</u>  |
| Community Commercial           | 147.1             | 1,601,581        | 1,525                   | 224,221          | 9.9%          | \$1,437,212         | \$9,772    | \$0.90              |
| Business Professional          | 21.5              | 234,625          | 1,525                   | 32,848           | 1.5%          | \$210,546           | \$9,772    | \$0.90              |
| Mixed Use                      | <u>20.3</u>       | <u>221,089</u>   | 1,525                   | <u>30,952</u>    | <u>1.4%</u>   | <u>\$198,399</u>    | \$9,772    | \$0.90              |
| <b>Subtotal Nonresidential</b> | <b>188.9</b>      | <b>2,057,295</b> |                         | <b>288,021</b>   | <b>12.8%</b>  | <b>\$1,846,157</b>  | <b>n/a</b> | <b>n/a</b>          |
| <b>Total</b>                   | <b>1,028.1</b>    | <b>n/a</b>       |                         | <b>2,255,801</b> | <b>100.0%</b> | <b>\$14,459,216</b> | <b>n/a</b> | <b>n/a</b>          |

"water\_alloc"

Source: City of Roseville and SVSP Financing Plan

[1] Updated to be consistent with the water usage rates in the City's 2014 Water Connection Fee Adjustment Analysis.

**Table 12**  
**Sierra Vista Specific Plan Fee Program**  
**Recycled Water Costs and Cost Allocation (2017 \$)**

| Land Use                       | Land Uses         |                   | Cost Allocation Factors |                  |                  | Allocated Costs    |             |                        |
|--------------------------------|-------------------|-------------------|-------------------------|------------------|------------------|--------------------|-------------|------------------------|
|                                | Developable Acres | Units/<br>Sq. Ft. | Gallons<br>per Day [1]  | Total<br>Gallons | Percent<br>Share | Allocated<br>Cost  | Per<br>Acre | Per Unit<br>or Sq. Ft. |
| <b>Residential</b>             |                   | <u>units</u>      | <u>per unit</u>         |                  |                  |                    |             | <u>per unit</u>        |
| Low Density                    | 524.2             | 2,728             | 420                     | 1,145,760        | 50.8%            | \$3,154,057        | \$6,017     | \$1,156                |
| Medium Density                 | 232.4             | 1,941             | 250                     | 485,250          | 21.5%            | \$1,335,800        | \$5,749     | \$688                  |
| High Density                   | 68.2              | 1,692             | 170                     | 287,640          | 12.8%            | \$791,818          | \$11,618    | \$468                  |
| Mixed Use                      | <u>14.5</u>       | <u>289</u>        | 170                     | <u>49,130</u>    | <u>2.2%</u>      | <u>\$135,245</u>   | \$9,360     | \$468                  |
| <b>Subtotal Residential</b>    | <b>839.2</b>      | <b>6,650</b>      |                         | <b>1,967,780</b> | <b>87.2%</b>     | <b>\$5,416,919</b> | <b>n/a</b>  | <b>n/a</b>             |
| <b>Nonresidential</b>          |                   | <u>sq. ft.</u>    | <u>per acre</u>         |                  |                  |                    |             | <u>per sq. ft.</u>     |
| Community Commercial           | 147.1             | 1,601,581         | 1,525                   | 224,221          | 9.9%             | \$617,238          | \$4,197     | \$0.39                 |
| Business Professional          | 21.5              | 234,625           | 1,525                   | 32,848           | 1.5%             | \$90,423           | \$4,197     | \$0.39                 |
| Mixed Use                      | <u>20.3</u>       | <u>221,089</u>    | 1,525                   | <u>30,952</u>    | <u>1.4%</u>      | <u>\$85,206</u>    | \$4,197     | \$0.39                 |
| <b>Subtotal Nonresidential</b> | <b>188.9</b>      | <b>2,057,295</b>  |                         | <b>288,021</b>   | <b>12.8%</b>     | <b>\$792,867</b>   | <b>n/a</b>  | <b>n/a</b>             |
| <b>Total</b>                   | <b>1,028.1</b>    | <b>n/a</b>        |                         | <b>2,255,801</b> | <b>100.0%</b>    | <b>\$6,209,787</b> | <b>n/a</b>  | <b>n/a</b>             |

"recwater\_alloc"

Source: City of Roseville and SVSP Financing Plan

[1] Updated to be consistent with the water usage rates in the City's 2014 Water Connection Fee Adjustment Analysis.

**Table 13**  
**Sierra Vista Specific Plan Fee Program**  
**Storm Drainage Costs and Cost Allocation (2017 \$)**

| Land Use                       | Land Uses         |                  | Cost Allocation Factors |              |               | Allocated Costs     |            |                     |
|--------------------------------|-------------------|------------------|-------------------------|--------------|---------------|---------------------|------------|---------------------|
|                                | Developable Acres | Units/ Sq. Ft.   | Runoff Coefficient      | Total EDUs   | Percent Share | Allocated Cost      | Per Acre   | Per Unit or Sq. Ft. |
| [1]                            |                   |                  |                         |              |               |                     |            |                     |
| <b>Residential</b>             |                   | <u>units</u>     | <u>per acre</u>         |              |               |                     |            | <u>per unit</u>     |
| Low Density                    | 524.2             | 2,728            | 1.00                    | 524          | 29.5%         | \$7,055,361         | \$13,459   | \$2,586             |
| Medium Density                 | 232.4             | 1,941            | 1.75                    | 407          | 22.9%         | \$5,472,714         | \$23,553   | \$2,820             |
| High Density                   | 68.2              | 1,692            | 2.86                    | 195          | 11.0%         | \$2,623,379         | \$38,493   | \$1,550             |
| Mixed Use                      | <u>14.5</u>       | <u>289</u>       | 2.86                    | <u>41</u>    | <u>2.3%</u>   | <u>\$556,225</u>    | \$38,493   | \$1,925             |
| <b>Subtotal Residential</b>    | <b>839.2</b>      | <b>6,650</b>     |                         | <b>1,167</b> | <b>65.6%</b>  | <b>\$15,707,679</b> | <b>n/a</b> | <b>n/a</b>          |
| <b>Nonresidential</b>          |                   | <u>sq. ft.</u>   | <u>per acre</u>         |              |               |                     |            | <u>per sq. ft.</u>  |
| Community Commercial           | 147.1             | 1,601,581        | 3.24                    | 477          | 26.8%         | \$6,413,315         | \$43,608   | \$4.00              |
| Business Professional          | 21.5              | 234,625          | 3.24                    | 70           | 3.9%          | \$939,524           | \$43,608   | \$4.00              |
| Mixed Use                      | <u>20.3</u>       | <u>221,089</u>   | 3.24                    | <u>66</u>    | <u>3.7%</u>   | <u>\$885,320</u>    | \$43,608   | \$4.00              |
| <b>Subtotal Nonresidential</b> | <b>188.9</b>      | <b>2,057,295</b> |                         | <b>612</b>   | <b>34.4%</b>  | <b>\$8,238,159</b>  | <b>n/a</b> | <b>n/a</b>          |
| <b>Total</b>                   | <b>1,028.1</b>    | <b>n/a</b>       |                         | <b>1,779</b> | <b>100.0%</b> | <b>\$23,945,838</b> | <b>n/a</b> | <b>n/a</b>          |

"drain\_alloc"

Source: City of Roseville and SVSP Financing Plan

[1] Runoff coefficient factors provided by the City.

**Table 14**  
**Sierra Vista Specific Plan Fee Program**  
**Paseo Costs and Cost Allocation (2017 \$)**

| Land Use                       | Land Uses         |                  | Cost Allocation Factors |               |               | Allocated Costs    |            |                     |
|--------------------------------|-------------------|------------------|-------------------------|---------------|---------------|--------------------|------------|---------------------|
|                                | Developable Acres | Units/ Sq. Ft.   | PPH Sq. Ft./Empl.       | Total EDUs    | Percent Share | Allocated Cost     | Per Acre   | Per Unit or Sq. Ft. |
| <b>Residential</b>             |                   | <u>units</u>     | <u>PPH</u>              |               |               |                    |            | <u>per unit</u>     |
| Low Density                    | 524.2             | 2,728            | 2.54                    | 6,929         | 38.1%         | \$803,251          | \$1,532    | \$294               |
| Medium Density                 | 232.4             | 1,941            | 2.17                    | 4,212         | 23.2%         | \$488,268          | \$2,101    | \$252               |
| High Density                   | 68.2              | 1,692            | 1.80                    | 3,046         | 16.8%         | \$353,058          | \$5,180    | \$209               |
| Mixed Use                      | 14.5              | 289              | 1.80                    | 520           | 2.9%          | \$60,304           | \$4,173    | \$209               |
| <b>Subtotal Residential</b>    | <b>839.2</b>      | <b>6,650</b>     |                         | <b>14,707</b> | <b>80.9%</b>  | <b>\$1,704,881</b> | <b>n/a</b> | <b>n/a</b>          |
| <b>Nonresidential</b>          |                   | <u>sq. ft.</u>   | <u>sq. ft./empl.</u>    |               |               |                    |            | <u>per sq. ft.</u>  |
| Community Commercial           | 147.1             | 1,601,581        | 592                     | 2,705         | 14.9%         | \$313,618          | \$2,132    | \$0.20              |
| Business Professional          | 21.5              | 234,625          | 592                     | 396           | 2.2%          | \$45,944           | \$2,132    | \$0.20              |
| Mixed Use                      | 20.3              | 221,089          | 592                     | 373           | 2.1%          | \$43,293           | \$2,132    | \$0.20              |
| <b>Subtotal Nonresidential</b> | <b>188.9</b>      | <b>2,057,295</b> |                         | <b>3,475</b>  | <b>19.1%</b>  | <b>\$402,854</b>   | <b>n/a</b> | <b>n/a</b>          |
| <b>Total</b>                   | <b>1,028.1</b>    | <b>n/a</b>       |                         | <b>18,182</b> | <b>100.0%</b> | <b>\$2,107,736</b> | <b>n/a</b> | <b>n/a</b>          |

"paseo\_alloc"

Source: City of Roseville and SVSP Financing Plan

**Table 15**  
**Sierra Vista Specific Plan Fee Program**  
**Bus Transfer Station and Park & Ride Cost Allocation (2017 \$)**

| Land Use                       | Land Uses         |                  | Cost Allocation Factors |               |               | Allocated Costs  |            |            |
|--------------------------------|-------------------|------------------|-------------------------|---------------|---------------|------------------|------------|------------|
|                                | Developable Acres | Units/ Sq. Ft.   | EDU Factor              | Total EDUs    | Percent Share | Allocated Cost   | Per Acre   | Per Unit   |
| [1]                            |                   |                  |                         |               |               |                  |            |            |
| <b>Residential</b>             |                   | <u>units</u>     | <u>PPH</u>              |               |               |                  |            |            |
| Low Density                    | 524.2             | 2,728            | 2.54                    | 6,929         | 40.4%         | \$281,778        | \$538      | \$103      |
| Medium Density                 | 232.4             | 1,941            | 2.17                    | 4,212         | 24.5%         | \$171,283        | \$737      | \$88       |
| High Density                   | 68.2              | 1,692            | 1.80                    | 3,046         | 17.8%         | \$123,851        | \$1,817    | \$73       |
| Mixed Use                      | 14.5              | 289              | 1.80                    | 520           | 3.0%          | \$21,154         | \$1,464    | \$73       |
| <b>Subtotal Residential</b>    | <b>839.2</b>      | <b>6,650</b>     |                         | <b>14,707</b> | <b>85.7%</b>  | <b>\$598,066</b> | <b>n/a</b> | <b>n/a</b> |
| <b>Nonresidential</b>          |                   | <u>sq. ft.</u>   | <u>EDUs per Acre</u>    |               |               |                  |            |            |
| Community Commercial           | 147.1             | 1,601,581        | 12.97                   | 1,908         | 11.1%         | \$77,598         | \$528      | \$0.05     |
| Business Professional          | 21.5              | 234,625          | 12.97                   | 280           | 1.6%          | \$11,368         | \$528      | \$0.05     |
| Mixed Use                      | 20.3              | 221,089          | 12.97                   | 263           | 1.5%          | \$10,712         | \$528      | \$0.05     |
| <b>Subtotal Nonresidential</b> | <b>188.9</b>      | <b>2,057,295</b> |                         | <b>2,451</b>  | <b>14.3%</b>  | <b>\$99,678</b>  | <b>n/a</b> | <b>n/a</b> |
| <b>Total</b>                   | <b>1,028.1</b>    | <b>n/a</b>       |                         | <b>17,158</b> | <b>100.0%</b> | <b>\$697,744</b> | <b>n/a</b> | <b>n/a</b> |

"bus\_alloc"

Source: City of Roseville and SVSP Financing Plan

[1] As stated in the Development Agreement, nonresidential land uses are allocated 1/7 of total costs.



- d. Multiply the percentage of EDUs by land use category by the total infrastructure cost by improvement type (**Tables 9 through 15**).
- e. Divide the allocated cost by land use type by the number of units by land use type to determine the justifiable fee per unit (for residential) or by building square feet to determine the justifiable fee per building square feet (for nonresidential).

**Table 16** summarizes the cost allocation factors used for each infrastructure category included in the Gross Infrastructure Fee. **Tables 9 through 15** show the cost allocations for each infrastructure category.

### **Public Land Fee Adjustments**

The Public Land Fee adjustments, which are calculated on a per-unit or per-building-square-foot basis, are applied to the Gross Infrastructure Fee to determine the net SVSP Infrastructure Fee Component. Again, this concept is illustrated in **Figure 5**.

The methodology to determine the Public Land Fee Adjustments differs by type of public land. The following sections describe the methodology for each type of public land.

#### **Public Land Dedications—Cost Allocation Methodology**

The public land cost allocations are completed using the two-phase process illustrated in **Figure 5**. The first phase of allocation is described by the following steps:

1. Determine the total amount of SVSP developable acreage that will benefit from public land dedications and the amount of developable acreage by SVSP Ownership Entity.
2. Determine the percentage of developable acreage by SVSP Ownership Entity by dividing the amount per SVSP Ownership Entity by the total amount of SVSP developable acreage.
3. Determine the total amount of public land dedication required to serve new development in the SVSP.
4. Determine the required public land dedication acreage by SVSP Ownership Entity by multiplying the percentage derived in Step 2 by the total acreage determined in Step 3.
5. For each SVSP Ownership Entity, determine the total amount of public land being dedicated by that SVSP Ownership Entity.
6. For each SVSP Ownership Entity, compare the required public land acreage determined in Step 4 with the actual amount of public land to be dedicated in Step 5 to determine public land acreage difference (positive or negative).
7. For each SVSP Ownership Entity, multiply the acreage difference determined in Step 6 by the per-acre value for public land (equal to 100 percent of the City park land value, as discussed in **Chapter 4**). A positive result means payment is owed for public land costs, and a negative result means the SVSP Ownership Entity over-dedicated public land relative to his or her obligation.

**Table 16**  
**Sierra Vista Specific Plan Fee Program**  
**Allocation Factors Summary**

| Land Use                       | Land Uses         |                  | ROW & Open Space    | Parks/ Other Facilities  | Roadway Facilities                | Sewer Facilities | Potable & Recycled Water Facilities | Storm Drainage Facilities | Paseo Construction Costs | Park & Ride/ Bus Transfer Station Fac. | Open Space            | Public Land                       |
|--------------------------------|-------------------|------------------|---------------------|--------------------------|-----------------------------------|------------------|-------------------------------------|---------------------------|--------------------------|----------------------------------------|-----------------------|-----------------------------------|
|                                | Developable Acres | Units/ Sq. Ft.   |                     |                          |                                   |                  |                                     |                           |                          |                                        |                       |                                   |
| Measurement                    |                   |                  | Developable acreage | PPH = Persons/ Household | daily peak trips/ unit or ksf [1] | gallons per day  | gallons per day [2]                 | runoff coef./acre         | PPH or Sq. Ft./employ    | Hybrid PPH with NR adj. [3]            | PPH or Sq. Ft./employ | daily peak trips/ unit or ksf [1] |
| <b>Residential</b>             |                   | <u>units</u>     |                     | <u>PPH</u>               | <u>per unit</u>                   | <u>per unit</u>  | <u>per unit</u>                     | <u>per acre</u>           | <u>PPH</u>               | <u>PPH</u>                             | <u>PPH</u>            | <u>per unit</u>                   |
| Low Density                    | 524.2             | 2,728            | 51.0%               | 2.54                     | 1.00                              | 190              | 420                                 | 1.00                      | 2.54                     | 2.54                                   | 2.54                  | 1.00                              |
| Medium Density                 | 232.4             | 1,941            | 22.6%               | 2.17                     | 1.00                              | 190              | 250                                 | 1.75                      | 2.17                     | 2.17                                   | 2.17                  | 1.00                              |
| High Density                   | 68.2              | 1,692            | 6.6%                | 1.80                     | 0.62                              | 130              | 170                                 | 2.86                      | 1.80                     | 1.80                                   | 1.80                  | 0.62                              |
| Mixed Use                      | 14.5              | 289              | 1.4%                | 1.80                     | 0.62                              | 130              | 170                                 | 2.86                      | 1.80                     | 1.80                                   | 1.80                  | 0.62                              |
| <b>Subtotal Residential</b>    | <b>839.2</b>      | <b>6,650</b>     | <b>81.6%</b>        |                          |                                   |                  |                                     |                           |                          |                                        |                       |                                   |
| <b>Nonresidential</b>          |                   | <u>sq. ft.</u>   |                     |                          | <u>per ksf</u>                    | <u>per acre</u>  | <u>per acre</u>                     | <u>per acre</u>           | <u>Sq. Ft./employ</u>    | <u>NR Adj</u>                          | <u>Sq. Ft./employ</u> | <u>trips/ksf/day</u>              |
| Community Commercial           | 147.1             | 1,601,581        | 14.3%               | n/a                      | 1.42                              | 850              | 1,525                               | 3.24                      | 592                      | 12.97                                  | 592                   | 1.42                              |
| Business Professional          | 21.5              | 234,625          | 2.1%                | n/a                      | 1.54                              | 850              | 1,525                               | 3.24                      | 592                      | 12.97                                  | 592                   | 1.54                              |
| Mixed Use                      | 20.3              | 221,089          | 2.0%                | n/a                      | 1.42                              | 850              | 1,525                               | 3.24                      | 592                      | 12.97                                  | 592                   | 1.42                              |
| <b>Subtotal Nonresidential</b> | <b>188.9</b>      | <b>2,057,295</b> | <b>18.4%</b>        |                          |                                   |                  |                                     |                           |                          |                                        |                       |                                   |
| <b>Total [4]</b>               | <b>1,028.1</b>    | <b>n/a</b>       | <b>100.0%</b>       |                          |                                   |                  |                                     |                           |                          |                                        |                       |                                   |

"alloc\_factors"

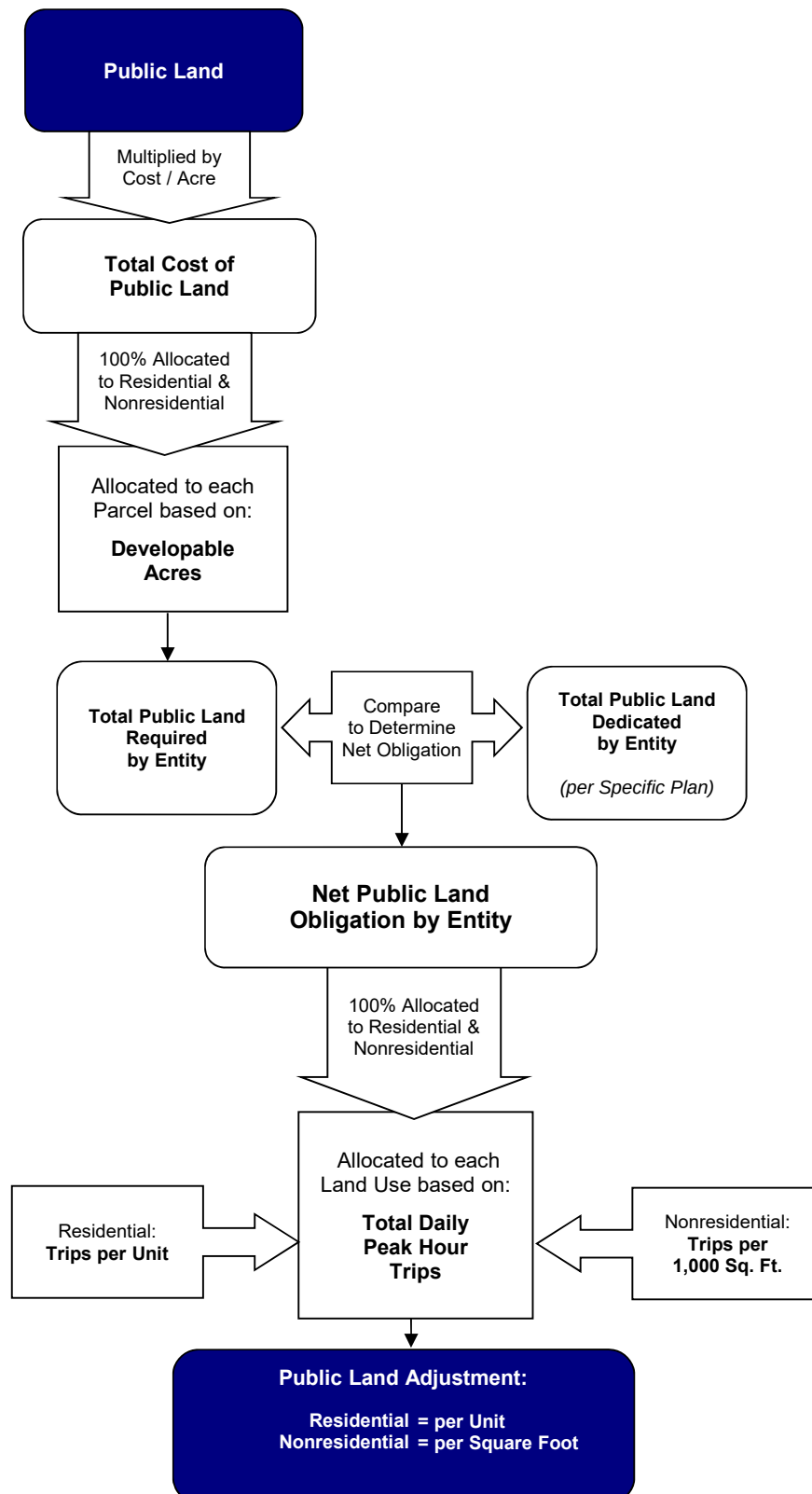
[1] From the City of Roseville Traffic Mitigation Fee Program.

[2] Water allocation factors changed to be consistent with City of Roseville Water Connection Fee Adjustment Analysis from 2014.

[3] "NR adj" = Nonresidential adjustment, which assumes 1/7th of costs are allocated to nonresidential.

[4] Acreage totals may not sum because of rounding.

**Figure 5**  
**Sierra Vista Specific Plan Nexus Study**  
**Calculation of Public Land Adjustment**



**Table 17** shows the results of completing these steps for each of the original SVSP Ownership Entities. The results shown equate to the net public land dedication obligation by SVSP Ownership Entity. In total, the value/cost shown as positives and negatives by SVSP Ownership Entity sum to zero for the entire SVSP.

**Table 17** and other SVSP Fee Program tables include reference to the Placer 2780 ownership. Although the Placer 2780 is not an original SVSP Ownership Entity, nor is their land in the SVSP, there is some off-site land owned by Placer 2780 that is required for SVSP development. The Placer 2780 reference is included as the eventual recipient of reimbursement for acquisition of public land required for the SVSP.

The second phase of the public land allocation process involves allocating the net public land obligation to the land uses in a given SVSP Ownership Entity. Because the largest component of the public land dedications relates to roadway right-of-way, public land costs are allocated in a given SVSP Ownership Entity by the same allocation factors used for roadways—peak hour trip factors per unit or per thousand building square feet. **Tables D-1** through **D-6** in **Appendix D** show the net public land obligation allocation by original SVSP Ownership Entity.

As described above, the per-unit or per-building-square-foot right-of-way adjustment amounts shown will be used to adjust the Gross Infrastructure Fee in a given SVSP Ownership Entity. In addition, as described later, adjustments may be permitted between various SVSP Ownership Entities that are controlled by the same ownership group.

#### ***Open Space Land—Cost Allocation Methodology***

Similar to the public land allocation, there are multiple steps to determine the net open space allocation by SVSP Ownership Entity and then to allocate that cost or fee adjustment to land uses in a given SVSP Ownership Entity. As shown in **Figure 6**, there are three types of open space land included in determining the net open space obligation by SVSP Ownership Entity:

- Open space without detention.
- Open space with detention.
- ACOE open space.

#### ACOE Open Space

As shown in **Figure 6**, the steps to determine the net ACOE open space obligation by SVSP Ownership Entity are exactly the same as those used to determine the net public land obligation. The amount of ACOE land required by SVSP Ownership Entity (as determined by the percentage of total developable acreage) is compared with the amount of ACOE land being dedicated by a given SVSP Ownership Entity. The difference applied to the land value per ACOE acre determines each SVSP Ownership Entity's net dollar ACOE obligation. As discussed in **Chapter 4**, the ACOE open space land value per acre is assumed to be equal to 50 percent of the value per acre used for City park land.

**Table 17**  
**Sierra Vista Specific Plan Fee Program**  
**Public Land Allocations**

| Ownership Entity                     | Required Dedications |                   |              |                      |             |                   |              | Expected Dedications |                      |             |                   |              | Acreage Difference | Present Year Value/Cost |
|--------------------------------------|----------------------|-------------------|--------------|----------------------|-------------|-------------------|--------------|----------------------|----------------------|-------------|-------------------|--------------|--------------------|-------------------------|
|                                      | Develop. Acreage     | % of Dev. Acreage | ROW          | Public/ Quasi-Public | Paseos      | Bus/Park and Ride | Total        | ROW                  | Public/ Quasi-Public | Paseos      | Bus/Park and Ride | Total        |                    |                         |
|                                      |                      |                   | [1]          | [2]                  |             |                   |              | [1]                  | [2]                  |             |                   |              | [3]                | [3]                     |
|                                      |                      |                   |              |                      |             |                   |              |                      |                      |             |                   |              |                    | \$337,963/acre          |
| Cyril G. Barbaccia Irrev. Trust      | 55.8                 | 5.4%              | 8.7          | 0.4                  | 1.0         | 0.1               | 10.3         | 6.3                  | 0.0                  | 1.2         | 0.0               | 7.5          | 2.7                | \$920,719               |
| Mourier Investments, LLC.            | 266.5                | 25.9%             | 41.8         | 2.1                  | 4.8         | 0.2               | 49.0         | 44.6                 | 0.3                  | 5.8         | 0.0               | 50.7         | (1.7)              | (\$583,171)             |
| DF Properties                        | 119.6                | 11.6%             | 18.7         | 1.0                  | 2.2         | 0.1               | 22.0         | 9.7                  | 0.0                  | 2.2         | 0.5               | 12.4         | 9.5                | \$3,224,874             |
| Westpark Federico / Mourier Federico | 286.8                | 27.9%             | 45.0         | 2.3                  | 5.2         | 0.3               | 52.7         | 46.6                 | 7.6                  | 9.5         | 0.0               | 63.7         | (10.9)             | (\$3,697,146)           |
| Baseline P & R LLC                   | 281.8                | 27.4%             | 44.2         | 2.2                  | 5.1         | 0.3               | 51.8         | 48.3                 | 0.0                  | 0.0         | 0.4               | 48.7         | 3.1                | \$1,039,001             |
| Baybrook LP                          | 17.6                 | 1.7%              | 2.8          | 0.1                  | 0.3         | 0.0               | 3.2          | 4.7                  | 0.2                  | 0.0         | 0.0               | 4.9          | (1.7)              | (\$566,312)             |
| Offsite: Placer 2780 [4]             | 0.0                  | 0.0%              | 0.0          | 0.0                  | 0.0         | 0.0               | 0.0          | 0.9                  | 0.1                  | 0.0         | 0.0               | 1.0          | (1.0)              | (\$337,963)             |
| <b>Total SVSP</b>                    | <b>1,028.1</b>       | <b>100.0%</b>     | <b>161.1</b> | <b>8.2</b>           | <b>18.7</b> | <b>0.9</b>        | <b>188.9</b> | <b>161.1</b>         | <b>8.2</b>           | <b>18.7</b> | <b>0.9</b>        | <b>188.9</b> | <b>0.0</b>         | <b>\$0</b>              |

Source: Sierra Vista Specific Plan

[1] Excludes approximately 5.3 acres of ROW/Landscape Corridors in the SVSP Urban Reserve.

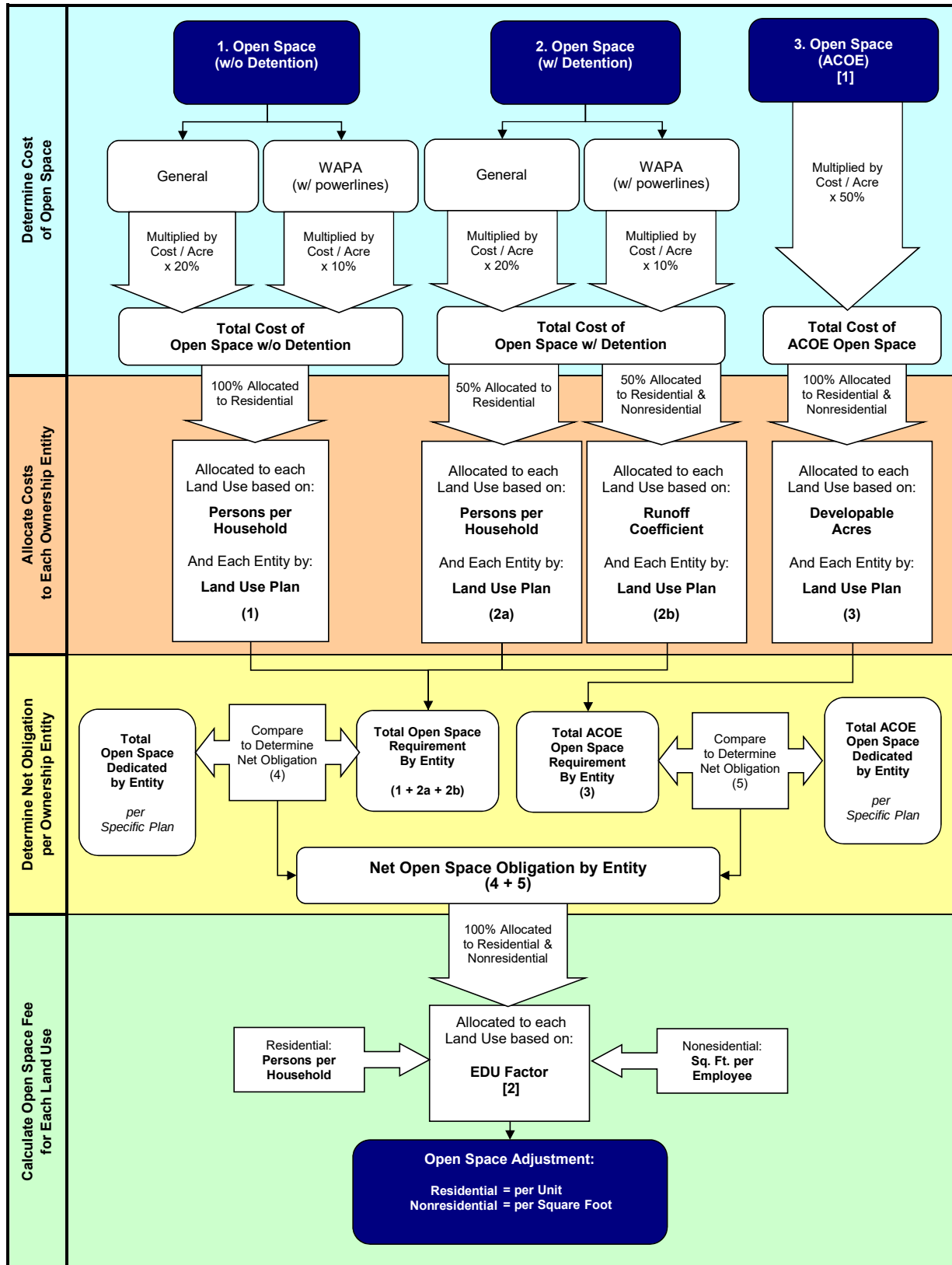
[2] Excludes open space areas designated as paseos and school sites.

[3] Amount shown is a credit against total obligations. Therefore a positive number indicates an increase in fee obligation, while a negative number indicates a reduction in total fee obligation.

[4] Amount includes acreage for Placer 2780 (Offsite), which is not an ownership entity of the SVSP.

"row\_oblig\_det"

**Figure 6**  
**Sierra Vista Specific Plan Nexus Study**  
**Calculation of Open Space Adjustment**



[1] ACOE = Army Corps of Engineers.

[2] EDU = Equivalent Dwelling Units

### Open Space with and without Detention

Open space with and without detention is divided into the following two categories:

- General open space.
- WAPA open space.

The reason these two categories were created is because the SVSP Ownership Group and City have agreed that each of these open space land categories should have a different land valuation assigned to it.

Consequently, the first step in allocating the open space land with and without detention is to determine the cost of each type of open space land. **Table 18** shows this calculation where the total acreage of open space land, both general and WAPA open space, is multiplied by the applicable value per acre. As discussed in **Chapter 4**, the WAPA corridor land is valued at 10 percent of the total value used for City park land, and the general open space land is valued at 20 percent of that same value.

#### **Open Space without Detention**

The open space without detention costs are allocated 100 percent to residential development. Based on the appraisal values used in the SVSP Fee Program, the total open space without detention costs allocated to residential development equals approximately \$1.5 million.

#### **Open Space with Detention**

The open space with detention areas benefit both residential and nonresidential land uses as the areas provide detention for stormwater runoff from both residential and nonresidential land uses. As shown in **Table 18**, the land costs for open space areas with detention total approximately \$10.8 million and are allocated 50 percent to residential land uses and 50 percent to a combination of residential and nonresidential land uses.

#### **Allocation of Open Space Land Cost to Parcels and SVSP Ownership Entities**

The costs of open space lands derived above are subsequently allocated on a per-unit or per-building-square-foot basis using the cost allocation factors summarized below.

| <b>Item</b>                                       | <b>Allocation Methodology</b> |
|---------------------------------------------------|-------------------------------|
| Costs to Residential Land Uses                    | Persons per Household         |
| Costs to Residential and Nonresidential Land Uses | Runoff coefficient            |

**Tables 19** and **20** show these allocations on a per-unit and per-nonresidential-building-square-foot basis for the open space costs.

In a given SVSP Ownership Entity, the per-unit/per-square-foot amounts calculated for open space with detention and open space without detention can be multiplied by the units or building square foot totals for each SVSP Ownership Entity parcel to determine that owner's total open space dedication requirement. **Table 21** shows these calculations for each original SVSP Ownership Entity.

**Table 18**  
**Sierra Vista Specific Plan Fee Program**  
**Open Space Costs and Cost Allocation**

| Item                           | Open Space with Detention |                       | Open Space without Detention |                       | Total        |
|--------------------------------|---------------------------|-----------------------|------------------------------|-----------------------|--------------|
|                                | WAPA<br>Corridor          | General<br>Open Space | WAPA<br>Corridor             | General<br>Open Space |              |
| Land Value                     |                           |                       |                              |                       |              |
| Acreage [1]                    | 31.9                      | 143.8                 | 42.0                         | 1.9                   | 219.5        |
| Percentage of Appraised Value  | 10%                       | 20%                   | 10%                          | 20%                   | n/a          |
| Applicable Value               | \$33,796                  | \$67,593              | \$33,796                     | \$67,593              | n/a          |
| Total Land Value               | \$1,078,102               | \$9,717,247           | \$1,418,363                  | \$128,426             | \$12,342,138 |
| Land Value Allocation          |                           |                       |                              |                       |              |
| Allocation to Residential Only |                           |                       |                              |                       |              |
| Allocation Percentage          | 50%                       | 50%                   | 100%                         | 100%                  |              |
| Allocated Value                | \$539,051                 | \$4,858,624           | \$1,418,363                  | \$128,426             | \$6,944,464  |
| Allocation to All Land Uses    |                           |                       |                              |                       |              |
| Allocation Percentage          | 50%                       | 50%                   | 0%                           | 0%                    |              |
| Allocated Value                | \$539,051                 | \$4,858,624           | \$0                          | \$0                   | \$5,397,675  |
| Total                          | \$1,078,102               | \$9,717,247           | \$1,418,363                  | \$128,426             | \$12,342,138 |

"os\_cost"

Source: SVSP Owners' Group and City of Roseville.

[1] Includes Placer 2780 (Offsite), which is not a part of the SVSP.



**Table 19**  
**Sierra Vista Specific Plan Fee Program**  
**Open Space Allocation to Residential Land Uses Only**

| Land Use                       | Land Uses         |                   | Cost Allocation Factors |                 |                        | Allocated Costs    |             |             |
|--------------------------------|-------------------|-------------------|-------------------------|-----------------|------------------------|--------------------|-------------|-------------|
|                                | Developable Acres | Units/<br>Sq. Ft. | Persons<br>per Unit     | Total<br>EDUs   | Percentage of<br>Total | Allocated<br>Cost  | Per<br>Acre | Per<br>Unit |
| <b>Residential</b>             |                   | <u>units</u>      | <u>per unit</u>         |                 |                        |                    |             |             |
| Low Density                    | 524.2             | 2,728             | 2.54                    | 6,929.1         | 47.1%                  | \$3,271,869        | \$6,242     | \$1,199     |
| Medium Density                 | 232.4             | 1,941             | 2.17                    | 4,212.0         | 28.6%                  | \$1,988,855        | \$8,560     | \$1,025     |
| High Density                   | 68.2              | 1,692             | 1.80                    | 3,045.6         | 20.7%                  | \$1,438,105        | \$21,101    | \$850       |
| Mixed Use                      | 14.5              | 289               | 1.80                    | 520.2           | 3.5%                   | \$245,634          | \$16,999    | \$850       |
| <b>Subtotal Residential</b>    | <b>839.2</b>      | <b>6,650</b>      |                         | <b>14,706.9</b> | <b>100.0%</b>          | <b>\$6,944,464</b> | <b>n/a</b>  | <b>n/a</b>  |
| <b>Nonresidential</b>          |                   | <u>sq. ft.</u>    |                         |                 |                        |                    |             |             |
| Community Commercial           | 147.1             | 1,601,581         | n/a                     | 0               | 0.0%                   | \$0                | \$0         | \$0.00      |
| Business Professional          | 21.5              | 234,625           | n/a                     | 0               | 0.0%                   | \$0                | \$0         | \$0.00      |
| Mixed Use                      | 20.3              | 221,089           | n/a                     | 0               | 0.0%                   | \$0                | \$0         | \$0.00      |
| <b>Subtotal Nonresidential</b> | <b>188.9</b>      | <b>2,057,295</b>  |                         | <b>0</b>        | <b>0.0%</b>            | <b>\$0</b>         | <b>n/a</b>  | <b>n/a</b>  |
| <b>Total</b>                   | <b>1,028.1</b>    | <b>n/a</b>        |                         | <b>14,706.9</b> | <b>100.0%</b>          | <b>\$6,944,464</b> | <b>n/a</b>  | <b>n/a</b>  |

"os\_alloc\_res"

Source: City of Roseville and SVSP Financing Plan

**Table 20**  
**Sierra Vista Specific Plan Fee Program**  
**Open Space with Detention Cost Allocation to All Land Uses**

| Land Use                       | Land Uses         |                  | Cost Allocation Factors |                |               | Allocated Costs    |            |                     |
|--------------------------------|-------------------|------------------|-------------------------|----------------|---------------|--------------------|------------|---------------------|
|                                | Developable Acres | Units/ Sq. Ft.   | Runoff Coefficient      | Total EDUs     | Percent Share | Allocated Cost     | Per Acre   | Per Unit or Sq. Ft. |
| <b>Residential</b>             |                   | <u>units</u>     | <u>per acre</u>         |                |               |                    |            | <u>per unit</u>     |
| Low Density                    | 524.2             | 2,728            | 1.00                    | 524.2          | 29.5%         | \$1,590,362        | \$3,034    | \$583               |
| Medium Density                 | 232.4             | 1,941            | 1.75                    | 406.6          | 22.9%         | \$1,233,614        | \$5,309    | \$636               |
| High Density                   | 68.2              | 1,692            | 2.86                    | 194.9          | 11.0%         | \$591,341          | \$8,677    | \$349               |
| Mixed Use                      | 14.5              | 289              | 2.86                    | 41.3           | 2.3%          | \$125,380          | \$8,677    | \$434               |
| <b>Subtotal Residential</b>    | <b>839.2</b>      | <b>6,650</b>     |                         | <b>1,167.1</b> | <b>65.6%</b>  | <b>\$3,540,696</b> | <b>n/a</b> | <b>n/a</b>          |
| <b>Nonresidential</b>          |                   | <u>sq. ft.</u>   | <u>per acre</u>         |                |               |                    |            | <u>per sq. ft.</u>  |
| Community Commercial           | 147.1             | 1,601,581        | 3.24                    | 476.5          | 26.8%         | \$1,445,637        | \$9,830    | \$0.90              |
| Business Professional          | 21.5              | 234,625          | 3.24                    | 69.8           | 3.9%          | \$211,780          | \$9,830    | \$0.90              |
| Mixed Use                      | 20.3              | 221,089          | 3.24                    | 65.8           | 3.7%          | \$199,562          | \$9,830    | \$0.90              |
| <b>Subtotal Nonresidential</b> | <b>188.9</b>      | <b>2,057,295</b> |                         | <b>612.1</b>   | <b>34.4%</b>  | <b>\$1,856,978</b> | <b>n/a</b> | <b>n/a</b>          |
| <b>Total</b>                   | <b>1,028.1</b>    | <b>n/a</b>       |                         | <b>1,779.2</b> | <b>100.0%</b> | <b>\$5,397,675</b> | <b>n/a</b> | <b>n/a</b>          |

"os\_alloc\_all"

Source: City of Roseville and SVSP Financing Plan

Table 21  
Sierra Vista Specific Plan Fee Program  
Open Space Dedication Requirements by Ownership Group

| Land Use                | Allocated Open Space<br>Cost per Unit/Sq. Ft. |                          |         | CGB               |                   | Mourier           |                   | DF Properties     |                   | Westpark Federico /<br>Mourier Federico |                   | Baseline P & R    |                   | Baybrook LP       |                   | Total<br>Allocated<br>Cost |
|-------------------------|-----------------------------------------------|--------------------------|---------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-----------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|----------------------------|
|                         | All                                           | Residential              | Total   | Units/<br>Sq. Ft. | Allocated<br>Cost | Units/<br>Sq. Ft. | Allocated<br>Cost | Units/<br>Sq. Ft. | Allocated<br>Cost | Units/<br>Sq. Ft.                       | Allocated<br>Cost | Units/<br>Sq. Ft. | Allocated<br>Cost | Units/<br>Sq. Ft. | Allocated<br>Cost |                            |
|                         | Land Uses                                     | Only                     |         | Sq. Ft.           | Sq. Ft.           | Sq. Ft.           | Sq. Ft.           | Sq. Ft.           | Sq. Ft.           | Sq. Ft.                                 | Sq. Ft.           | Sq. Ft.           | Sq. Ft.           |                   |                   |                            |
|                         |                                               |                          |         |                   |                   |                   |                   |                   |                   |                                         |                   |                   |                   |                   |                   |                            |
| Residential             |                                               | <u>per unit</u>          |         | <u>units</u>      |                   | <u>units</u>      |                   | <u>units</u>      |                   | <u>units</u>                            |                   | <u>units</u>      |                   | <u>units</u>      |                   |                            |
| Low Density             | \$583                                         | \$1,199                  | \$1,782 | 115               | \$204,969         | 838               | \$1,493,603       | 115               | \$204,969         | 951                                     | \$1,695,008       | 649               | \$1,156,740       | 60                | \$106,941         | \$4,862,231                |
| Medium Density          | \$636                                         | \$1,025                  | \$1,660 | 44                | \$73,049          | 687               | \$1,140,565       | 115               | \$190,924         | 641                                     | \$1,064,195       | 454               | \$753,736         | 0                 | \$0               | \$3,222,469                |
| High Density            | \$349                                         | \$850                    | \$1,199 | 840               | \$1,007,526       | 159               | \$190,710         | 0                 | \$0               | 522                                     | \$626,106         | 171               | \$205,104         | 0                 | \$0               | \$2,029,446                |
| Mixed Use               | \$434                                         | \$850                    | \$1,284 | 0                 | \$0               | 40                | \$51,351          | 0                 | \$0               | 40                                      | \$51,351          | 163               | \$209,257         | 46                | \$59,054          | \$371,013                  |
| Subtotal Residential    |                                               |                          |         | 999               | \$1,285,545       | 1,724             | \$2,876,230       | 230               | \$395,894         | 2,154                                   | \$3,436,660       | 1,437             | \$2,324,837       | 106               | \$165,995         | \$10,485,160               |
|                         |                                               |                          |         |                   |                   |                   |                   |                   |                   |                                         |                   |                   |                   |                   |                   |                            |
| Nonresidential          |                                               | <u>per bldg. sq. ft.</u> |         | <u>sq. ft.</u>    |                   | <u>sq. ft.</u>    |                   | <u>sq. ft.</u>    |                   | <u>sq. ft.</u>                          |                   | <u>sq. ft.</u>    |                   | <u>sq. ft.</u>    |                   |                            |
| Community Commercial    | \$0.90                                        | \$0.00                   | \$0.90  | 0                 | \$0               | 1,089             | \$983             | 888,286           | \$801,795         | 19,711                                  | \$17,792          | 692,495           | \$625,068         | 0                 | \$0               | \$1,445,637                |
| Business Professional   | \$0.90                                        | \$0.00                   | \$0.90  | 0                 | \$0               | 101,767           | \$91,858          | 0                 | \$0               | 0                                       | \$0               | 132,858           | \$119,922         | 0                 | \$0               | \$211,780                  |
| Mixed Use               | \$0.90                                        | \$0.00                   | \$0.90  | 0                 | \$0               | 39,770            | \$35,898          | 0                 | \$0               | 39,204                                  | \$35,387          | 110,534           | \$99,771          | 31,581            | \$28,506          | \$199,562                  |
| Subtotal Nonresidential |                                               |                          |         | 0                 | \$0               | 142,626           | \$128,739         | 888,286           | \$801,795         | 58,915                                  | \$53,178          | 935,887           | \$844,761         | 31,581            | \$28,506          | \$1,856,978                |
|                         |                                               |                          |         |                   |                   |                   |                   |                   |                   |                                         |                   |                   |                   |                   |                   |                            |
| Total All Land Uses     |                                               |                          |         |                   | \$1,285,545       |                   | \$3,004,968       |                   | \$1,197,688       |                                         | \$3,489,839       |                   | \$3,169,597       |                   | \$194,501         | \$12,342,138               |

Source: City of Roseville and SVSP Financing Plan

"os\_oblig"

The open space dedication requirement by SVSP Ownership Entity is compared to the value of open space being dedicated by that SVSP Ownership Entity (**Table 22**) to determine an amount owed (positive dollars) or an over-dedication of open space land (negative amount).

The net open space dedication obligation by SVSP Ownership Entity is determined by summing the net ACOE land obligation with the net open space with and without detention obligation.

**Table 23** shows this calculation for each original SVSP Ownership Entity. **Table 24** details the ACOE net obligation by Ownership Entity used in **Table 23**.

The final step in the allocation process is to allocate the net open space obligation derived in **Table 23** to the individual land uses in an SVSP Ownership Group. The EDU factors used in this final allocation are determined using persons per household for residential land uses and square feet per employee for nonresidential uses. **Tables E-1** through **E-6** in **Appendix E** show the open space allocations in each original SVSP Ownership Entity.

As described above, the per-unit or per-building-square-foot open space adjustment amounts shown will be used to adjust the Gross Infrastructure Fee in a given SVSP Ownership Entity. In addition, as described later, adjustments may be permitted between various SVSP Ownership Entities that are controlled by the same operator.

**Table 22**  
**Sierra Vista Specific Plan Fee Program**  
**Value of Open Space Dedications by Ownership**

| Ownership Entity                     | Open Space Acreages and Values |                       |              |                         |                       |                     |
|--------------------------------------|--------------------------------|-----------------------|--------------|-------------------------|-----------------------|---------------------|
|                                      | Acreage                        |                       |              | Value of Dedicated Land |                       |                     |
|                                      | WAPA<br>Corridor               | General<br>Open Space | Total        | WAPA<br>Corridor        | General<br>Open Space | Total               |
| <i>Land Valuation per Acre</i>       |                                |                       |              | \$33,796                | \$67,593              |                     |
| Cyril G. Barbaccia Irrev. Trust      | 0.0                            | 9.7                   | <b>9.7</b>   | \$0                     | \$655,648             | <b>\$655,648</b>    |
| Mourier Investments, LLC.            | 19.2                           | 40.8                  | <b>59.9</b>  | \$647,807               | \$2,755,210           | <b>\$3,403,017</b>  |
| DF Properties                        | 0.0                            | 26.3                  | <b>26.3</b>  | \$0                     | \$1,777,685           | <b>\$1,777,685</b>  |
| Westpark Federico / Mourier Federico | 54.7                           | 28.8                  | <b>83.5</b>  | \$1,848,658             | \$1,946,667           | <b>\$3,795,324</b>  |
| Baseline P & R LLC                   | 0.0                            | 22.2                  | <b>22.2</b>  | \$0                     | \$1,500,556           | <b>\$1,500,556</b>  |
| Baybrook LP                          | 0.0                            | 17.6                  | <b>17.6</b>  | \$0                     | \$1,189,630           | <b>\$1,189,630</b>  |
| Offsite: Placer 2780 [1]             | 0.0                            | 0.3                   | <b>0.3</b>   | \$0                     | \$20,278              | <b>\$20,278</b>     |
| <b>Total SVSP</b>                    | <b>73.9</b>                    | <b>145.7</b>          | <b>219.5</b> | <b>\$2,496,465</b>      | <b>\$9,845,673</b>    | <b>\$12,342,138</b> |

"os\_ded\_values"

Source: City of Roseville and SVSP Financing Plan

[1] Amount includes acreage for Placer 2780 (Offsite), which is not an ownership entity of the SVSP.

**Table 23**  
**Sierra Vista Specific Plan Fee Program**  
**Net Open Space Obligation by Ownership Group**

| Ownership Entity                     | Open Space Values   |                     |                  | Net ACOE [1] Obligation | Total Net Open Space Obligation |
|--------------------------------------|---------------------|---------------------|------------------|-------------------------|---------------------------------|
|                                      | Required Obligation | Dedicated Land      | Difference       |                         |                                 |
| Source                               | Table 21            | Table 22            |                  | Table 24                |                                 |
| Formula                              | <i>a</i>            | <i>b</i>            | <i>c = a - b</i> | <i>d</i>                | <i>e = c + d</i>                |
| Cyril G. Barbaccia Irrev. Trust      | \$1,285,545         | \$655,648           | \$629,897        | \$419,227               | <b>\$1,049,124</b>              |
| Mourier Investments, LLC.            | \$3,004,968         | \$3,403,017         | (\$398,049)      | (\$888,966)             | <b>(\$1,287,015)</b>            |
| DF Properties                        | \$1,197,688         | \$1,777,685         | (\$579,997)      | \$898,325               | <b>\$318,328</b>                |
| Westpark Federico / Mourier Federico | \$3,489,839         | \$3,795,324         | (\$305,486)      | (\$2,677,910)           | <b>(\$2,983,396)</b>            |
| Baseline P & R LLC                   | \$3,169,597         | \$1,500,556         | \$1,669,041      | \$2,117,095             | <b>\$3,786,137</b>              |
| Baybrook LP                          | \$194,501           | \$1,189,630         | (\$995,129)      | \$132,229               | <b>(\$862,900)</b>              |
| Offsite: Placer 2780 [2]             | \$0                 | \$20,278            | (\$20,278)       | \$0                     | <b>(\$20,278)</b>               |
| <b>Total SVSP</b>                    | <b>\$12,342,138</b> | <b>\$12,342,138</b> | <b>\$0</b>       | <b>\$0</b>              | <b>\$0</b>                      |

"os\_net"

Source: City of Roseville and SVSP Financing Plan

[1] ACOE = Army Corps of Engineers

[2] Amount includes acreage for Placer 2780 (Offsite), which is not an ownership entity of the SVSP.

**Table 24**  
**Sierra Vista Specific Plan Fee Program**  
**ACOE Land Allocations**

| Ownership Entity                     | Required Dedications |                   |                     | Expected             | Acreage Difference | Present Year Value/Cost |
|--------------------------------------|----------------------|-------------------|---------------------|----------------------|--------------------|-------------------------|
|                                      | Developable Acreage  | % of Dev. Acreage | ACOE [1] Open Space | ACOE [1] Dedications |                    |                         |
|                                      |                      |                   | [2]                 |                      |                    | \$168,982/acre          |
| Cyril G. Barbaccia Irrev. Trust      | 55.8                 | 5.4%              | 2.5                 | 0.0                  | 2.5                | \$419,227               |
| Mourier Investments, LLC.            | 266.5                | 25.9%             | 11.8                | 17.1                 | (5.3)              | (\$888,966)             |
| DF Properties                        | 119.6                | 11.6%             | 5.3                 | 0.0                  | 5.3                | \$898,325               |
| Westpark Federico / Mourier Federico | 286.8                | 27.9%             | 12.8                | 28.6                 | (15.8)             | (\$2,677,910)           |
| Baseline P & R LLC                   | 281.8                | 27.4%             | 12.5                | 0.0                  | 12.5               | \$2,117,095             |
| Baybrook LP                          | 17.6                 | 1.7%              | 0.8                 | 0.0                  | 0.8                | \$132,229               |
| <b>Total SVSP</b>                    | <b>1,028.1</b>       | <b>100.0%</b>     | <b>45.7</b>         | <b>45.7</b>          | <b>\$0</b>         | <b>\$0</b>              |

"acoe\_oblig"

Source: Sierra Vista Specific Plan

[1] ACOE = Army Corps of Engineers

[2] Based on initial estimates from the SVSP.

## 6. NEXUS FINDINGS

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### Authority

This report has been prepared to establish the SVSP Fee Program in accordance with the procedural guidelines established in AB1600, which is codified in California Government Section 66000 et. seq. This code section sets forth the procedural requirements for establishing and collecting development impact fees. The procedures require that a “reasonable relationship or nexus must exist between a governmental exaction and the purpose of the condition.”<sup>4</sup> Specifically, each local agency imposing a fee must:

- Identify the purpose of the fee.
- Identify how the fee is to be used.
- Determine how a reasonable relationship exists between the fee’s use and the type of development project on which the fee is imposed.
- Determine how a reasonable relationship exists between the need for the public facility and the type of development project on which the fee is imposed.
- Demonstrate a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

### Summary of Nexus Findings

The development impact fee to be collected for each land use is calculated based on the proportionate share of the total facility use that each land use represents. With this approach, the following findings are made regarding each SVSP Fee Program component.

#### SVSP City Park Fee Component

##### ***Purpose of Fee***

The City Park Fee will be collected to fund the acquisition of a 39.9-acre citywide park in the SVSP. This park land dedication helps new SVSP residential development towards meeting the City’s General Plan Requirement of 3.0 acres of citywide park land per 1,000 new residents.

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<sup>4</sup> *Public Needs & Private Dollars*; (July 1993), William Abbott, Marian E. Moe, and Marilee Hanson, page 109.



### ***Use of the Fee***

The City will use City Park Fee revenue to pay for the acquisition of the 39.9-acre citywide park. Payment for the acquisition for the citywide park land will be done on a pay-as-you-go basis as revenues are collected.

### ***Relationship between the Use of the Fee and the Type of Development***

The development of new SVSP residential land uses in the City will generate additional demand for citywide park and recreation facilities. The acquisition of citywide park land will enable the City to develop that park land to meet the increased demands placed on citywide parks resulting from new SVSP residential development.

### ***Relationship between the Need for a Facility and the Type of Project***

Each new SVSP residential unit will generate additional demand for park and recreation services and an associated need for park and recreation facilities. The City presently provides at least 3.0 acres of City park land per 1,000 residents. To maintain the desired City requirement of 3.0 acres of citywide park acres per 1,000 residents in the future, the City must acquire new City park land to serve the population generated by new development.

### ***Relationship between the Amount of the Fee and the Cost Portion Attributed to New Development***

Citywide park facilities will serve new residential development in the SVSP. The cost of the citywide park land to be funded by new SVSP residential development is allocated to each benefiting land use using appropriate EDU factors to measure the relative benefit received by each land use. The park land costs are allocated to residential development using persons per household factors. The result is a maximum justifiable fee for each new residential unit that reflects the relative impact of each residential land use.

## **SVSP Infrastructure Fee Component**

### ***Roadway Facilities***

#### Purpose of Fee

The purpose of the SVSP fee is to provide a funding mechanism to help the City maintain adequate levels of service (LOS) on its roadway system by funding the construction of new roadways and other transportation improvements and widening or improving existing roadway improvements as identified in the City's traffic model and capital improvement program.

#### Use of Fees

The roadway component of the SVSP fee charged to new development will be used to fund needed additions and improvements to roadways to accommodate future traffic volumes projected as a result of new development. Roadway additions and improvements include, but are not limited to, road widening and construction, intersection improvements, and signalization improvements.

#### Relationship between Use of Fees and Type of Development

Development of new residential, office, commercial, and other land uses in the SVSP will generate additional vehicular trips and the need for roadway capacity to maintain LOS standards contained in the City's General Plan for the arterial street and collector system. The fees will be used to expand capacity, which will facilitate traffic flow in a manner designed to meet those goals established in the Specific Plan and the City's General Plan.

#### Relationship between Need for Facility and Type of Project

Each new SVSP residential and nonresidential development project will add to the incremental need for roadway capacity, and each new SVSP project will benefit from the new roadway capacity. For new development to occur during the planning horizon of the City's current General Plan, roadway improvements identified by the City's traffic model will be necessary to maintain an acceptable LOS.

#### Relationship between Amount of Fees and Cost of or Portion of Facility Attributed to Development on which Fee is Imposed

The City's traffic model identified transportation improvements necessary to serve new SVSP development. Construction of the roadway, intersection, and related improvements will serve new development in the SVSP. The cost of these improvements to be funded by new SVSP development are allocated to each benefiting land use using appropriate EDU factors to measure the relative benefit received by each land use. The roadway costs are allocated using peak hour trip generation factors, which is an acceptable methodology to allocate traffic-related costs. The result is a maximum justifiable fee for each unit of new residential development and for each 1,000 square feet of new nonresidential development that reflects the relative traffic impact of each residential and nonresidential land use on the roadway system.

### **Sanitary Sewer Facilities**

#### Purpose of Fee

The sanitary sewer fee component developed through this nexus study would fund sanitary sewer improvements necessary to serve new residential and nonresidential development in the SVSP based on the City's design standards for such facilities.

#### Use of Fees

The sanitary sewer component of the SVSP fee will be used to design and develop required improvements or expansions to sanitary sewer facilities to accommodate future demands from new SVSP development.

#### Relationship between Use of Fees and Type of Development

Development of new residential, office, commercial, and other land uses in the SVSP will generate additional demand for sanitary sewer capacity. Additional facilities will be required for the City to maintain adequate LOS standards for new SVSP development.

#### Relationship between Need for Facility and Type of Project

Each new SVSP residential and nonresidential development project will add to the incremental need for sanitary sewer capacity, and each new project will benefit from the new capacity in proportion to their estimated use for such facilities.

#### Relationship between Amount of Fees and Cost of or Portion of Facility Attributed to Development on which Fee is Imposed

Construction of the sanitary sewer facilities will serve new development in the SVSP. The cost of these improvements to be funded by new SVSP development are allocated to each benefiting land use using appropriate EDU factors to measure the relative benefit received by each land use. The costs are allocated using gallons per day demand on a per-unit or per-1,000-building-square-foot basis. The result is a maximum justifiable fee for each new residential unit or for each 1,000 square feet of new nonresidential development that reflects the relative impact of each residential and nonresidential land use on the sanitary sewer system.

### **Potable Water Facilities**

#### Purpose of Fee

The potable water fee component developed through this nexus study would fund potable water improvements necessary to serve new residential and nonresidential development in the SVSP based on the City's design standards for such facilities.

#### Use of Fees

The potable water component of the SVSP fee will be used to design and develop required improvements or expansions to potable water facilities to accommodate future demands from new SVSP development.

#### Relationship between Use of Fees and Type of Development

Development of new residential, office, commercial, and other land uses in the SVSP will generate additional demand for potable water capacity. Additional facilities will be required for the City to maintain adequate LOS standards for new SVSP development.

#### Relationship between Need for Facility and Type of Project

Each new SVSP residential and nonresidential development project will add to the incremental need for potable water capacity, and each new project will benefit from the new capacity in proportion to their estimated use for such facilities.

#### Relationship between Amount of Fees and Cost of or Portion of Facility Attributed to Development on which Fee is Imposed

Construction of the potable water facilities will serve new development in the SVSP. The cost of these improvements to be funded by new SVSP development are allocated to each benefiting land use using appropriate EDU factors to measure the relative benefit received by each land use. The potable water facilities costs are allocated using gallons per day demand factors. The result is a maximum justifiable fee for each new residential unit or for each building square foot of new nonresidential development that reflects the relative impact of each residential and nonresidential land use on the potable water system.

## **Recycled Water Facilities**

### Purpose of Fee

The recycled water fee component developed through this nexus study would fund recycled water improvements necessary to serve new residential and nonresidential development in the SVSP based on the City's design standards for such facilities.

### Use of Fees

The recycled water component of the SVSP fee will be used to design and develop required improvements or expansions to recycled water facilities to accommodate future demands from new SVSP development.

### Relationship between Use of Fees and Type of Development

Development of new residential, office, commercial, and other land uses in the SVSP will generate additional demand for recycled water capacity. Additional facilities will be required for the City to maintain adequate LOS standards for new SVSP development.

### Relationship between Need for Facility and Type of Project

Each new SVSP residential and nonresidential development project will add to the incremental need for recycled water capacity, and each new project will benefit from the new capacity in proportion to their estimated use for such facilities.

### Relationship between Amount of Fees and Cost of or Portion of Facility Attributed to Development on which Fee is Imposed

Construction of the recycled water facilities will serve new development in the SVSP. The cost of these improvements to be funded by new SVSP development are allocated to each benefiting land use using appropriate EDU factors to measure the relative benefit received by each land use. The recycled water facilities costs are allocated using gallons per day demand factors. The result is a maximum justifiable fee for each new residential unit or for each building square foot of new nonresidential development that reflects the relative impact of each residential and nonresidential land use on the recycled water system.

## **Storm Drainage Facilities**

### Purpose of Fee

The storm drainage fee component developed through this nexus study would fund storm drainage improvements necessary to serve new residential and nonresidential development in the SVSP based on the City's design standards for such facilities.

### Use of Fees

The storm drainage component of the SVSP fee will be used to design and develop required improvements or expansions to storm drainage facilities to accommodate future demands from new SVSP development.

#### Relationship between Use of Fees and Type of Development

Development of new residential, office, commercial, and other land uses in the SVSP will generate additional demand for storm drainage collection and conveyance capacity. Additional facilities will be required for the City to maintain adequate LOS standards for new SVSP development.

#### Relationship between Need for Facility and Type of Project

Each new SVSP residential and nonresidential development project will add to the incremental need for storm drainage collection and conveyance capacity, and each new project will benefit from the new capacity in proportion to their estimated use for such facilities.

#### Relationship between Amount of Fees and Cost of or Portion of Facility Attributed to Development on which Fee is Imposed

Construction of the storm drainage facilities will serve new development in the SVSP. The cost of these improvements to be funded by new SVSP development are allocated to each benefiting land use using appropriate EDU factors to measure the relative benefit received by each land use. The costs are allocated using impervious surface area factors measured as storm drainage runoff coefficients per acre for residential and nonresidential development. The result is a maximum justifiable fee for each new residential unit or for each building square foot of new nonresidential development that reflects the relative impact of each residential and nonresidential land use on the storm drainage system.

#### **Paseo Facilities**

Paseo facilities included in the SVSP Fee Program (shown in **Exhibit 8**) include only those paseo facilities that are in addition to the normal landscape corridor right-of-way that would typically be dedicated to the City.

#### Purpose of Fee

The paseo fee component developed through this nexus study would fund paseo improvements necessary to serve new residential and nonresidential development in the SVSP based on the design standards in the Specific Plan for such facilities.

#### Use of Fees

The paseo component of the SVSP fee will be used to design and develop required paseo improvements to accommodate future demands from new SVSP development.

#### Relationship between Use of Fees and Type of Development

Development of new residential, office, commercial, and other land uses in the SVSP will be required by the City to meet the design standards in the Specific Plan.

#### Relationship between Need for Facility and Type of Project

Each new SVSP residential and nonresidential development project will add to the incremental need for paseo capacity in the SVSP, and each new project will benefit from the new capacity in proportion to their estimated use for such facilities.

Relationship between Amount of Fees and Cost of or Portion of Facility Attributed to Development on which Fee is Imposed

Construction of the paseo facilities will serve new development in the SVSP. The cost of these improvements to be funded by new SVSP development are allocated to each benefiting land use using appropriate EDU factors to measure the relative benefit received by each land use. The costs are allocated using estimated persons per household or persons per 1,000 building square feet factors. The result is a maximum justifiable fee for each new residential unit or for each building square foot of new nonresidential development that reflects the relative impact of each residential and nonresidential land use on the paseo system.

**Park and Ride Facilities**

Purpose of Fee

The park and ride facilities fee component developed through this nexus study would fund park and ride improvements necessary to serve new residential and nonresidential development in the SVSP based on the Specific Plan's design standards for such facilities.

Use of Fees

The park and ride component of the SVSP fee will be used to design and develop required improvements or expansions to park and ride facilities to accommodate future demands from new SVSP development.

Relationship between Use of Fees and Type of Development

Development of new residential, office, commercial, and other land uses in the SVSP will generate additional demand for park and ride capacity. Additional facilities will be required for the City to maintain adequate LOS standards for new SVSP development.

Relationship between Need for Facility and Type of Project

Each new SVSP residential and nonresidential development project will add to the incremental need for park and ride capacity, and each new project will benefit from the new capacity in proportion to their estimated use for such facilities.

Relationship between Amount of Fees and Cost of or Portion of Facility Attributed to Development on which Fee is Imposed

Construction of the park and ride facilities will serve new development in the SVSP. The cost of these improvements to be funded by new SVSP development are allocated to each benefiting land use using appropriate EDU factors to measure the relative benefit received by each land use. The costs were allocated with 1/7 of the total cost allocated to nonresidential development and 6/7 of the costs allocated to residential development. This allocation is similar to the distribution of developable acreage between nonresidential and residential development. The result is a maximum justifiable fee for each new residential unit or for each building square foot of new nonresidential development that reflects the relative impact of each residential and nonresidential land use on the park and ride system.

## **Open Space and Public Land Dedication Adjustments**

### Purpose of Fee Component

The open space and public land adjustment component developed through this nexus study is intended to balance the burden of dedicating the open space and public lands required to develop the Specific Plan between the ownership groups. Instead of balancing such dedication burdens through a separate open space and public land dedication fee, the balancing adjustments are incorporated into the Infrastructure Fee component.

### Use of Fee Component

The open space and public land adjustment component of the SVSP fee will be used to reduce the Infrastructure Fee for those ownership groups whose actual dedications exceed their fair share of such dedications (as such fair share is determined based on land use and type of dedicated open space and public land) and will be used to increase the Infrastructure Fee for those ownership groups whose actual dedications fall short of their fair share thereof.

### Relationship between Fee Component and Type of Development

Development of new residential, office, commercial, and other land uses in the SVSP will generate additional demand for open space, recreation, and public facilities. Open space and public land dedications will be required for the City to provide and maintain adequate amenities and facilities for new SVSP development.

### Relationship between Need for Open Space and Public Land and Type of Project

Each new SVSP residential development project will add to the incremental need for open space amenities, and each new SVSP residential and nonresidential development project will add to the incremental need for adequate habitat mitigation and public facilities. Each new project will benefit from the new amenities and capacity in reasonable proportion to their estimated use derived from and supported by such open space and public facilities.

### Relationship between Amount of Land Adjustments and Cost of or Portion of Facility Attributed to Development on which Adjustment is Allocated

The open space and public land adjustments to the infrastructure fee have been allocated to benefiting land uses using a cost allocation method (described in **Chapter 5**) that measures the relative benefit for each land use and the type of amenity or public facility to be supported by such dedications.

As described in **Chapter 5**, the open space and public land dedication adjustments reflect over- and under-dedications of open space and public land by ownership group. These over- and under-dedication adjustments are then applied to the Gross Infrastructure Fee to determine the Net Infrastructure Fee after adjustments.

Also, although calculated separately, the estimated interest cost will be included in the SVSP Fee Program for cash reimbursements owed for one or more of the facilities described above. Finally, the SVSP Administration Fee Component is required to implement and administer the SVSP Fee Program.

## 7. SVSP FEE PROGRAM IMPLEMENTATION

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The SVSP Fee Program presented in this report is based on the best infrastructure improvement cost estimates, funding source information, administrative cost estimates, and land use information available at this time. As costs, land uses, and other fee program information changes over time, the SVSP Fee Program will be updated to account for these changes.

After the fees presented in this report are established, the City will conduct periodic reviews of infrastructure improvement costs and other assumptions used as the basis of this nexus study. Based on these reviews, the City may make necessary adjustments to the Fee Program through subsequent Fee Program adjustments.

The cost estimates presented in this report are in constant 2017 dollars. As described in more detail in the remainder of this chapter, the SVSP Fee Program will include provisions for automatic and other adjustments for inflation and changes in costs of infrastructure facilities and of right-of-way acquisition costs.

### **Implementing Ordinances / Resolutions**

The proposed fee update would be adopted by the City through an updated ordinance establishing and authorizing collection of the updated fee.

### **Timing of SVSP Fee Payment**

The timing of SVSP fee payment varies by SVSP Fee Program component.

#### **City Park Fee Component and Administration Fee Component**

The City Park Fee Component and the Administration Fee Component both will be due at the issuance of a building permit. The City Park Fee Component applies only to residential development, while the Administration Fee Component applies to residential and nonresidential development.

#### **Infrastructure Fee Component**

The SVSP Infrastructure Fee will be collected from new development in the SVSP at the time of final small lot map or at building permit issuance. For single-family residential property, Infrastructure Fees will be payable at the issuance of a building permit unless, as defined in the Development Agreement, outstanding reimbursements are owed. If outstanding reimbursements are owed, then Infrastructure Fee payment for single-family residential development will be required before recordation of a final small lot map. In this case, Infrastructure Fees for all units in the final small lot map will be payable at one time. For nonresidential property and multifamily property, the Infrastructure Fees will be payable at the issuance of a building permit.



## Fee Program Administration

The specific provisions regarding SVSP Fee Program administration were identified in Appendix JJ of the Development Agreement, which was entitled "Sierra Vista Specific Plan Infrastructure Fee Terms and Conditions." At the outset of the SVSP Fee Program, it is anticipated that Fee Program Administrator activities will include the following tasks:

- Updating project cost estimates and fees and assisting with fee calculations.
- Providing recommended fee amounts to the City.
- Recommending to the City the amount and timing of when the fees are due.
- Providing instructions to the City regarding payment of cash reimbursements to constructing entities.
- Assisting the City with updates to the SVSP Fee Program.
- Assisting the City with preparing draft fee credit/reimbursement agreements for City Council consideration.
- Tracking all SVSP Fee Program payments and assignment of fee credits/reimbursements.
- Tracking the progress of construction contracts for SVSP Fee Program improvements.

Examples of each of these tasks and related duties of the Fee Program Administrator are outlined in the Development Agreement (see **Appendix G**). The City and Administrator will continue to refine the roles of each party during implementation of the SVSP Fee Program.

*Finally, using its authority to implement the SVSP Fee Program, the City reserves the right to refer to the Development Agreement and to use other means to make interpretations, clarifications, or other modifications to the SVSP Fee Program administration provisions summarized in this nexus study.*

## SVSP Fee Program Exemptions

### Exemptions from the Fee

The SVSP fee may be reduced under certain circumstances. Any exemptions or reduction in fees will be based on the City's independent analysis and review of the subject property. All determinations regarding the exemptions provided in this section shall be made by the City Finance Director or his/her designee. The following entities will be exempted from payment of the SVSP fees.

#### **Public Parcels**

Development of properties originally planned for public use, including public schools, parks, park and ride facilities, public utilities (including water, sewer, electrical, and recycling), church, and fire station, will be exempt from the SVSP fee. Development by the City or other public entity of any property originally planned for private use (such as residential, retail, or commercial) shall be subject to payment of the SVSP fee, unless otherwise prohibited by law or unless a

corresponding transfer of development rights is made from the property being developed to an originally planned public parcel to preserve the total amount of SVSP fees anticipated to be generated by development of the SVSP.

### **Replacement/Reconstruction**

1. Any replacement or reconstruction (no change in use) of any residential unit that is damaged or destroyed as a result of fire, flood, explosion, wind, earthquake, riot, or other calamity, or act of God shall be exempt from the SVSP fee. However, if the residential unit(s) replaced or reconstructed exceeds the documented total number of units of the damaged/destroyed residential structure, the excess units are subject to the SVSP fee. If a residential structure has been vacant for more than 5 years, the exemption will not apply.
2. Any replacement or reconstruction (no change in use) of any nonresidential structure that is damaged or destroyed as a result of fire, flood, explosion, wind, earthquake, riot, or other calamity, or act of God shall be exempt from the SVSP fee. However, if the building replaced or reconstructed exceeds the documented total floor area of the damaged/destroyed building, the excess square footage is subject to the SVSP fee. If a structure has been vacant for more than 5 years, the exemption will not apply.

If a residential or nonresidential structure is replaced with an alternative land use, such as replacing an office building with a retail building, then City staff will determine the appropriate SVSP fee adjustment to reflect the different EDU factors of the original and new land uses.

### **Additions/Alterations/Modifications/Temporary Facilities**

1. Additions to single-family residential structures, provided no change in use occurs and a second full kitchen is not added.
2. Additions to multifamily residential structures that are not part of a mixed use-type project, provided no change in use occurs and no additional units result.
3. Supporting use square footage in multifamily projects, such as the office and recreation areas required to directly serve the multifamily project. The residential unit fee will provide the full mitigation required in multifamily projects.
4. Non-habitable residential structures such as decks, pools, pool cabanas, sheds, garages, etc.
5. Construction of carriage houses/expanded living spaces pursuant to the terms identified in the Design Criteria of the Specific Plan (page A-9 in Specific Plan Appendix A).
6. Mobile or manufactured homes with no permanent foundation.

### **Required Fees**

Below are examples of instances in which the SVSP fee may be required for land uses that potentially could be classified as exempt from the fees:

1. Any project listed as exempt but which nonetheless, in the opinion of the City Council, increases the demand on City facilities funded by the SVSP fee in excess of that originally

anticipated by the City. The City Council may pro rate the amount of the fee based on the project's anticipated impact on the subject facility or facilities.

2. Illegal facilities and buildings, constructed before the adoption of the SVSP fee, which consequently obtain a building permit to legitimize the facility or building, may be subject to the applicable fee.
3. Shell buildings:
  - a. The full SVSP fee can be made payable at the time the building permit for the shell building is obtained.
  - b. The incremental difference between the intended and actual use of any shell building may be collected on any building permit for tenant improvements.
4. Accessory residential structures that are converted to a separate residential dwelling unit may be subject to the SVSP fee as long the primary residence remains on the property.
5. Temporary buildings that are authorized for more than 30 days in any calendar year may be subject to the fee when converted to permanent use.
6. The reconstruction of a building destroyed as a result of fire, flood, explosion, wind, earthquake, riot, or other calamity, or act of God, which has been vacant for more than 5 years.
7. That portion of the reconstruction of a building destroyed as a result of fire, flood, explosion, wind, earthquake, riot, or other calamity, or act of God, which is greater than the documented total number of units or square footage that was or would have been previously subject to the City's SVSP Fee Program.

### **Other Land Uses**

The SVSP Fee Program identifies SVSP fees for the major land use categories identified by the Specific Plan. Specialized land uses may have unique EDU characteristics, and in these cases, the City may require a project-specific analysis or will calculate the appropriate fee based on information derived from the existing City information. For specialized development projects, the City Finance Director or his/her designee, in conjunction with the City Engineer, will review EDU factors applicable to the specialized development and decide on an applicable fee, if necessary.

### **SVSP Infrastructure Fee Component Adjustments by Original Owners**

At their discretion, each original SVSP Ownership Entity may elect to treat all or a portion of its SVSP properties in the same ownership group as a single property for purposes of equalizing the SVSP Infrastructure Fee Component (including Public Land Adjustments) by land use type for all properties in that same original ownership group. An original owner shall exercise this right by providing a written request to the Administrator before the first SVSP Infrastructure Fee Component payment being made (either in cash or through the application of fee credits) on any of the parcels in that original ownership group.

## **SVSP Fee Program Capacity Use and Target Revenues**

As described more completely in Exhibit JJ of the Development Agreement, the SVSP Fee Program has identified a certain amount of land use capacity (e.g., units or nonresidential building square footage) that is anticipated for each Specific Plan parcel. The SVSP Fee Program fees have been calculated using these land use capacity allocations. To avoid potential shortfalls in SVSP Fee Program funding related to actual development densities falling below permitted densities, the SVSP Fee Program has target revenues for each Specific Plan parcel. Below is an overview of how such cases will be treated. Please refer to Exhibit JJ of the Development Agreement for a more complete description of the capacity use provisions.

The target revenue for a parcel is calculated based on the applicable SVSP fees (City Parks, Infrastructure, and Administration) and the land uses allocated to that parcel. In the event that the actual density of a parcel will be less than the allocated density, unless offset by a transfer of density from another parcel, the owner of the parcel will pay the amount required so that the parcel yields the same revenue as the target revenue. Although exactly the same, the Development Agreement uses the term "shortfall payment" for the difference between the target revenue and the "adjusted" revenue based on the fees multiplied by the reduced development yield. For example, if the total fee obligation for a parcel was equal to \$1,000,000 for 100 units (\$10,000 per unit) and the parcel actually only yielded 90 units, the shortfall payment would have equaled \$100,000. This provision has no effect on the timing of when the SVSP fees are due and payable. In the event of a "shortfall payment" the Development Agreement stipulates that the entire "shortfall" amount be paid at recordation of small-lot final map for single family development or building permit for multifamily residential or nonresidential development, as may be allowed to be phased by the Administrator based on phased development of the applicable parcel.

Surplus fee credits (i.e., the amount, if any, by which fee credits previously allocated to an owner associated with development of the parcel exceeds the fee revenue anticipated to be derived from the parcel based on actual density) or fee reimbursements can be used to apply towards payment of the target revenue for a given parcel. Provided, however, only surplus fee credits or fee reimbursements generated by a Fee Credit and Reimbursement Agreement associated with development of an ownership property that includes such parcel may be applied to supplement the target revenue for such parcel; fee credits or reimbursements generated by a Fee Credit and Reimbursement Agreement related to development of a different ownership property may not be applied against the target revenue for a parcel in another ownership property. Any property owner for which the target revenue provisions applied shall continue to own the development rights to the units that were not developed but for which fees were paid (e.g., 10 units in the prior example). That owner may transfer that unused development capacity (e.g., units) to another parcel or may be reimbursed from SVSP fees resulting from an overutilization of development on a different parcel.

Any development (units or building square feet) that exceed the allocated land uses for a given parcel shall pay the applicable SVSP fees per unit. Such circumstances will yield more SVSP Fee Program revenue than originally anticipated. Unless that "extra" fee revenue is used to offset an underutilization of development in another parcel, that extra fee revenue shall be used to reimburse a developer where that developer paid the target revenue for a parcel that exceeded the original unadjusted SVSP fee amount (e.g., original fee rate per unit multiplied by the actual

number of units on a parcel). In the above example, the developer who yielded only 90 units but paid SVSP Fees based on the original 100 unit total would be eligible for reimbursement. Such reimbursements will be handled on a first-in first-out basis.

Finally, the Development Agreement allows for density transfers between properties owned by the same ownership group. In the event of a density transfer, the Development Agreement permits that the SVSP fees for the transferred units may remain as they were before the transfer or may be recalculated for the transferred units and all other units in the parcel subject to the density transfer (i.e., recipient parcel). Any SVSP Fees related to a transfer shall not be payable on transfer but rather would be payable when otherwise applicable by development of the property receiving the density transfer.

## **SVSP Fee Program Reimbursements and Credits**

As is typical with development impact fee programs, many of the public infrastructure facilities are needed up-front, before adequate revenue from the fee collection would be available to fund such improvements. Consequently, some type of private funding may be necessary to pay for the public improvements when they are needed. This private financing may be in the form of land-secured bonds, developer equity, or other form of private financing. As stated in the Development Agreement, there shall be no adjustment to the SVSP Infrastructure Fee Component based on the method by which a constructing party funds or constructs eligible project costs.

### **Reimbursement for Eligible Project Improvements**

In cases where a private party (e.g., developer) has advance-funded an eligible SVSP Fee Program facility, the party will be due a reimbursement from the SVSP Fee Program and such reimbursements would be in the form of fee credits or cash reimbursements. Reimbursements will be provided under the following conditions:

- Developer-installed improvements shall be considered for reimbursement. Only funds collected from the SVSP fee shall be used to reimburse a developer who installed eligible infrastructure improvements identified in this report. Reimbursements are an obligation of the SVSP Fee Program and not an obligation of the City General Fund or other operating funds.
- All bidding and contracting for construction work shall be done so as to allow for the project improvements to be eligible for acquisition or construction through a CFD or to enable the SVSP Infrastructure Fee Component to be financed by a CFD.

The total amount of reimbursement for completed infrastructure will be based on actual costs incurred for eligible hard costs based on a properly bid construction contract. Soft costs will be calculated as a fixed percentage (20 percent) of hard costs. All hard costs will be subject to verification by the SVSP Fee Program Administrator and by the City.

Reimbursements shall be controlled by a fully executed SVSP Fee Program Credit/Reimbursement Agreement. A template for such agreements was included in Appendix JJ of the Development Agreements. The City and SVSP property owners have subsequently modified the

SVSP Fee Program Credit/Reimbursement Agreement – a copy of which is located in **Appendix H** of this document. Depending on circumstances, SVSP Fee Program reimbursements may be in the form of fee credits or cash reimbursements as described in more detail below.

## **Fee Credits and Cash Reimbursements**

### **Fee Credits**

The first priority for reimbursement of eligible costs identified in a fee credit agreement will be through the use of fee credits. Once all criteria have been met, fee credits may be taken against fees when payable at either final map or at building permit issuance, as applicable. To obtain fee credits, developers must obtain an executed Fee Credit and Reimbursement Agreement with the City. An updated Fee Credit and Reimbursement Agreement Template is included as **Appendix H**.

Fee credits will be expressed as a dollar amount to be used to offset the SVSP Infrastructure Fee Component and may be used as a credit against fees for any property located in the SVSP. The amount of the fee credit will be determined using a two-step process as defined in Exhibit JJ to the Development Agreement. Initially, the fee credit amount will be based on the estimated cost of eligible improvements included in the construction contract for eligible facilities. This amount shall also include amounts for eligible soft costs.

The final amount of fee credits/reimbursement in a given agreement will be reconciled once all project costs are incurred. The final credit/reimbursement amount may be adjusted upward or downward depending on the final costs. In the event of an upward adjustment, the City Engineer in consultation with the Administrator shall review all project documentation and shall determine how much of the actual construction costs should be included in an increase to the credit/reimbursement amount. In the case of a downward adjustment, the developer may be obligated to refund the amount of any credits applied in excess of the final adjusted amount. All fee credits provided pursuant to credit/reimbursement agreements shall be adjusted annually based on the annual change to the SVSP Fee Program (i.e., Construction Cost Index adjustment) as described in this chapter.

Fee credits do not run with the land and are transferable and may be applied by the constructing party in any manner to a given parcel or project in the SVSP. It is the constructing party's responsibility to inform the City how fee credits will be applied to development projects. Exhibits B, C, and D in Exhibit JJ of the Development Agreement are template forms to be used by developers when using SVSP Fee Program fee credits. In no event will a party be granted fee credits against the Administrative Fee Component.

**Appendix F** provides examples of how fee credits will be tracked by a fee credit/reimbursement agreement for each Ownership Entity. As shown in this appendix, the tracking mechanism will accommodate a variety of ways in which an Ownership Entity may wish to allocate fee credits amongst the various parcels in that Ownership Entity's property holdings.

### **Cash Reimbursements**

Cash reimbursements will be due to developers who have advance funded a facility (or facilities) in excess of their total SVSP Infrastructure Fee Component obligation. Cash reimbursements will repay a developer for the difference between the total reimbursement amount (i.e., total cost of

eligible project) and that amount repaid through the use of fee credits. In these circumstances, developers would first obtain fee credits, up to their fair share requirement for SVSP infrastructure, and then await cash reimbursement from fee revenue collections from other fee payers.

To obtain reimbursements, developers would have had to enter into a credit/reimbursement agreement with the City. Cash reimbursements will be paid on City Public Works Department approval of "satisfactory completion" of the improvements associated with that agreement. Cash reimbursements will be paid on a first-in first-out basis based on the effective date of the credit/reimbursement agreement in any given calendar week. If two agreements have an effective date in the same calendar week, each will be given equal priority for reimbursement. Cash reimbursements will be paid no less than quarterly by the City. Outstanding cash reimbursement amounts subject to future payment will be increased annually on the annual fee adjustment date by 4 percent. Cash reimbursement balances are not convertible to fee credits unless the amounts are in the first reimbursement priority position.

Based on the terms identified in the Development Agreement, the interest cost to be included in the SVSP Fee Program will be included at such time as the first reimbursement obligation is determined and will then be applicable from that point forward. Interest will be determined on an annual basis and will be calculated from the date of the reimbursement agreement.

### **Other Reimbursements**

Any third party reimbursements shall be treated according to the provisions of the Development Agreement. Because such third party reimbursements do not affect the SVSP fees, they are not accounted for in this nexus study.

### **Reimbursements for Public Land Dedications**

#### ***City Park Land***

Reimbursement for City Park Land shall be made only to the owner who dedicated land for the City Park as identified in this nexus study. Cash reimbursements shall commence once the City has received to its satisfaction one of these:

- Fee title to the park land.
- An irrevocable offer to dedicate the land.
- Another instrument that guarantees transfer of free and clear title of the park land to the City.

#### ***SVSP Right-of-Way, Open Space, and Other Public Lands***

Because the right-of-way and open space land dedications and obligations are being handled as adjustments to the SVSP Infrastructure Fee Component, no cash reimbursements should be payable to an original Ownership Entity. However, there will be a cash payment to one property owner who is required to dedicate right-of-way land, although that land is not in the SVSP.

This land is identified in the SVSP Fee Program as the Placer 2780 property (3 parcels) located outside the SVSP boundaries. The acreage to be acquired from Placer 2780 has been included in

the right-of-way and open space land requirements to ensure adequate funding will be provided to acquire the land as necessary.

## **Fee Program Adjustments and Update**

The SVSP Fee Program is subject to automatic annual inflation adjustments, periodic updates, and a 5-year review requirement. The purpose of each update is described in this section.

### **Fee Program Adjustments and Updates**

The proposed fee shall be adjusted annually, effective as of July 1 of each year. The annual adjustments vary by SVSP Fee Program Component.

#### **SVSP Fee Program Land Value Adjustments**

Annual adjustments to the City Park Land Fee Component and to the Public Land Fee adjustments will be based on the change in the City Park Land Value as determined by an annual appraisal or an updated appraisal the City shall cause to be completed. The appraisal should be completed early enough in a given calendar year to support the fee adjustment as of July 1 in that year.

The Public Land Fee adjustment in a given Ownership Entity shall be adjusted on a per-unit or per-building-square-foot basis based on the percentage change in City Park Land Value for the current year as compared to the previous year. For example, if the City Park Land appraised value increased by 5 percent in given year, then the Public Land Fee adjustment would be increased by 5 percent in that year.

#### **SVSP Infrastructure Fee Adjustments**

Annually, the costs on which the SVSP Infrastructure Fee is based shall be updated by actual costs (using unit price and other cost data from completed projects) or using a construction cost index such as the Engineering News Record Construction Cost Index (CCI). In the event that an index is used, the nexus study recommends that in April of each calendar year, using the procedures set forth in California Government Code Section 66017, the SVSP Infrastructure Fee should be adjusted by the average of the change in the San Francisco CCI and the change in the 20-city CCI as reported in the Engineering News Record for the 12-month period ending May of each calendar year.

As indicated in Exhibit JJ to the Development Agreement, the SVSP Infrastructure Fee adjustment shall be based on the remaining costs of eligible improvements as calculated above, the costs of any outstanding fee credit and cash reimbursement obligations including interest expenses, and the number of undeveloped or unpermitted fee-paying units (EDUs) in the SVSP Fee Program.

#### **SVSP Infrastructure Fee Updates**

The proposed SVSP fee is subject to periodic update based on changes in developable land, cost estimates, or other changes in the data on which the fee is based. During periodic updates, the City will analyze these items:



- Changes in facility costs greater than inflation.
- Use of actual costs for completed facility improvements to “true up” the Fee Program.
- Changes in land use.
- Changes in the amount of ACOE open space required (for Public Land Fee adjustments).
- Changes in other funding sources.
- Inclusion of interest costs for outstanding cash reimbursement obligations (after the first reimbursement agreement is executed).
- Changes in the cost to update or administer the fee.

In addition, a new infrastructure project may be included in the Fee Program to the extent that the project has unanimous approval of the SVSP Owners’ Group and the City concurs. Any changes to the fee based on the periodic update will be presented to the City Council for approval before an increase or decrease in the fee.

### **Five-Year Review**

Fees will be collected from new development in the City immediately; use of these funds, however, may need to wait until a sufficient fund balance can be accrued. According to Government Code Section 66006, the City is required to deposit, invest, account for, and expend the fees in a prescribed manner. The fifth fiscal year following the first deposit into the fee account or fund and every 5 years thereafter, the City is required to make all of the following findings with respect to that portion of the account or fund remaining unexpended:

- Identify the purpose for which the fee is to be put.
- Demonstrate a reasonable relationship between the fee and the purpose for which it is charged.
- Identify all sources and amounts of funding anticipated to complete financing in incomplete plan area improvements.
- Designate the approximate dates on which the funding referred to in the above paragraph is expected to be deposited in the appropriate account or fund.

The City must refund the unexpended or uncommitted revenue portion of the fee for which a need could not be demonstrated in the above findings, unless the administrative costs exceed the amount of the refund.



## APPENDICES:

- Appendix A: SVSP Fees by Land Use Type and Ownership Entity
- Appendix B: Detailed and Summary SVSP Land Use Tables
- Appendix C: SVSP Fee Program Cost Detail Tables
- Appendix D: SVSP Fee Program Public Land Requirement Allocation Tables
- Appendix E: SVSP Fee Program Open Space Cost Allocation Tables
- Appendix F: SVSP Fee Program Fee Credit Tracking
- Appendix G: Development Agreement Exhibit JJ
- Appendix H: SVSP Fee Credit and Reimbursement Agreement (Template)



## APPENDIX A:

### SVSP Fees by Land Use Type and Ownership Entity

|           |                                                                       |     |
|-----------|-----------------------------------------------------------------------|-----|
| Exhibit A | Specific Plan Parcels Property Ownership .....                        | A-1 |
| Table A-1 | Proposed Fee Schedule for CGB.....                                    | A-2 |
| Table A-2 | Proposed Fee Schedule for Mourier Investments.....                    | A-3 |
| Table A-3 | Proposed Fee Schedule for DF Properties .....                         | A-4 |
| Table A-4 | Proposed Fee Schedule for Westpark Federico/<br>Mourier Federico..... | A-5 |
| Table A-5 | Proposed Fee Schedule for Baseline P & R LLC.....                     | A-6 |
| Table A-6 | Proposed Fee Schedule for Baybrook LP .....                           | A-7 |

## Specific Plan Parcels Property Ownership



**Table A-1**  
**Sierra Vista Specific Plan Fee Program**  
**Proposed Fee Schedule for CGB**

CGB

| Fee                                         | Source    | Residential     |                 |                 |                 | Nonresidential     |                    |                    |
|---------------------------------------------|-----------|-----------------|-----------------|-----------------|-----------------|--------------------|--------------------|--------------------|
|                                             |           | LDR             | MDR             | HDR             | MU<br>[1]       | CC<br>[1]          | BP<br>[1]          | MU<br>[1]          |
|                                             |           | <i>per unit</i> | <i>per unit</i> | <i>per unit</i> | <i>per unit</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> |
| <b>City Park Land Fee</b>                   | Table 8   | <b>\$2,329</b>  | <b>\$1,990</b>  | <b>\$1,650</b>  | <b>\$1,650</b>  | <b>\$0.00</b>      | <b>\$0.00</b>      | <b>\$0.00</b>      |
| <b>Infrastructure Fee</b>                   |           |                 |                 |                 |                 |                    |                    |                    |
| Gross Fee                                   | Table 1   | \$17,301        | \$15,920        | \$9,946         | \$10,321        | \$19.39            | \$20.52            | \$19.39            |
| Open Space Allocation                       | Table E-1 | \$1,403         | \$1,198         | \$994           | \$0             | \$0.00             | \$0.00             | \$0.00             |
| Public Land Allocation                      | Table D-1 | \$1,354         | \$1,354         | \$840           | \$0             | \$0.00             | \$0.00             | \$0.00             |
| <b>Net Infrastructure Fee</b>               |           | <b>\$20,058</b> | <b>\$18,473</b> | <b>\$11,780</b> | <b>\$10,321</b> | <b>\$19.39</b>     | <b>\$20.52</b>     | <b>\$19.39</b>     |
| <b>Administration Fee (2% of Gross Fee)</b> |           | <b>\$346</b>    | <b>\$318</b>    | <b>\$199</b>    | <b>\$206</b>    | <b>\$0.39</b>      | <b>\$0.41</b>      | <b>\$0.39</b>      |
| <b>Total SVSP Fee</b>                       |           | <b>\$22,733</b> | <b>\$20,781</b> | <b>\$13,629</b> | <b>\$12,177</b> | <b>\$19.78</b>     | <b>\$20.93</b>     | <b>\$19.78</b>     |

"fee\_CGB"

[1] Net Infrastructure Fee equals Gross Fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

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Mourier Investments

**Table A-2**  
**Sierra Vista Specific Plan Fee Program**  
**Proposed Fee Schedule for Mourier Investments**

| Fee                                         | Source    | Residential     |                 |                 |                 | Nonresidential     |                    |                    |
|---------------------------------------------|-----------|-----------------|-----------------|-----------------|-----------------|--------------------|--------------------|--------------------|
|                                             |           | LDR             | MDR             | HDR             | MU              | CC                 | BP                 | MU                 |
|                                             |           | <i>per unit</i> | <i>per unit</i> | <i>per unit</i> | <i>per unit</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> |
| <b>City Park Land Fee</b>                   | Table 8   | <b>\$2,329</b>  | <b>\$1,990</b>  | <b>\$1,650</b>  | <b>\$1,650</b>  | <b>\$0.00</b>      | <b>\$0.00</b>      | <b>\$0.00</b>      |
| <b>Infrastructure Fee</b>                   |           |                 |                 |                 |                 |                    |                    |                    |
| Gross Fee                                   | Table 1   | \$17,301        | \$15,920        | \$9,946         | \$10,321        | \$19.39            | \$20.52            | \$19.39            |
| Open Space Allocation                       | Table E-2 | (\$775)         | (\$662)         | (\$549)         | (\$549)         | (\$0.52)           | (\$0.52)           | (\$0.52)           |
| Public Land Allocation                      | Table D-2 | (\$313)         | (\$313)         | (\$194)         | (\$194)         | (\$0.44)           | (\$0.48)           | (\$0.44)           |
| <b>Net Infrastructure Fee</b>               |           | <b>\$16,213</b> | <b>\$14,945</b> | <b>\$9,203</b>  | <b>\$9,578</b>  | <b>\$18.43</b>     | <b>\$19.52</b>     | <b>\$18.43</b>     |
| <b>Administration Fee (2% of Gross Fee)</b> |           | <b>\$346</b>    | <b>\$318</b>    | <b>\$199</b>    | <b>\$206</b>    | <b>\$0.39</b>      | <b>\$0.41</b>      | <b>\$0.39</b>      |
| <b>Total SVSP Fee</b>                       |           | <b>\$18,888</b> | <b>\$17,253</b> | <b>\$11,052</b> | <b>\$11,434</b> | <b>\$18.82</b>     | <b>\$19.93</b>     | <b>\$18.82</b>     |

"fee\_MI"

A-3

**Table A-3**  
**Sierra Vista Specific Plan Fee Program**  
**Proposed Fee Schedule for DF Properties**

DF Properties

| Fee                                         | Source    | Residential     |                 |                 |                 | Nonresidential     |                    |                    |
|---------------------------------------------|-----------|-----------------|-----------------|-----------------|-----------------|--------------------|--------------------|--------------------|
|                                             |           | LDR             | MDR             | HDR<br>[1]      | MU<br>[1]       | CC                 | BP<br>[1]          | MU<br>[1]          |
|                                             |           | <i>per unit</i> | <i>per unit</i> | <i>per unit</i> | <i>per unit</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> |
| <b>City Park Land Fee</b>                   | Table 8   | <b>\$2,329</b>  | <b>\$1,990</b>  | <b>\$1,650</b>  | <b>\$1,650</b>  | <b>\$0.00</b>      | <b>\$0.00</b>      | <b>\$0.00</b>      |
| <b>Infrastructure Fee</b>                   |           |                 |                 |                 |                 |                    |                    |                    |
| Gross Fee                                   | Table 1   | \$17,301        | \$15,920        | \$9,946         | \$10,321        | \$19.39            | \$20.52            | \$19.39            |
| Open Space Allocation                       | Table E-3 | \$396           | \$338           | \$0             | \$0             | \$0.26             | \$0.00             | \$0.00             |
| Public Land Allocation                      | Table D-3 | \$2,162         | \$2,162         | \$0             | \$0             | \$3.07             | \$0.00             | \$0.00             |
| <b>Net Infrastructure Fee</b>               |           | <b>\$19,859</b> | <b>\$18,420</b> | <b>\$9,946</b>  | <b>\$10,321</b> | <b>\$22.72</b>     | <b>\$20.52</b>     | <b>\$19.39</b>     |
| <b>Administration Fee (2% of Gross Fee)</b> |           | <b>\$346</b>    | <b>\$318</b>    | <b>\$199</b>    | <b>\$206</b>    | <b>\$0.39</b>      | <b>\$0.41</b>      | <b>\$0.39</b>      |
| <b>Total SVSP Fee</b>                       |           | <b>\$22,534</b> | <b>\$20,728</b> | <b>\$11,795</b> | <b>\$12,177</b> | <b>\$23.11</b>     | <b>\$20.93</b>     | <b>\$19.78</b>     |

"fee\_DF"

[1] Net Infrastructure Fee equals Gross Fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

**Table A-4**  
**Sierra Vista Specific Plan Fee Program**  
**Proposed Fee Schedule for Westpark Federico / Mourier Federico**

|                                                 |
|-------------------------------------------------|
| <b>Westpark Federico /<br/>Mourier Federico</b> |
|-------------------------------------------------|

| Fee                                         | Source    | Residential     |                 |                 |                 | Nonresidential     |                    |                    |
|---------------------------------------------|-----------|-----------------|-----------------|-----------------|-----------------|--------------------|--------------------|--------------------|
|                                             |           | LDR             | MDR             | HDR             | MU              | CC                 | BP<br>[1]          | MU                 |
|                                             |           | <i>per unit</i> | <i>per unit</i> | <i>per unit</i> | <i>per unit</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> |
| <b>City Park Land Fee</b>                   | Table 8   | <b>\$2,329</b>  | <b>\$1,990</b>  | <b>\$1,650</b>  | <b>\$1,650</b>  | <b>\$0.00</b>      | <b>\$0.00</b>      | <b>\$0.00</b>      |
| <b>Infrastructure Fee</b>                   |           |                 |                 |                 |                 |                    |                    |                    |
| Gross Fee                                   | Table 1   | \$17,301        | \$15,920        | \$9,946         | \$10,321        | \$19.39            | \$20.52            | \$19.39            |
| Open Space Allocation                       | Table E-4 | (\$1,541)       | (\$1,316)       | (\$1,092)       | (\$1,092)       | (\$1.02)           | \$0.00             | (\$1.02)           |
| Public Land Allocation                      | Table D-4 | (\$1,827)       | (\$1,827)       | (\$1,132)       | (\$1,132)       | (\$2.59)           | \$0.00             | (\$2.59)           |
| <b>Net Infrastructure Fee</b>               |           | <b>\$13,933</b> | <b>\$12,777</b> | <b>\$7,722</b>  | <b>\$8,097</b>  | <b>\$15.78</b>     | <b>\$20.52</b>     | <b>\$15.78</b>     |
| <b>Administration Fee (2% of Gross Fee)</b> |           | <b>\$346</b>    | <b>\$318</b>    | <b>\$199</b>    | <b>\$206</b>    | <b>\$0.39</b>      | <b>\$0.41</b>      | <b>\$0.39</b>      |
| <b>Total SVSP Fee</b>                       |           | <b>\$16,608</b> | <b>\$15,085</b> | <b>\$9,571</b>  | <b>\$9,953</b>  | <b>\$16.17</b>     | <b>\$20.93</b>     | <b>\$16.17</b>     |

"fee\_FED"

[1] Net Infrastructure Fee equals Gross Fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.



# DRAFT

Baseline P & R LLC

**Table A-5**  
**Sierra Vista Specific Plan Fee Program**  
**Proposed Fee Schedule for Baseline P & R LLC**

| Fee                                         | Source    | Residential     |                 |                 |                 | Nonresidential     |                    |                    |
|---------------------------------------------|-----------|-----------------|-----------------|-----------------|-----------------|--------------------|--------------------|--------------------|
|                                             |           | LDR             | MDR             | HDR             | MU              | CC                 | BP                 | MU                 |
|                                             |           | <i>per unit</i> | <i>per unit</i> | <i>per unit</i> | <i>per unit</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> |
| <b>City Park Land Fee</b>                   | Table 8   | <b>\$2,329</b>  | <b>\$1,990</b>  | <b>\$1,650</b>  | <b>\$1,650</b>  | <b>\$0.00</b>      | <b>\$0.00</b>      | <b>\$0.00</b>      |
| <b>Infrastructure Fee</b>                   |           |                 |                 |                 |                 |                    |                    |                    |
| Gross Fee                                   | Table 1   | \$17,301        | \$15,920        | \$9,946         | \$10,321        | \$19.39            | \$20.52            | \$19.39            |
| Open Space Allocation                       | Table E-5 | \$1,997         | \$1,706         | \$1,415         | \$1,415         | \$1.33             | \$1.33             | \$1.33             |
| Public Land Allocation                      | Table D-5 | \$391           | \$391           | \$243           | \$243           | \$0.56             | \$0.60             | \$0.56             |
| <b>Net Infrastructure Fee</b>               |           | <b>\$19,689</b> | <b>\$18,017</b> | <b>\$11,604</b> | <b>\$11,979</b> | <b>\$21.28</b>     | <b>\$22.45</b>     | <b>\$21.28</b>     |
| <b>Administration Fee (2% of Gross Fee)</b> |           | <b>\$346</b>    | <b>\$318</b>    | <b>\$199</b>    | <b>\$206</b>    | <b>\$0.39</b>      | <b>\$0.41</b>      | <b>\$0.39</b>      |
| <b>Total SVSP Fee</b>                       |           | <b>\$22,364</b> | <b>\$20,325</b> | <b>\$13,453</b> | <b>\$13,835</b> | <b>\$21.67</b>     | <b>\$22.86</b>     | <b>\$21.67</b>     |

"fee\_BASE"

A-6

**Table A-6**  
**Sierra Vista Specific Plan Fee Program**  
**Proposed Fee Schedule for Baybrook LP**

| Fee                                         | Source    | Residential     |                 |                 |                 | Nonresidential     |                    |                    |
|---------------------------------------------|-----------|-----------------|-----------------|-----------------|-----------------|--------------------|--------------------|--------------------|
|                                             |           | LDR             | MDR             | HDR             | MU              | CC                 | BP                 | MU                 |
|                                             |           |                 | [1]             | [1]             |                 | [1]                | [1]                |                    |
|                                             |           | <i>per unit</i> | <i>per unit</i> | <i>per unit</i> | <i>per unit</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> |
| <b>City Park Land Fee</b>                   | Table 8   | <b>\$2,329</b>  | <b>\$1,990</b>  | <b>\$1,650</b>  | <b>\$1,650</b>  | <b>\$0.00</b>      | <b>\$0.00</b>      | <b>\$0.00</b>      |
| <b>Infrastructure Fee</b>                   |           |                 |                 |                 |                 |                    |                    |                    |
| Gross Fee                                   | Table 1   | \$17,301        | \$15,920        | \$9,946         | \$10,321        | \$19.39            | \$20.52            | \$19.39            |
| Open Space Allocation                       | Table E-6 | (\$7,596)       | \$0             | \$0             | (\$5,383)       | \$0.00             | \$0.00             | (\$5.05)           |
| Public Land Allocation                      | Table D-6 | (\$4,246)       | \$0             | \$0             | (\$2,633)       | \$0.00             | \$0.00             | (\$6.03)           |
| <b>Net Infrastructure Fee</b>               |           | <b>\$5,459</b>  | <b>\$15,920</b> | <b>\$9,946</b>  | <b>\$2,305</b>  | <b>\$19.39</b>     | <b>\$20.52</b>     | <b>\$8.31</b>      |
| <b>Administration Fee (2% of Gross Fee)</b> |           | <b>\$346</b>    | <b>\$318</b>    | <b>\$199</b>    | <b>\$206</b>    | <b>\$0.39</b>      | <b>\$0.41</b>      | <b>\$0.39</b>      |
| <b>Total SVSP Fee</b>                       |           | <b>\$8,134</b>  | <b>\$18,228</b> | <b>\$11,795</b> | <b>\$4,161</b>  | <b>\$19.78</b>     | <b>\$20.93</b>     | <b>\$8.70</b>      |

"fee\_BAY"

[1] Net Infrastructure Fee equals Gross Fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.



## APPENDIX B:

### Detailed and Summary SVSP Land Use Tables

|           |                                                                                      |     |
|-----------|--------------------------------------------------------------------------------------|-----|
| Table B-1 | Summary of Developable Acreage, Units, and Building Square Feet by Owner .....       | B-1 |
| Table B-2 | Developable Units and Building Square Feet by Ownership Group.....                   | B-2 |
| Table B-3 | Public Land Dedication Summaries.....                                                | B-3 |
| Table B-4 | Open Space Land Dedication Detail.....                                               | B-4 |
| Table B-5 | Public/Quasi-Public Land Dedication Detail.....                                      | B-5 |
| Table B-6 | Detailed Specific Plan Land Use Information—<br>As of March 30, 2018 (3 pages) ..... | B-6 |

**Table B-1**  
**Sierra Vista Specific Plan Fee Program**  
**Summary of Developable Acreage, Units, and Building Square Feet by Owner**

| Ownership Entity                     | Acreage [3]    |                |                 | Units/Building Sq. Ft. |                  |
|--------------------------------------|----------------|----------------|-----------------|------------------------|------------------|
|                                      | Total          | Developable    | Non Developable | Units                  | Sq. Ft.          |
| Cyril G. Barbaccia Irrev. Trust      | 80.6           | 55.8           | 24.8            | 999                    | 0                |
| Mourier Investments, LLC.            | 423.0          | 266.5          | 156.5           | 1,724                  | 142,626          |
| DF Properties                        | 160.1          | 119.6          | 40.5            | 230                    | 888,286          |
| Westpark Federico / Mourier Federico | 506.3          | 286.8          | 219.4           | 2,154                  | 58,915           |
| Baseline P & R LLC                   | 376.5          | 281.8          | 94.7            | 1,437                  | 935,887          |
| Baybrook LP                          | 80.0           | 17.6           | 62.4            | 106                    | 31,581           |
| Offsite: Placer 2780 [3]             | 1.3            | 0.0            | 1.3             | 0                      | 0                |
| <b>Total SVSP</b>                    | <b>1,627.8</b> | <b>1,028.1</b> | <b>599.7</b>    | <b>6,650</b>           | <b>2,057,295</b> |

"dev acres"

Source: Sierra Vista Specific Plan

[1] Excludes approximately 5.3 acres of ROW/Landscape Corridors in the SVSP Urban Reserve.

[2] Includes open space areas designated as paseos.

[3] Amount includes acreage for Placer 2780 (Offsite), which is not an ownership entity of the SVSP.

**Table B-2**  
**Sierra Vista Specific Plan Fee Program**  
**Developable Units and Building Square Feet by Ownership Group**

| Land Use                       | Ownership Entity |                |                |                                        |                      |                | Total            |
|--------------------------------|------------------|----------------|----------------|----------------------------------------|----------------------|----------------|------------------|
|                                | CGB              | Mourier        | DF Properties  | Westpark Federico/<br>Mourier Federico | Baseline<br>P&R LLC. | Baybrook<br>LP |                  |
| <b>Residential</b>             |                  |                |                | <u>units</u>                           |                      |                |                  |
| Low Density                    | 115              | 838            | 115            | 951                                    | 649                  | 60             | <b>2,728</b>     |
| Medium Density                 | 44               | 687            | 115            | 641                                    | 454                  | 0              | <b>1,941</b>     |
| High Density                   | 840              | 159            | 0              | 522                                    | 171                  | 0              | <b>1,692</b>     |
| Mixed Use                      | 0                | 40             | 0              | 40                                     | 163                  | 46             | <b>289</b>       |
| <b>Subtotal Residential</b>    | <b>999</b>       | <b>1,724</b>   | <b>230</b>     | <b>2,154</b>                           | <b>1,437</b>         | <b>106</b>     | <b>6,650</b>     |
| <b>Nonresidential</b>          |                  |                |                | <u>bldg. sq. ft.</u>                   |                      |                |                  |
| Community Commercial           | 0                | 1,089          | 888,286        | 19,711                                 | 692,495              | 0              | <b>1,601,581</b> |
| Business Professional          | 0                | 101,767        | 0              | 0                                      | 132,858              | 0              | <b>234,625</b>   |
| Mixed Use                      | 0                | 39,770         | 0              | 39,204                                 | 110,534              | 31,581         | <b>221,089</b>   |
| <b>Subtotal Nonresidential</b> | <b>0</b>         | <b>142,626</b> | <b>888,286</b> | <b>58,915</b>                          | <b>935,887</b>       | <b>31,581</b>  | <b>2,057,295</b> |

"dev\_uses"

Source: City of Roseville and SVSP Financing Plan

**Table B-3**  
**Sierra Vista Specific Plan Fee Program**  
**Public Land Dedication Summaries**

| Ownership Entity                     | Total        | ROW / Land.<br>Corridor [1] | Open<br>Space [2] | Public /<br>Quasi-Public | Paseos      | Parks       | Bus Transfer<br>Park & Ride | Other [3]  |
|--------------------------------------|--------------|-----------------------------|-------------------|--------------------------|-------------|-------------|-----------------------------|------------|
| Cyril G. Barbaccia Irrev. Trust      | 24.8         | 6.3                         | 9.7               | 0.0                      | 1.2         | 7.6         | 0.0                         | 0.0        |
| Mourier Investments, LLC.            | 156.5        | 44.6                        | 77.0              | 12.1                     | 5.8         | 12.8        | 0.0                         | 4.1        |
| DF Properties                        | 40.5         | 9.7                         | 26.3              | 0.0                      | 2.2         | 1.8         | 0.5                         | 0.0        |
| Westpark Federico / Mourier Federico | 219.4        | 46.6                        | 112.1             | 29.2                     | 9.5         | 16.4        | 0.0                         | 5.7        |
| Baseline P & R LLC                   | 94.7         | 48.3                        | 22.2              | 12.0                     | 0.0         | 11.8        | 0.4                         | 0.0        |
| Baybrook LP                          | 62.4         | 4.7                         | 17.6              | 0.2                      | 0.0         | 39.9        | 0.0                         | 0.0        |
| Offsite: Placer 2780 [4]             | 1.3          | 0.9                         | 0.3               | 0.1                      | 0.0         | 0.0         | 0.0                         | 0.0        |
| <b>Total SVSP</b>                    | <b>599.7</b> | <b>161.1</b>                | <b>265.2</b>      | <b>53.6</b>              | <b>18.7</b> | <b>90.3</b> | <b>0.9</b>                  | <b>9.8</b> |

"publand\_sum"

Source: Sierra Vista Specific Plan

[1] Excludes approximately 5.3 acres of ROW/Landscape Corridors in the SVSP Urban Reserve.

[2] Excludes open space areas designated as paseos.

[3] Includes nondevelopable portions of developable parcels that have powerline corridor and other use restrictions.

[4] Amount includes acreage for Placer 2780 (Offsite), which is not an ownership entity of the SVSP.

**Table B-4**  
**Sierra Vista Specific Plan Fee Program**  
**Open Space Land Dedication Detail**

| Ownership Entity                     | Total | Open Space Detail |                  |          |                    |                     |          | ACOE |
|--------------------------------------|-------|-------------------|------------------|----------|--------------------|---------------------|----------|------|
|                                      |       | WAPA Corridor     |                  |          | General Open Space |                     |          |      |
|                                      |       | WAPA<br>w/ Det.   | WAPA<br>w/o Det. | Subtotal | General<br>w/ Det. | General<br>w/o Det. | Subtotal |      |
| Cyril G. Barbaccia Irrev. Trust      | 9.7   | 0.0               | 0.0              | 0.0      | 7.8                | 1.9                 | 9.7      | 0.0  |
| Mourier Investments, LLC.            | 77.0  | 0.0               | 19.2             | 19.2     | 40.8               | 0.0                 | 40.8     | 17.1 |
| DF Properties                        | 26.3  | 0.0               | 0.0              | 0.0      | 26.3               | 0.0                 | 26.3     | 0.0  |
| Westpark Federico / Mourier Federico | 112.1 | 31.9              | 22.8             | 54.7     | 28.8               | 0.0                 | 28.8     | 28.6 |
| Baseline P & R LLC                   | 22.2  | 0.0               | 0.0              | 0.0      | 22.2               | 0.0                 | 22.2     | 0.0  |
| Baybrook LP                          | 17.6  | 0.0               | 0.0              | 0.0      | 17.6               | 0.0                 | 17.6     | 0.0  |
| Offsite: Placer 2780 [1]             | 0.3   | 0.0               | 0.0              | 0.0      | 0.3                | 0.0                 | 0.3      | 0.0  |
| Total SVSP                           | 265.2 | 31.9              | 42.0             | 73.9     | 143.8              | 1.9                 | 145.7    | 45.7 |

"os\_detail"

Source: Sierra Vista Specific Plan

[1] Amount includes acreage for Placer 2780 (Offsite), which is not an ownership entity of the SVSP.

**Table B-5**  
**Sierra Vista Specific Plan Fee Program**  
**Public/Quasi-Public Land Dedication Detail**

| Ownership Entity                     | Total       | Pubic/Quasi-Public Space Detail       |               |              |            |              |            |                    |                        |               |                 |                  |
|--------------------------------------|-------------|---------------------------------------|---------------|--------------|------------|--------------|------------|--------------------|------------------------|---------------|-----------------|------------------|
|                                      |             | Public/Quasi-Public Excluding Schools |               |              |            |              |            |                    |                        | School Land   |                 |                  |
|                                      |             | Church                                | Elect. Subst. | Recycle Ctr. | WWTP       | Fire Station | Well       | Sewer Lift Station | Subtotal Excl. Schools | Middle School | Element. School | Subtotal Schools |
| Cyril G. Barbaccia Irrev. Trust      | 0.0         | 0.0                                   | 0.0           | 0.0          | 0.0        | 0.0          | 0.0        | 0.0                | 0.0                    | 0.0           | 0.0             | 0.0              |
| Mourier Investments, LLC.            | 12.1        | 0.0                                   | 0.0           | 0.0          | 0.0        | 0.0          | 0.3        | 0.0                | 0.3                    | 0.0           | 11.8            | 11.8             |
| DF Properties                        | 0.0         | 0.0                                   | 0.0           | 0.0          | 0.0        | 0.0          | 0.0        | 0.0                | 0.0                    | 0.0           | 0.0             | 0.0              |
| Westpark Federico / Mourier Federico | 29.2        | 0.0                                   | 1.1           | 0.5          | 2.8        | 3.2          | 0.0        | 0.0                | 7.6                    | 21.6          | 0.0             | 21.6             |
| Baseline P & R LLC                   | 12.0        | 0.0                                   | 0.0           | 0.0          | 0.0        | 0.0          | 0.0        | 0.0                | 0.0                    | 0.0           | 12.0            | 12.0             |
| Baybrook LP                          | 0.2         | 0.0                                   | 0.0           | 0.0          | 0.0        | 0.0          | 0.0        | 0.2                | 0.2                    | 0.0           | 0.0             | 0.0              |
| Offsite: Placer 2780 [1]             | 0.1         | 0.0                                   | 0.0           | 0.0          | 0.0        | 0.0          | 0.0        | 0.1                | 0.1                    | 0.0           | 0.0             | 0.0              |
| <b>Total SVSP</b>                    | <b>53.6</b> | <b>0.0</b>                            | <b>1.1</b>    | <b>0.5</b>   | <b>2.8</b> | <b>3.2</b>   | <b>0.3</b> | <b>0.3</b>         | <b>8.2</b>             | <b>21.6</b>   | <b>23.8</b>     | <b>45.4</b>      |

"pqp\_detail"

Source: Sierra Vista Specific Plan

[1] Amount includes acreage for Placer 2780 (Offsite), which is not an ownership entity of the SVSP.



Table B-6

## Sierra Vista Specific Plan Fee Program

Detailed Specific Plan Land Use Information - As of March 30, 2018

| PARCEL                                                    | SPECIFIC PLAN LAND USE                  | ZONING | FEE PROGRAM DESIGNATIONS |                    |                    | Footnote | ACRES | ALLOCATED<br>UNITS | BUILDING<br>SQ. FT. | DENSITY  |
|-----------------------------------------------------------|-----------------------------------------|--------|--------------------------|--------------------|--------------------|----------|-------|--------------------|---------------------|----------|
|                                                           |                                         |        | ZONING<br>DESIGNATION    | Dev. Or<br>Nondev. | DEV.<br>LAND USE   |          |       |                    |                     |          |
| CGB                                                       |                                         |        |                          |                    |                    |          |       |                    |                     |          |
|                                                           |                                         |        |                          |                    |                    |          |       |                    |                     | 0.25 FAR |
| CG-1                                                      | LDR (Residential)                       | RS/DS  | RS/DS                    | D                  | LDR                |          | 22.6  | 115                | -                   | 5.1      |
| CG-1                                                      | LDR (Residential)                       | OS     | OS                       | ND                 | Paseo              |          | 0.4   | -                  | -                   | -        |
| CG-20                                                     | MDR (Residential)                       | RS/DS  | RS/DS                    | D                  | MDR                |          | 4.6   | 44                 | -                   | 9.6      |
| CG-20                                                     | MDR (Residential)                       | OS     | OS                       | ND                 | Paseo              |          | 0.3   | -                  | -                   | -        |
| CG-30                                                     | HDR (Residential)                       | R3     | R3                       | D                  | HDR                |          | 14.0  | 420                | -                   | 30.0     |
| CG-31                                                     | HDR (Residential)                       | R3     | R3                       | D                  | HDR                |          | 14.6  | 420                | -                   | 28.8     |
| CG-50                                                     | P/R (Park)                              | P/R    | P/R                      | ND                 | Park               |          | 7.6   | -                  | -                   | -        |
| CG-70                                                     | OS (Open Space)                         | OS     | OS                       | ND                 | Paseo              |          | 0.5   | -                  | -                   | -        |
| CG-80                                                     | OS (Open Space)                         | OS     | OS                       | ND                 | GND                |          | 1.9   | -                  | -                   | -        |
| CG-81                                                     | OS (Open Space)                         | OS     | OS                       | ND                 | GWD                |          | 6.8   | -                  | -                   | -        |
| CG-82                                                     | OS (Open Space)                         | OS     | OS                       | ND                 | GWD                |          | 1.0   | -                  | -                   | -        |
| CG-100                                                    | ROW/Landscape Corridors                 | ROW    | ROW                      | ND                 | -                  |          | 6.3   | -                  | -                   | -        |
| Subtotal CGB                                              |                                         |        |                          |                    |                    |          | 80.6  | 999                | 0                   |          |
| Mourier Inv. LLC (Connely)                                |                                         |        |                          |                    |                    |          |       |                    |                     |          |
| CO-1                                                      | LDR (Residential)                       | RS/DS  | RS/DS                    | D                  | LDR                |          | 17.3  | 86                 | -                   | 5.0      |
| CO-2A                                                     | LDR (Residential)                       | RS/DS  | RS/DS                    | D                  | LDR                |          | 14.2  | 71                 | -                   | 5.0      |
| CO-2B                                                     | LDR (Residential)                       | RS/DS  | RS/DS                    | D                  | LDR                |          | 14.6  | 73                 | -                   | 5.0      |
| CO-3                                                      | LDR (Residential)                       | RS/DS  | RS/DS                    | D                  | LDR                |          | 15.7  | 78                 | -                   | 5.0      |
| CO-20                                                     | MDR (Residential)                       | RS/DS  | RS/DS                    | D                  | MDR                |          | 9.4   | 84                 | -                   | 8.9      |
| CO-21                                                     | MDR (Residential)                       | RS/DS  | RS/DS                    | D                  | MDR                |          | 7.8   | 70                 | -                   | 9.0      |
| CO-22                                                     | MDR (Residential)                       | RS/DS  | RS/DS                    | D                  | MDR                |          | 4.5   | 43                 | -                   | 9.6      |
| CO-22                                                     | MDR (Residential)                       | OS     | OS                       | ND                 | Paseo              |          | 0.3   | -                  | -                   | -        |
| CO-40                                                     | CC (Commercial)                         | CC     | CC                       | D                  | N. Comm/Mini-Stor. |          | 0.1   | -                  | 1,089               | -        |
| CO-50                                                     | P/R (Park)                              | P/R    | P/R                      | ND                 | -                  |          | 1.0   | -                  | -                   | -        |
| CO-70                                                     | OS (Open Space)                         | OS     | OS                       | ND                 | Paseo              |          | 0.3   | -                  | -                   | -        |
| CO-71                                                     | OS (Open Space)                         | OS     | OS                       | ND                 | Paseo              |          | 0.5   | -                  | -                   | -        |
| CO-80A                                                    | OS (Open Space)                         | OS     | OS                       | ND                 | WAPA ND            |          | 4.5   | -                  | -                   | -        |
| CO-80B                                                    | OS (Open Space)                         | OS     | OS                       | ND                 | ACOE               |          | 9.7   | -                  | -                   | -        |
| CO-81A                                                    | OS (Open Space)                         | OS     | OS                       | ND                 | GWD                |          | 16.0  | -                  | -                   | -        |
| CO-81B                                                    | OS (Open Space)                         | OS     | OS                       | ND                 | ACOE               |          | 6.9   | -                  | -                   | -        |
| CO-100                                                    | ROW/Landscape Corridors                 | ROW    | ROW                      | ND                 | -                  |          | 17.3  | -                  | -                   | -        |
| Subtotal Mourier Inv. LLC (Connely)                       |                                         |        |                          |                    |                    |          | 140.1 | 505                | 1,089               |          |
| Mourier Inv. LLC (Bagley, Computer., and Wealth)          |                                         |        |                          |                    |                    |          |       |                    |                     |          |
| JM-1                                                      | LDR (Residential)                       | RS/DS  | RS/DS                    | D                  | LDR                |          | 17.0  | 84                 | -                   | 4.9      |
| JM-2                                                      | LDR (Residential)                       | RS/DS  | RS/DS                    | D                  | LDR                |          | 29.7  | 187                | -                   | 6.3      |
| JM-2                                                      | LDR (Residential)                       | OS     | OS                       | ND                 | Paseo              |          | 0.9   | -                  | -                   | -        |
| JM-3                                                      | LDR (Residential)                       | RS/DS  | RS/DS                    | D                  | LDR                |          | 30.2  | 127                | -                   | 4.2      |
| JM-3                                                      | LDR (Residential)                       | OS     | OS                       | ND                 | Paseo              |          | 0.5   | -                  | -                   | -        |
| JM-4                                                      | LDR (Residential)                       | RS/DS  | RS/DS                    | D                  | LDR                |          | 25.6  | 132                | -                   | 5.2      |
| JM-20                                                     | MDR (Residential)                       | RS/DS  | RS/DS                    | D                  | MDR                |          | 39.7  | 319                | -                   | 8.0      |
| JM-21                                                     | MDR (Residential)                       | RS/DS  | RS/DS                    | D                  | MDR                |          | 18.3  | 171                | -                   | 9.4      |
| JM-21                                                     | MDR (Residential)                       | OS     | OS                       | ND                 | Paseo              |          | 0.3   | -                  | -                   | -        |
| JM-30                                                     | HDR (Residential)                       | R3     | R3                       | D                  | HDR                |          | 7.5   | 159                | -                   | 21.2     |
| JM-40                                                     | Commercial Mixed Use                    | CMU/SA | CMU/SA                   | D                  | CMU/SA             |          | 5.7   | 40                 | 39,770              | 20.0     |
| JM-41A                                                    | Commercial/Business Professional        | CC/SA  | CC/SA                    | D                  | CC/BP              |          | 9.3   | -                  | 101,767             | -        |
| JM-41B                                                    | Commercial/Business Professional        | CC/SA  | CC/SA                    | ND                 | Parking            |          | 4.1   | -                  | -                   | -        |
| JM-50A                                                    | P/R (Park)                              | P/R    | P/R                      | ND                 | Park               |          | 7.7   | -                  | -                   | -        |
| JM-50B                                                    | P/R (Park)                              | P/R    | P/R                      | ND                 | Park               |          | 0.0   | -                  | -                   | -        |
| JM-51                                                     | P/R (Park)                              | P/R    | P/R                      | ND                 | Park               |          | 2.6   | -                  | -                   | -        |
| JM-52                                                     | P/R (Park)                              | P/R    | P/R                      | ND                 | Park               |          | 1.5   | -                  | -                   | -        |
| JM-60                                                     | Public/Quasi-Public (Well)              | P/QP   | P/QP - Well              | ND                 | -                  |          | 0.3   | -                  | -                   | -        |
| JM-61                                                     | Public/Quasi-Public (Elementary School) | P/QP   | P/QP - Elem School       | ND                 | -                  |          | 11.8  | -                  | -                   | -        |
| JM-70                                                     | OS (Open Space)                         | OS     | OS                       | ND                 | Paseo              |          | 0.3   | -                  | -                   | -        |
| JM-71                                                     | OS (Open Space)                         | OS     | OS                       | ND                 | Paseo              |          | 0.9   | -                  | -                   | -        |
| JM-72                                                     | OS (Open Space)                         | OS     | OS                       | ND                 | Paseo              |          | 0.3   | -                  | -                   | -        |
| JM-73A                                                    | OS (Open Space)                         | OS     | OS                       | ND                 | Paseo              |          | 0.6   | -                  | -                   | -        |
| JM-73B                                                    | OS (Open Space)                         | OS     | OS                       | ND                 | Paseo              |          | 0.9   | -                  | -                   | -        |
| JM-80                                                     | OS (Open Space)                         | OS     | OS                       | ND                 | ACOE               |          | 0.5   | -                  | -                   | -        |
| JM-81                                                     | OS (Open Space)                         | OS     | OS                       | ND                 | WAPA ND            |          | 6.2   | -                  | -                   | -        |
| JM-82                                                     | OS (Open Space)                         | OS     | OS                       | ND                 | WAPA ND            |          | 2.4   | -                  | -                   | -        |
| JM-83                                                     | OS (Open Space)                         | OS     | OS                       | ND                 | WAPA ND            |          | 6.1   | -                  | -                   | -        |
| JM-84                                                     | OS (Open Space)                         | OS     | OS                       | ND                 | GWD                |          | 10.0  | -                  | -                   | -        |
| JM-85                                                     | OS (Open Space)                         | OS     | OS                       | ND                 | GWD                |          | 14.8  | -                  | -                   | -        |
| ROW                                                       | ROW/Landscape Corridors                 | ROW    | ROW                      | ND                 | -                  |          | 27.3  | -                  | -                   | -        |
| Subtotal Mourier Inv. LLC (Bagley, Computer., and Wealth) |                                         |        |                          |                    |                    |          | 282.9 | 1,219              | 141,537             |          |
| DF Properties                                             |                                         |        |                          |                    |                    |          |       |                    |                     |          |
| DF-1                                                      | LDR (Residential)                       | RS/DS  | RS/DS                    | D                  | LDR                |          | 20.3  | 100                | -                   | 4.9      |
| DF-2                                                      | LDR (Residential)                       | RS/DS  | RS/DS                    | D                  | LDR                |          | 3.2   | 15                 | -                   | 4.7      |
| DF-20                                                     | MDR (Residential)                       | RS/DS  | RS/DS                    | D                  | MDR                |          | 14.5  | 115                | -                   | 7.9      |
| DF-40A                                                    | CC (Commercial)                         | GC     | GC                       | D                  | Reg. Comm.         |          | 12.1  | -                  | 131,431             | -        |
| DF-40B                                                    | CC (Commercial)                         | GC     | GC                       | ND                 | Bus/Park/Ride      |          | 0.5   | -                  | -                   | -        |

Table B-6

## Sierra Vista Specific Plan Fee Program

Detailed Specific Plan Land Use Information - As of March 30, 2018

| PARCEL                                               | SPECIFIC PLAN LAND USE                      | ZONING | FEE PROGRAM DESIGNATIONS |                    |                  | Footnote | ACRES        | ALLOCATED<br>UNITS | BUILDING<br>SQ. FT. | DENSITY |
|------------------------------------------------------|---------------------------------------------|--------|--------------------------|--------------------|------------------|----------|--------------|--------------------|---------------------|---------|
|                                                      |                                             |        | ZONING<br>DESIGNATION    | Dev. Or<br>Nondev. | DEV.<br>LAND USE |          |              |                    |                     |         |
| DF-41                                                | CC (Commercial)                             | GC     | GC                       | D                  | Reg. Comm.       |          | 29.3         | -                  | 319,077             | -       |
| DF-42                                                | CC (Commercial)                             | GC     | GC                       | D                  | Reg. Comm.       |          | 40.2         | -                  | 437,778             | -       |
| DF-50                                                | P/R (Park)                                  | P/R    | P/R                      | ND                 | Park             |          | 1.8          | -                  | -                   | -       |
| DF-70                                                | OS (Open Space)                             | OS     | OS                       | ND                 | Paseo            |          | 0.6          | -                  | -                   | -       |
| DF-71                                                | OS (Open Space)                             | OS     | OS                       | ND                 | Paseo            |          | 1.2          | -                  | -                   | -       |
| DF-72                                                | OS (Open Space)                             | OS     | OS                       | ND                 | Paseo            |          | 0.4          | -                  | -                   | -       |
| DF-80                                                | OS (Open Space)                             | OS     | OS                       | ND                 | GWD              |          | 21.6         | -                  | -                   | -       |
| DF-81                                                | OS (Open Space)                             | OS     | OS                       | ND                 | GWD              |          | 4.7          | -                  | -                   | -       |
| DF-100                                               | ROW/Landscape Corridors                     | ROW    | ROW                      | ND                 | -                |          | 9.7          | -                  | -                   | -       |
| <b>Subtotal DF Properties</b>                        |                                             |        |                          |                    |                  |          | <b>160.1</b> | <b>230</b>         | <b>888,286</b>      |         |
| <b>Westpark Federico / Mourier Federico</b>          |                                             |        |                          |                    |                  |          |              |                    |                     |         |
| FD-1                                                 | LDR (Residential)                           | RS/DS  | RS/DS                    | D                  | LDR              |          | 18.3         | 91                 | -                   | 5.0     |
| FD-2                                                 | LDR (Residential)                           | RS/DS  | RS/DS                    | D                  | LDR              |          | 15.7         | 81                 | -                   | 5.2     |
| FD-2                                                 | LDR (Residential)                           | OS     | OS                       | ND                 | Paseo            |          | 0.6          | -                  | -                   | -       |
| FD-3                                                 | LDR (Residential)                           | RS/DS  | RS/DS                    | D                  | LDR              |          | 9.1          | 46                 | -                   | 5.1     |
| FD-4                                                 | LDR (Residential)                           | RS/DS  | RS/DS                    | D                  | LDR              |          | 6.1          | 33                 | -                   | 5.4     |
| FD-4                                                 | LDR (Residential)                           | OS     | OS                       | ND                 | Paseo            |          | 0.3          | -                  | -                   | -       |
| FD-5                                                 | LDR (Residential)                           | RS/DS  | RS/DS                    | D                  | LDR              |          | 17.4         | 87                 | -                   | 5.0     |
| FD-6                                                 | LDR (Residential)                           | RS/DS  | RS/DS                    | D                  | LDR              |          | 13.5         | 69                 | -                   | 5.1     |
| FD-6                                                 | LDR (Residential)                           | OS     | OS                       | ND                 | Paseo            |          | 0.3          | -                  | -                   | -       |
| FD-7                                                 | LDR (Residential)                           | RS/DS  | RS/DS                    | D                  | LDR              |          | 8.5          | 42                 | -                   | 4.9     |
| FD-8A                                                | LDR (Residential)                           | RS/DS  | RS/DS                    | D                  | LDR              |          | 15.6         | 78                 | -                   | 5.0     |
| FD-8B                                                | LDR (Residential)                           | RS/DS  | RS/DS                    | D                  | LDR              |          | 17.3         | 86                 | -                   | 5.0     |
| FD-9                                                 | LDR (Residential)                           | RS/DS  | RS/DS                    | D                  | LDR              |          | 18.3         | 109                | -                   | 6.0     |
| FD-10                                                | LDR (Residential)                           | RS/DS  | RS/DS                    | D                  | LDR              |          | 18.7         | 93                 | -                   | 5.0     |
| FD-20A                                               | MDR (Residential)                           | RS/DS  | RS/DS                    | D                  | MDR              |          | 14.2         | 110                | -                   | 7.7     |
| FD-20B                                               | MDR (Residential)                           | RS/DS  | RS/DS                    | D                  | MDR              |          | 11.1         | 88                 | -                   | 7.9     |
| FD-21                                                | MDR (Residential)                           | RS/DS  | RS/DS                    | D                  | MDR              |          | 22.0         | 204                | -                   | 9.3     |
| FD-21                                                | MDR (Residential)                           | OS     | OS                       | ND                 | Paseo            |          | 0.7          | -                  | -                   | -       |
| FD-22A                                               | LDR (Residential)                           | RS/DS  | RS/DS                    | D                  | LDR              |          | 12.0         | 76                 | -                   | 6.3     |
| FD-22B                                               | LDR (Residential)                           | RS/DS  | RS/DS                    | D                  | LDR              |          | 10.5         | 60                 | -                   | 5.7     |
| FD-23                                                | MDR (Residential)                           | RS/DS  | RS/DS                    | D                  | MDR              |          | 15.9         | 143                | -                   | 9.0     |
| FD-24                                                | MDR (Residential)                           | RS/DS  | RS/DS                    | D                  | MDR              |          | 10.7         | 96                 | -                   | 9.0     |
| FD-32                                                | HDR (Residential)                           | R3     | R3                       | D                  | HDR              |          | 8.9          | 178                | -                   | 20.0    |
| FD-33                                                | HDR (Residential)                           | R3     | R3                       | D                  | HDR              |          | 8.6          | 172                | -                   | 20.0    |
| FD-34                                                | HDR (Residential)                           | R3     | R3                       | D                  | HDR              |          | 7.0          | 172                | -                   | 24.4    |
| FD-40A                                               | CC (Commercial)                             | CC     | CC                       | D                  | Mini-Storage     |          | 1.8          | -                  | 19,711              | -       |
| FD-40B                                               | CC (Commercial)                             | CC     | CC                       | ND                 | Undev.           |          | 5.7          | -                  | -                   | -       |
| FD-41                                                | Commercial Mixed Use                        | CMU/SA | CMU/SA                   | D                  | CMU/SA           |          | 5.6          | 40                 | 39,204              | 20.0    |
| FD-41                                                | Commercial Mixed Use                        | ROW    | ROW                      | ND                 | Additional ROW   | [1]      | 0.1          | -                  | -                   | -       |
| FD-50                                                | P/R (Park)                                  | P/R    | P/R                      | ND                 | Park             |          | 1.7          | -                  | -                   | -       |
| FD-51                                                | P/R (Park)                                  | P/R    | P/R                      | ND                 | Park             |          | 1.1          | -                  | -                   | -       |
| FD-52                                                | P/R (Park)                                  | P/R    | P/R                      | ND                 | Park             |          | 5.5          | -                  | -                   | -       |
| FD-53                                                | P/R (Park)                                  | P/R    | P/R                      | ND                 | Park             |          | 8.1          | -                  | -                   | -       |
| FD-61                                                | Public/Quasi-Public (Electrical Substation) | P/QP   | P/QP - Elect             | ND                 | -                |          | 1.1          | -                  | -                   | -       |
| FD-62                                                | Public/Quasi-Public (Recycle Center)        | P/QP   | P/QP - Recycle           | ND                 | -                |          | 0.5          | -                  | -                   | -       |
| FD-63                                                | Public/Quasi-Public (Water Treatment/Well)  | P/QP   | P/QP - WWTP              | ND                 | -                |          | 2.8          | -                  | -                   | -       |
| FD-64                                                | Public/Quasi-Public (Fire Station)          | P/QP   | P/QP - Fire              | ND                 | -                |          | 3.2          | -                  | -                   | -       |
| FD-65                                                | Public/Quasi-Public (Middle School)         | P/QP   | P/QP - Middle School     | ND                 | -                |          | 21.6         | -                  | -                   | -       |
| FD-70                                                | OS (Open Space)                             | OS     | OS                       | ND                 | Paseo            |          | 1.1          | -                  | -                   | -       |
| FD-71A                                               | OS (Open Space)                             | OS     | OS                       | ND                 | Paseo            |          | 0.7          | -                  | -                   | -       |
| FD-71B                                               | OS (Open Space)                             | OS     | OS                       | ND                 | Paseo            |          | 0.8          | -                  | -                   | -       |
| FD-72A                                               | OS (Open Space)                             | OS     | OS                       | ND                 | Paseo            |          | 0.3          | -                  | -                   | -       |
| FD-72B                                               | OS (Open Space)                             | OS     | OS                       | ND                 | Paseo            |          | 0.3          | -                  | -                   | -       |
| FD-73A                                               | OS (Open Space)                             | OS     | OS                       | ND                 | Paseo            |          | 0.5          | -                  | -                   | -       |
| FD-73B                                               | OS (Open Space)                             | OS     | OS                       | ND                 | Paseo            |          | 0.5          | -                  | -                   | -       |
| FD-74                                                | OS (Open Space)                             | OS     | OS                       | ND                 | Paseo            |          | 0.7          | -                  | -                   | -       |
| FD-75                                                | OS (Open Space)                             | OS     | OS                       | ND                 | Paseo            |          | 1.2          | -                  | -                   | -       |
| FD-76                                                | OS (Open Space)                             | OS     | OS                       | ND                 | Paseo            |          | 0.2          | -                  | -                   | -       |
| FD-77                                                | OS (Open Space)                             | OS     | OS                       | ND                 | Paseo            |          | 1.4          | -                  | -                   | -       |
| FD-80                                                | OS (Open Space)                             | OS     | OS                       | ND                 | GWD              |          | 5.7          | -                  | -                   | -       |
| FD-81                                                | OS (Open Space)                             | OS     | OS                       | ND                 | GWD              |          | 5.5          | -                  | -                   | -       |
| FD-82A                                               | OS (Open Space)                             | OS     | OS                       | ND                 | WAPA WD          |          | 11.1         | -                  | -                   | -       |
| FD-82B                                               | OS (Open Space)                             | OS     | OS                       | ND                 | GWD              |          | 0.1          | -                  | -                   | -       |
| FD-83                                                | OS (Open Space)                             | OS     | OS                       | ND                 | ACOE             |          | 3.5          | -                  | -                   | -       |
| FD-84A                                               | OS (Open Space)                             | OS     | OS                       | ND                 | GWD              |          | 17.5         | -                  | -                   | -       |
| FD-84B                                               | OS (Open Space)                             | OS     | OS                       | ND                 | ACOE             |          | 7.8          | -                  | -                   | -       |
| FD-85                                                | OS (Open Space)                             | OS     | OS                       | ND                 | WAPA WD          |          | 20.8         | -                  | -                   | -       |
| FD-86                                                | OS (Open Space)                             | OS     | OS                       | ND                 | WAPA ND          |          | 1.7          | -                  | -                   | -       |
| FD-87A                                               | OS (Open Space)                             | OS     | OS                       | ND                 | ACOE             |          | 4.1          | -                  | -                   | -       |
| FD-87B                                               | OS (Open Space)                             | OS     | OS                       | ND                 | WAPA ND          |          | 0.2          | -                  | -                   | -       |
| FD-88A                                               | OS (Open Space)                             | OS     | OS                       | ND                 | ACOE             |          | 13.2         | -                  | -                   | -       |
| FD-88B                                               | OS (Open Space)                             | OS     | OS                       | ND                 | WAPA ND          |          | 20.9         | -                  | -                   | -       |
| FD-100                                               | ROW/Landscape Corridors                     | ROW    | ROW                      | ND                 | -                |          | 46.5         | -                  | -                   | -       |
| <b>Subtotal Westpark Federico / Mourier Federico</b> |                                             |        |                          |                    |                  |          | <b>506.3</b> | <b>2,154</b>       | <b>58,915</b>       |         |

**Table B-6**  
**Sierra Vista Specific Plan Fee Program**  
**Detailed Specific Plan Land Use Information - As of March 30, 2018**

| PARCEL                       | SPECIFIC PLAN LAND USE                   | ZONING | FEE PROGRAM DESIGNATIONS |                    |                  | Footnote | ACRES   | ALLOCATED<br>UNITS | BUILDING<br>SQ. FT. | DENSITY |
|------------------------------|------------------------------------------|--------|--------------------------|--------------------|------------------|----------|---------|--------------------|---------------------|---------|
|                              |                                          |        | ZONING<br>DESIGNATION    | Dev. Or<br>Nondev. | DEV.<br>LAND USE |          |         |                    |                     |         |
| Baseline P& R LLC.           |                                          |        |                          |                    |                  |          |         |                    |                     |         |
| KT-1B                        | LDR (Residential)                        | RS/DS  | RS/DS                    | D                  | LDR              |          | 20.4    | 95                 | -                   | 4.7     |
| KT-2                         | LDR (Residential)                        | RS/DS  | RS/DS                    | D                  | LDR              |          | 23.7    | 125                | -                   | 5.3     |
| KT-3A                        | LDR (Residential)                        | RS/DS  | RS/DS                    | D                  | LDR              |          | 19.2    | 109                | -                   | 5.7     |
| KT-3B                        | LDR (Residential)                        | RS/DS  | RS/DS                    | D                  | LDR              |          | 19.4    | 97                 | -                   | 5.0     |
| KT-4                         | LDR (Residential)                        | RS/DS  | RS/DS                    | D                  | LDR              |          | 14.3    | 84                 | -                   | 5.9     |
| KT-5                         | LDR (Residential)                        | RS/DS  | RS/DS                    | D                  | LDR              |          | 23.5    | 139                | -                   | 5.9     |
| KT-20                        | MDR (Residential)                        | RS/DS  | RS/DS                    | D                  | MDR              |          | 22.5    | 167                | -                   | 7.4     |
| KT-21A                       | MDR (Residential)                        | RS/DS  | RS/DS                    | D                  | MDR              |          | 18.6    | 135                | -                   | 7.3     |
| KT-21B                       | MDR (Residential)                        | RS/DS  | RS/DS                    | D                  | MDR              |          | 18.6    | 152                | -                   | 8.2     |
| KT-30                        | HDR (Residential)                        | R3     | R3                       | D                  | HDR              |          | 7.5     | 171                | -                   | 22.8    |
| KT-40B                       | CC (Commercial Mixed Use)                | CMU/SA | CMU/SA                   | D                  | CMU/SA           |          | 18.3    | 163                | 110,534             | 20.0    |
| KT-41A                       | CC (Commercial)                          | GC     | GC                       | D                  | Reg. Comm.       |          | 54.8    | -                  | 596,663             | -       |
| KT-41B                       | CC (Commercial)                          | GC     | GC                       | D                  | Reg. Comm.       |          | 0.0     | -                  | -                   | -       |
| KT-41B                       | CC (Commercial)                          | GC     | GC                       | ND                 | Bus/Park/Ride    |          | 0.4     | -                  | -                   | -       |
| KT-42                        | CC (Commercial)                          | GC     | GC                       | D                  | Reg. Comm.       |          | 8.8     | -                  | 95,832              | -       |
| KT-43                        | Commercial/Business Professional         | CC/SA  | CC/SA                    | D                  | Office           |          | 12.2    | -                  | 132,858             | -       |
| KT-51                        | P/R (Park)                               | P/R    | P/R                      | ND                 | Park             |          | 4.2     | -                  | -                   | -       |
| KT-52                        | P/R (Park)                               | P/R    | P/R                      | ND                 | Park             |          | 7.6     | -                  | -                   | -       |
| KT-61                        | Public/Quasi-Public (Elementary School)  | P/QP   | P/QP - Elem School       | ND                 | -                |          | 12.0    | -                  | -                   | -       |
| KT-80B                       | OS (Open Space)                          | OS     | OS                       | ND                 | GWD              |          | 17.5    | -                  | -                   | -       |
| KT-81                        | OS (Open Space)                          | OS     | OS                       | ND                 | GWD              |          | 4.7     | -                  | -                   | -       |
| KT-100A                      | ROW/Landscape Corridors                  | ROW    | ROW                      | ND                 | -                |          | 48.3    | -                  | -                   | -       |
| Subtotal Baseline P& R LLC.  |                                          |        |                          |                    |                  |          | 376.5   | 1,437              | 935,887             |         |
| Baybrook LP                  |                                          |        |                          |                    |                  |          |         |                    |                     |         |
| KT-1A                        | LDR (Residential)                        | RS/DS  | RS/DS                    | D                  | LDR              |          | 12.4    | 60                 | -                   | 4.8     |
| KT-40A                       | CC (Commercial Mixed Use)                | CMU/SA | CMU/SA                   | D                  | CMU/SA           |          | 5.2     | 46                 | 31,581              | 20.0    |
| KT-50                        | P/R (Park)                               | P/R    | P/R                      | ND                 | Park             |          | 39.9    | -                  | -                   | -       |
| KT-60A                       | Public/Quasi-Public (Sewer Lift Station) | P/QP   | P/QP - Sewer LS          | ND                 | -                |          | 0.2     | -                  | -                   | -       |
| KT-80A-1                     | OS (Open Space)                          | OS     | OS                       | ND                 | GWD              |          | 17.6    | -                  | -                   | -       |
| KT-82                        | ROW/Landscape Corridors                  | ROW    | ROW                      | ND                 | -                |          | 0.5     | -                  | -                   | -       |
| KT-100B                      | ROW/Landscape Corridors                  | ROW    | ROW                      | ND                 | -                | [2]      | 4.2     | -                  | -                   | -       |
| Subtotal Baybrook LP         |                                          |        |                          |                    |                  |          | 80.0    | 106                | 31,581              |         |
| Urban Reserve                |                                          |        |                          |                    |                  |          |         |                    |                     |         |
| UR-92                        | Urban Reserve                            | UR     | UR                       | -                  | -                |          | 40.1    | -                  | -                   | -       |
| UR-100                       | ROW/Landscape Corridors                  | URROW  | URROW                    | -                  | -                |          | 5.3     | -                  | -                   | -       |
| Subtotal Urban Reserve       |                                          |        |                          |                    |                  |          | 45.4    | 0.0                | 0.0                 |         |
| Placer 2780                  |                                          |        |                          |                    |                  |          |         |                    |                     |         |
| KT-60B                       | Public/Quasi-Public (Sewer Lift Station) | P/QP   | P/QP - Sewer LS          | ND                 | -                | [3]      | 0.1     | -                  | -                   | -       |
| KT-80A-2                     | OS (Open Space)                          | OS     | OS                       | ND                 | GWD              | [3]      | 0.3     | -                  | -                   | -       |
| KT-100C                      | ROW/Landscape Corridors                  | ROW    | ROW                      | ND                 | -                | [3]      | 0.9     | -                  | -                   | -       |
| Subtotal Placer 2780         |                                          |        |                          |                    |                  |          | 1.3     | 0                  | 0                   |         |
| Subtotal Excluding Westbrook |                                          |        |                          |                    |                  |          | 1,673.2 | 6,650              | 2,057,295           |         |
| Westbrook Acres              |                                          |        |                          |                    |                  |          | 366.2   |                    |                     |         |
| TOTAL SVSP Acres             |                                          |        |                          |                    |                  |          | 2,039.4 |                    |                     |         |

Source: MacKay & Sompas

"lu\_detail"

**Footnotes:**

- [1] Additional ROW required in the future will be included in Fee adjustments.  
[2] Modified based on the Portion of Improvements on APN 017-150-011 exhibit, dated 3 March 2010.  
[3] Based on the Portion of Improvements on APN 017-150-011 exhibit, dated 3 March 2010.  
[4] Areas designated as Paseo are anticipated to be dedicated to the city as ROW/Paseo and fee adjusted as such.



## APPENDIX C:

### SVSP Fee Program Cost Detail Tables

*Note: Schedule JJ and Paseo Improvement Costs from 2011 SVSP Fee Program Nexus Study. Costs have been updated as detailed in **Chapter 4** of this 2018 Nexus Study Update.*

|                                                                           |     |
|---------------------------------------------------------------------------|-----|
| Schedule JJ-1 (2 pages) .....                                             | C-1 |
| Preliminary Quantity Estimate—Paseo Improvements.....                     | C-3 |
| Table C-1      Estimated Bus Transfer Station and Park & Ride Costs ..... | C-4 |

**SCHEDULE JJ-1**  
**(SHEET 1 OF 2, PAGE 1 OF 2)**

Job #: 18254-SP0  
Sierra Vista Specific Plan  
Backbone Infrastructure Costs  
SCHEDULE JJ-1 - Overall Segments.xls  
2010.12.03  
SEH

Preliminary Opinion of Construction Costs  
Major Backbone Infrastructure Only

| No.            | Roadway                                 | CITY / COUNTY TOTAL | CIP TOTAL            | Streetwork           | Concrete            | Storm Drain          | Sanitary Sewer      |
|----------------|-----------------------------------------|---------------------|----------------------|----------------------|---------------------|----------------------|---------------------|
| 1              | Fiddymont Road - Segment 1              | \$ -                | \$ -                 | \$ 578,141           | \$ 84,672           | \$ 736,848           | \$ -                |
| 2              | Fiddymont Road - Segment 2              | \$ -                | \$ 360,000           | \$ 842,876           | \$ 66,528           | \$ 302,998           | \$ -                |
| 3              | Baseline Road - Segment 1               | \$ 918,677          | \$ -                 | \$ 507,339           | \$ 100,022          | \$ 212,400           | \$ -                |
| 4              | Baseline Road - Segment 2               | \$ 347,337          | \$ -                 | \$ 315,135           | \$ 62,266           | \$ -                 | \$ -                |
| 5              | Baseline Road - Segment 3               | \$ 1,334,473        | \$ -                 | \$ 557,684           | \$ 110,025          | \$ 118,800           | \$ -                |
| 6              | Baseline Road - Segment 4               | \$ 340,686          | \$ -                 | \$ 309,133           | \$ 61,073           | \$ 327,780           | \$ -                |
| 7              | Baseline Road - Segment 5               | \$ 1,119,320        | \$ -                 | \$ 1,048,381         | \$ 135,991          | \$ 387,648           | \$ -                |
| 8              | Baseline Road - Segment 6               | \$ 395,743          | \$ -                 | \$ 718,811           | \$ 70,943           | \$ 508,320           | \$ -                |
| 9              | Baseline Road - Segment 7               | \$ 400,547          | \$ -                 | \$ 363,146           | \$ 71,804           | \$ 696,600           | \$ -                |
| 10             | Baseline Road - Segment 8               | \$ 961,928          | \$ -                 | \$ 544,855           | \$ 107,905          | \$ 210,686           | \$ -                |
| 11             | Baseline Road - Segment 9               | \$ 409,415          | \$ -                 | \$ 373,308           | \$ 73,394           | \$ 116,784           | \$ -                |
| 12             | Santucci Boulevard - Segment 1          | \$ -                | \$ 796,930           | \$ 601,252           | \$ 112,608          | \$ 583,920           | \$ 62,640           |
| 13             | Santucci Boulevard - Segment 2          | \$ -                | \$ 1,157,474         | \$ 1,091,420         | \$ 205,344          | \$ 185,040           | \$ 214,560          |
| 14             | Santucci Boulevard - Segment 3          | \$ -                | \$ 398,583           | \$ 545,874           | \$ 102,540          | \$ 236,520           | \$ 82,714           |
| 15             | Santucci Boulevard - Segment 4          | \$ -                | \$ 376,273           | \$ 514,304           | \$ 96,975           | \$ 476,640           | \$ 151,085          |
| 16             | Santucci Boulevard - Segment 5          | \$ -                | \$ 896,138           | \$ 734,238           | \$ 138,177          | \$ 461,628           | \$ 115,920          |
| 17             | Santucci Boulevard - Segment 6          | \$ -                | \$ 832,428           | \$ 1,136,876         | \$ 214,353          | \$ 526,320           | \$ -                |
| 18             | Westbrook Boulevard - Segment 1         | \$ -                | \$ 878,664           | \$ 563,363           | \$ 135,660          | \$ 419,760           | \$ 99,720           |
| 19             | Westbrook Boulevard - Segment 2         | \$ -                | \$ 1,156,443         | \$ 862,223           | \$ 208,126          | \$ 165,960           | \$ 18,720           |
| 20             | Westbrook Boulevard - Segment 3         | \$ -                | \$ 926,489           | \$ 614,175           | \$ 147,980          | \$ 267,840           | \$ -                |
| 21             | Westbrook Boulevard - Segment 4         | \$ -                | \$ 1,196,964         | \$ 905,932           | \$ 218,724          | \$ 722,340           | \$ 147,600          |
| 22             | Westbrook Boulevard - Segment 5         | \$ -                | \$ 535,592           | \$ 580,847           | \$ 139,899          | \$ 140,220           | \$ 105,840          |
| 23             | Westbrook Boulevard - Segment 6 [2]     | \$ -                | \$ 467,472           | \$ -                 | \$ -                | \$ -                 | \$ 266,400          |
| 24             | Market Street - Segment 1               | \$ -                | \$ -                 | \$ 348,723           | \$ 63,867           | \$ 453,708           | \$ 241,560          |
| 25             | Market Street - Segment 2               | \$ -                | \$ -                 | \$ 499,170           | \$ 91,748           | \$ 250,560           | \$ 252,720          |
| 26             | Market Street - Segment 3               | \$ -                | \$ -                 | \$ 245,624           | \$ 38,344           | \$ 115,200           | \$ 103,392          |
| 27             | Market Street - Segment 4               | \$ -                | \$ -                 | \$ 494,894           | \$ 83,523           | \$ 305,280           | \$ 167,760          |
| 28             | Market Street - Segment 5               | \$ -                | \$ -                 | \$ 422,233           | \$ 70,520           | \$ 498,730           | \$ 193,680          |
| 29             | Upland Drive - Segment 1                | \$ -                | \$ -                 | \$ 345,444           | \$ 63,262           | \$ 227,520           | \$ 54,720           |
| 30             | Upland Drive - Segment 2                | \$ -                | \$ -                 | \$ 459,095           | \$ 77,717           | \$ 101,880           | \$ 54,720           |
| 31             | Upland Drive - Segment 3                | \$ -                | \$ -                 | \$ 377,772           | \$ 62,718           | \$ 366,120           | \$ 121,277          |
| 32             | Upland Drive - Segment 4                | \$ -                | \$ -                 | \$ 242,415           | \$ 44,392           | \$ 153,360           | \$ 132,768          |
| 33             | Upland Drive - Segment 5                | \$ -                | \$ -                 | \$ 436,797           | \$ 73,604           | \$ 379,440           | \$ 75,600           |
| 34             | Federico Drive - Segment 1              | \$ -                | \$ -                 | \$ 841,112           | \$ 148,176          | \$ 492,473           | \$ 197,280          |
| 35             | Federico Drive - Segment 2              | \$ -                | \$ -                 | \$ 712,242           | \$ 124,407          | \$ 167,040           | \$ -                |
| 36             | Federico Drive - Segment 3              | \$ -                | \$ -                 | \$ 211,193           | \$ 31,994           | \$ 200,880           | \$ 33,840           |
| 37             | Vista Grande Boulevard - Segment 1      | \$ -                | \$ 714,963           | \$ 846,119           | \$ 211,968          | \$ 147,600           | \$ 12,240           |
| 38             | Vista Grande Boulevard - Segment 2      | \$ -                | \$ 253,283           | \$ 604,539           | \$ 151,557          | \$ 152,640           | \$ 130,522          |
| 39             | Vista Grande Boulevard - Segment 3      | \$ -                | \$ 1,012,970         | \$ 696,947           | \$ 174,874          | \$ 75,240            | \$ 157,680          |
| 40             | Vista Grande Boulevard - Segment 4      | \$ -                | \$ 292,970           | \$ 696,947           | \$ 174,874          | \$ 156,780           | \$ 193,248          |
| 41             | Vista Grande Boulevard - Segment 5      | \$ -                | \$ 737,268           | \$ 898,564           | \$ 225,746          | \$ 340,920           | \$ 194,040          |
| 42             | Vista Grande Boulevard - Segment 6      | \$ -                | \$ 897,785           | \$ 1,281,381         | \$ 321,794          | \$ 329,760           | \$ 356,040          |
| 43             | Vista Grande Boulevard - Segment 7      | \$ -                | \$ 343,837           | \$ 819,282           | \$ 205,741          | \$ 316,440           | \$ 340,920          |
| 44             | Vista Grande Boulevard - Segment 8      | \$ -                | \$ 236,457           | \$ 562,476           | \$ 141,489          | \$ 164,160           | \$ 216,360          |
| 45             | For Vista Grande Boulevard - Segment 2  | \$ -                | \$ -                 | \$ -                 | \$ -                | \$ 239,616           | \$ -                |
| 46             | Sierra Glen Drive - Segment 1           | \$ -                | \$ -                 | \$ -                 | \$ -                | \$ 298,080           | \$ 91,800           |
| 47             | Frontage - JM-80                        | \$ -                | \$ -                 | \$ 96,271            | \$ 15,379           | \$ 87,768            | \$ -                |
| 48             | PQP Site on JM-60                       | \$ -                | \$ -                 | \$ -                 | \$ -                | \$ -                 | \$ -                |
| 49             | For Vista Grande Boulevard - Segment 3  | \$ -                | \$ -                 | \$ -                 | \$ -                | \$ 195,624           | \$ -                |
| 50             | Park & Ride and Bus Transfer Station    | \$ -                | \$ -                 | \$ -                 | \$ -                | \$ -                 | \$ -                |
| 51             | For Vista Grande Boulevard - Segment 8  | \$ -                | \$ -                 | \$ -                 | \$ -                | \$ 154,080           | \$ -                |
| 52             | Sierra Village Drive - Segment 3        | \$ -                | \$ -                 | \$ -                 | \$ -                | \$ -                 | \$ 224,640          |
| 53             | PQP Site on KT-60                       | \$ -                | \$ -                 | \$ -                 | \$ -                | \$ -                 | \$ 720,000          |
| 54             | Park & Ride                             | \$ -                | \$ -                 | \$ -                 | \$ -                | \$ -                 | \$ -                |
| 55             | From Vista Grande Boulevard - Segment 6 | \$ -                | \$ -                 | \$ -                 | \$ -                | \$ 293,558           | \$ -                |
| 56             | From Federico Drive - Segment 2         | \$ -                | \$ -                 | \$ -                 | \$ -                | \$ 230,256           | \$ -                |
| 57             | Sierra Glen Drive - Segment 2           | \$ -                | \$ -                 | \$ -                 | \$ -                | \$ -                 | \$ 231,120          |
| 58             | From Santucci Boulevard - Segment 4     | \$ -                | \$ -                 | \$ -                 | \$ -                | \$ -                 | \$ -                |
| 59             | Frontage - FD-87A                       | \$ -                | \$ -                 | \$ 70,310            | \$ 11,232           | \$ 101,700           | \$ -                |
| 60             | Frontage - FD-88A                       | \$ -                | \$ -                 | \$ 415,552           | \$ 66,384           | \$ 267,739           | \$ -                |
| 61             | Frontage - FD-63                        | \$ -                | \$ -                 | \$ 48,316            | \$ 7,718            | \$ 12,960            | \$ -                |
| 62             | Frontage - FD-64                        | \$ -                | \$ -                 | \$ 83,291            | \$ 13,306           | \$ -                 | \$ -                |
| 63             | PQP Site on FD-63                       | \$ -                | \$ -                 | \$ -                 | \$ -                | \$ -                 | \$ -                |
| 64             | PQP Site on FD-61                       | \$ -                | \$ -                 | \$ -                 | \$ -                | \$ -                 | \$ -                |
| 65             | PQP Site on FD-64                       | \$ -                | \$ -                 | \$ -                 | \$ -                | \$ -                 | \$ -                |
| 66             | PQP Site on FD-62                       | \$ -                | \$ -                 | \$ -                 | \$ -                | \$ -                 | \$ -                |
| 67             | Fiddymont - Baseline City CIP           | \$ 242,884.75       | \$ 2,273,586         | \$ 725,037           | \$ -                | \$ 81,540            | \$ -                |
| 68             | Fiddymont - Baseline Tier 1A            | \$ 172,794.86       | \$ 30,240            | \$ 68,179            | \$ -                | \$ 16,560            | \$ -                |
| 69             | Fiddymont - Baseline SV Project         | \$ 54,286.87        | \$ -                 | \$ 362,306           | \$ 5,184            | \$ 92,196            | \$ -                |
| 70             | Watt - Baseline Tier 1B                 | \$ 1,040,004.00     | \$ -                 | \$ -                 | \$ -                | \$ -                 | \$ -                |
| 71             | Santucci - Baseline SV Project          | \$ 2,012,400.00     | \$ -                 | \$ 363,168           | \$ 23,976           | \$ 378,360           | \$ -                |
| 72             | Preserve Area Earthwork                 | \$ -                | \$ -                 | \$ -                 | \$ -                | \$ -                 | \$ -                |
| 73             | Wetland Mitigation                      | \$ -                | \$ 91,100            | \$ -                 | \$ -                | \$ -                 | \$ -                |
| 74             | Swainsons Hawk Mitigation               | \$ -                | \$ 123,300           | \$ -                 | \$ -                | \$ -                 | \$ -                |
| 75             | Paseo - Additional Landscape Easement   | \$ -                | \$ -                 | \$ -                 | \$ -                | \$ -                 | \$ -                |
| <b>Total :</b> |                                         | <b>\$ 9,750,497</b> | <b>\$ 16,987,210</b> | <b>\$ 28,584,709</b> | <b>\$ 5,390,502</b> | <b>\$ 15,650,820</b> | <b>\$ 5,763,125</b> |

[1] Includes \$25,000 Segmentation Cost for all roadway Segments

[2] \$317,264.58 of CIP/TMF is included within the CIP Value

NOTE: The costs shown herein are a summary of the costs, based upon more detailed analysis of a preliminary Opinion of Construction Costs outlined in the Sierra Vista Preliminary Estimates dated August 6, 2010, incorporated herein by reference. The Sierra Vista Preliminary Estimates are on file with the City of Roseville Public Works Department.

**SCHEDULE JJ-1**  
**(SHEET 1 OF 2, PAGE 2 OF 2)**

Job #: 18254-SP0  
Sierra Vista Specific Plan  
Backbone Infrastructure Costs  
SCHEDULE JJ-1 - Overall Segments.xls  
2010.12.09  
SEH

Preliminary Opinion of Construction Costs  
Major Backbone Infrastructure Only

| No.            | Roadway                                 | Potable Water        | Recycled Water      | Dry Utilities        | Miscellaneous [1]    | OWNER TOTAL           | CUMULATIVE TOTAL      |
|----------------|-----------------------------------------|----------------------|---------------------|----------------------|----------------------|-----------------------|-----------------------|
| 1              | Fiddymment Road - Segment 1             | \$ -                 | \$ -                | \$ 927,360           | \$ 156,960           | \$ 2,483,981          | \$ 2,483,981          |
| 2              | Fiddymment Road - Segment 2             | \$ -                 | \$ -                | \$ 728,640           | \$ 131,040           | \$ 2,072,081          | \$ 2,432,081          |
| 3              | Baseline Road - Segment 1               | \$ 406,080           | \$ -                | \$ 500,112           | \$ 92,215            | \$ 1,818,169          | \$ 2,736,846          |
| 4              | Baseline Road - Segment 2               | \$ 219,600           | \$ -                | \$ 311,328           | \$ 70,995            | \$ 979,323            | \$ 1,326,661          |
| 5              | Baseline Road - Segment 3               | \$ 462,456           | \$ -                | \$ 550,123           | \$ 97,837            | \$ 1,896,925          | \$ 3,231,397          |
| 6              | Baseline Road - Segment 4               | \$ 297,792           | \$ -                | \$ 305,366           | \$ 70,325            | \$ 1,371,470          | \$ 1,712,156          |
| 7              | Baseline Road - Segment 5               | \$ 473,040           | \$ -                | \$ 679,954           | \$ 112,430           | \$ 2,837,444          | \$ 3,956,764          |
| 8              | Baseline Road - Segment 6               | \$ -                 | \$ -                | \$ 354,715           | \$ 75,872            | \$ 1,728,662          | \$ 2,124,405          |
| 9              | Baseline Road - Segment 7               | \$ -                 | \$ -                | \$ 359,021           | \$ 76,356            | \$ 1,566,927          | \$ 1,967,473          |
| 10             | Baseline Road - Segment 8               | \$ -                 | \$ -                | \$ 539,525           | \$ 96,645            | \$ 1,499,616          | \$ 2,461,545          |
| 11             | Baseline Road - Segment 9               | \$ -                 | \$ -                | \$ 366,970           | \$ 77,249            | \$ 1,007,704          | \$ 1,417,119          |
| 12             | Santucci Boulevard - Segment 1          | \$ 197,280           | \$ 138,456          | \$ 281,520           | \$ 36,000            | \$ 2,013,676          | \$ 2,810,605          |
| 13             | Santucci Boulevard - Segment 2          | \$ 191,520           | \$ 172,008          | \$ 513,360           | \$ 36,000            | \$ 2,609,252          | \$ 3,766,726          |
| 14             | Santucci Boulevard - Segment 3          | \$ 94,860            | \$ 82,526           | \$ 256,349           | \$ 36,000            | \$ 1,437,382          | \$ 1,835,965          |
| 15             | Santucci Boulevard - Segment 4          | \$ 244,397           | \$ 145,555          | \$ 242,438           | \$ 36,000            | \$ 1,907,394          | \$ 2,283,668          |
| 16             | Santucci Boulevard - Segment 5          | \$ 158,623           | \$ 120,960          | \$ 345,442           | \$ 36,000            | \$ 2,110,988          | \$ 3,007,126          |
| 17             | Santucci Boulevard - Segment 6          | \$ 162,216           | \$ 75,744           | \$ 535,882           | \$ 36,000            | \$ 2,687,390          | \$ 3,519,818          |
| 18             | Westbrook Boulevard - Segment 1         | \$ 328,680           | \$ 58,464           | \$ 339,149           | \$ 36,000            | \$ 1,980,795          | \$ 2,859,459          |
| 19             | Westbrook Boulevard - Segment 2         | \$ 412,776           | \$ 98,640           | \$ 520,315           | \$ 36,000            | \$ 2,322,761          | \$ 3,479,204          |
| 20             | Westbrook Boulevard - Segment 3         | \$ 333,360           | \$ 233,762          | \$ 369,950           | \$ 36,000            | \$ 2,003,068          | \$ 2,929,557          |
| 21             | Westbrook Boulevard - Segment 4         | \$ 583,560           | \$ 328,896          | \$ 546,811           | \$ 36,000            | \$ 3,489,864          | \$ 4,686,828          |
| 22             | Westbrook Boulevard - Segment 5         | \$ 266,976           | \$ 268,416          | \$ 349,747           | \$ 36,000            | \$ 1,887,945          | \$ 2,423,537          |
| 23             | Westbrook Boulevard - Segment 6 [2]     | \$ 551,664           | \$ 581,184          | \$ -                 | \$ 36,000            | \$ 1,435,248          | \$ 1,902,720          |
| 24             | Market Street - Segment 1               | \$ 219,240           | \$ 213,322          | \$ 349,747           | \$ 36,000            | \$ 1,926,166          | \$ 1,926,166          |
| 25             | Market Street - Segment 2               | \$ 151,582           | \$ 152,071          | \$ 502,430           | \$ 36,000            | \$ 1,936,281          | \$ 1,936,281          |
| 26             | Market Street - Segment 3               | \$ 76,622            | \$ 64,382           | \$ 209,981           | \$ 36,000            | \$ 889,546            | \$ 889,546            |
| 27             | Market Street - Segment 4               | \$ 184,320           | \$ 83,002           | \$ 457,387           | \$ 36,000            | \$ 1,812,166          | \$ 1,812,166          |
| 28             | Market Street - Segment 5               | \$ 194,602           | \$ 154,080          | \$ 386,179           | \$ 36,000            | \$ 1,956,023          | \$ 1,956,023          |
| 29             | Upland Drive - Segment 1                | \$ 165,960           | \$ 140,386          | \$ 346,435           | \$ 36,000            | \$ 1,379,727          | \$ 1,379,727          |
| 30             | Upland Drive - Segment 2                | \$ 195,120           | \$ 153,540          | \$ 425,592           | \$ 36,000            | \$ 1,503,663          | \$ 1,503,663          |
| 31             | Upland Drive - Segment 3                | \$ 114,703           | \$ 76,558           | \$ 343,454           | \$ 36,000            | \$ 1,498,602          | \$ 1,498,602          |
| 32             | Upland Drive - Segment 4                | \$ 157,982           | \$ 126,043          | \$ 243,101           | \$ 36,000            | \$ 1,136,062          | \$ 1,136,062          |
| 33             | Upland Drive - Segment 5                | \$ 136,512           | \$ 85,342           | \$ 403,070           | \$ 36,000            | \$ 1,626,365          | \$ 1,626,365          |
| 34             | Federico Drive - Segment 1              | \$ 362,520           | \$ 327,960          | \$ 811,440           | \$ 36,000            | \$ 3,216,960          | \$ 3,216,960          |
| 35             | Federico Drive - Segment 2              | \$ 552,600           | \$ 217,735          | \$ 681,278           | \$ 36,000            | \$ 2,491,303          | \$ 2,491,303          |
| 36             | Federico Drive - Segment 3              | \$ 95,832            | \$ 54,554           | \$ 175,205           | \$ 36,000            | \$ 839,498            | \$ 839,498            |
| 37             | Vista Grande Boulevard - Segment 1      | \$ 191,160           | \$ 31,968           | \$ 529,920           | \$ 36,000            | \$ 2,006,975          | \$ 2,721,938          |
| 38             | Vista Grande Boulevard - Segment 2      | \$ 124,358           | \$ 117,158          | \$ 378,893           | \$ 36,000            | \$ 1,695,667          | \$ 1,948,951          |
| 39             | Vista Grande Boulevard - Segment 3      | \$ 155,232           | \$ 145,872          | \$ 437,184           | \$ 36,000            | \$ 1,879,029          | \$ 2,891,999          |
| 40             | Vista Grande Boulevard - Segment 4      | \$ 145,872           | \$ 133,632          | \$ 437,184           | \$ 36,000            | \$ 1,974,537          | \$ 2,267,507          |
| 41             | Vista Grande Boulevard - Segment 5      | \$ 218,160           | \$ 186,134          | \$ 564,365           | \$ 36,000            | \$ 2,663,929          | \$ 3,401,198          |
| 42             | Vista Grande Boulevard - Segment 6      | \$ 574,920           | \$ 257,522          | \$ 804,485           | \$ 36,000            | \$ 3,961,903          | \$ 4,859,687          |
| 43             | Vista Grande Boulevard - Segment 7      | \$ 165,521           | \$ 96,365           | \$ 514,354           | \$ 36,000            | \$ 2,494,623          | \$ 2,838,460          |
| 44             | Vista Grande Boulevard - Segment 8      | \$ 110,880           | \$ 18,720           | \$ 353,722           | \$ 36,000            | \$ 1,603,806          | \$ 1,840,263          |
| 45             | For Vista Grande Boulevard - Segment 2  | \$ -                 | \$ -                | \$ -                 | \$ -                 | \$ 239,616            | \$ 239,616            |
| 46             | Sierra Glen Drive - Segment 1           | \$ -                 | \$ -                | \$ -                 | \$ -                 | \$ 389,880            | \$ 389,880            |
| 47             | Frontage - JM-80                        | \$ -                 | \$ -                | \$ 57,672            | \$ -                 | \$ 257,090            | \$ 257,090            |
| 48             | PQP Site on JM-60                       | \$ 303,840           | \$ -                | \$ -                 | \$ -                 | \$ 303,840            | \$ 303,840            |
| 49             | For Vista Grande Boulevard - Segment 3  | \$ -                 | \$ -                | \$ -                 | \$ -                 | \$ 195,624            | \$ 195,624            |
| 50             | Park & Ride and Bus Transfer Station    | \$ -                 | \$ -                | \$ -                 | \$ 650,881           | \$ 650,881            | \$ 650,881            |
| 51             | For Vista Grande Boulevard - Segment 8  | \$ -                 | \$ -                | \$ -                 | \$ -                 | \$ 154,080            | \$ 154,080            |
| 52             | Sierra Village Drive - Segment 3        | \$ -                 | \$ -                | \$ -                 | \$ -                 | \$ 224,640            | \$ 224,640            |
| 53             | PQP Site on KT-60                       | \$ -                 | \$ -                | \$ -                 | \$ -                 | \$ 720,000            | \$ 720,000            |
| 54             | Park & Ride                             | \$ -                 | \$ -                | \$ -                 | \$ 234,488           | \$ 234,488            | \$ 234,488            |
| 55             | From Vista Grande Boulevard - Segment 6 | \$ 442,080           | \$ -                | \$ -                 | \$ -                 | \$ 735,638            | \$ 735,638            |
| 56             | From Federico Drive - Segment 2         | \$ 309,600           | \$ -                | \$ -                 | \$ -                 | \$ 539,856            | \$ 539,856            |
| 57             | Sierra Glen Drive - Segment 2           | \$ -                 | \$ -                | \$ -                 | \$ -                 | \$ 231,120            | \$ 231,120            |
| 58             | From Santucci Boulevard - Segment 4     | \$ 919,440           | \$ -                | \$ -                 | \$ -                 | \$ 919,440            | \$ 919,440            |
| 59             | Frontage - FD-87A                       | \$ -                 | \$ -                | \$ 42,120            | \$ -                 | \$ 225,362            | \$ 225,362            |
| 60             | Frontage - FD-88A                       | \$ -                 | \$ -                | \$ 248,940           | \$ -                 | \$ 998,615            | \$ 998,615            |
| 61             | Frontage - FD-63                        | \$ -                 | \$ -                | \$ 28,944            | \$ -                 | \$ 97,938             | \$ 97,938             |
| 62             | Frontage - FD-64                        | \$ -                 | \$ -                | \$ 49,896            | \$ -                 | \$ 146,492            | \$ 146,492            |
| 63             | PQP Site on FD-63                       | \$ -                 | \$ 32,400           | \$ -                 | \$ -                 | \$ 32,400             | \$ 32,400             |
| 64             | PQP Site on FD-61                       | \$ -                 | \$ -                | \$ 476,928           | \$ -                 | \$ 476,928            | \$ 476,928            |
| 65             | PQP Site on FD-64                       | \$ -                 | \$ -                | \$ -                 | \$ 216,000           | \$ 216,000            | \$ 216,000            |
| 66             | PQP Site on FD-62                       | \$ -                 | \$ -                | \$ -                 | \$ 245,232           | \$ 245,232            | \$ 245,232            |
| 67             | Fiddymment - Baseline City CIP          | \$ -                 | \$ -                | \$ -                 | \$ 51,840            | \$ 858,417            | \$ 3,374,889          |
| 68             | Fiddymment - Baseline Tier 1A           | \$ -                 | \$ -                | \$ -                 | \$ 47,520            | \$ 132,259            | \$ 335,293            |
| 69             | Fiddymment - Baseline SV Project        | \$ 392,400           | \$ -                | \$ -                 | \$ 28,800            | \$ 880,886            | \$ 935,172            |
| 70             | Watt - Baseline Tier 1B                 | \$ -                 | \$ -                | \$ -                 | \$ -                 | \$ -                  | \$ 1,040,004          |
| 71             | Santucci - Baseline SV Project          | \$ -                 | \$ -                | \$ -                 | \$ 69,120            | \$ 834,624            | \$ 2,847,024          |
| 72             | Preserve Area Earthwork                 | \$ -                 | \$ -                | \$ -                 | \$ 4,298,400         | \$ 4,298,400          | \$ 4,298,400          |
| 73             | Wetland Mitigation                      | \$ -                 | \$ -                | \$ -                 | \$ 2,944,283         | \$ 2,944,283          | \$ 3,035,383          |
| 74             | Swainsons Hawk Mitigation               | \$ -                 | \$ -                | \$ -                 | \$ 2,706,981         | \$ 2,706,981          | \$ 2,830,281          |
| 75             | Paseo - Additional Landscape Easement   | \$ -                 | \$ -                | \$ -                 | \$ 1,755,950         | \$ 1,755,950          | \$ 1,755,950          |
| <b>Total :</b> |                                         | <b>\$ 12,045,938</b> | <b>\$ 5,173,358</b> | <b>\$ 20,183,983</b> | <b>\$ 15,495,420</b> | <b>\$ 108,287,855</b> | <b>\$ 135,025,562</b> |

**Preliminary Quantity Estimate****Paseo**

Sierra Vista Specific Plan: Paseo Improvements

**Additional Landscape Easement**

December 2010

MacKay &amp; Soms Civil Engineers, Inc.

| <u>No.</u>                   | <u>Description</u> | <u>Qty.</u> | <u>Units</u> | <u>Total</u>           |
|------------------------------|--------------------|-------------|--------------|------------------------|
| <b><u>Federico Drive</u></b> |                    |             |              |                        |
| 1                            | CO-1               | 0.32        | AC           | \$ 64,586.65           |
| 2                            | CO-21              | 0.09        | AC           | \$ 18,165.00           |
| 3                            | CO-22              | 0.05        | AC           | \$ 10,091.66           |
| 4                            | FD-1               | 0.66        | AC           | \$ 133,209.96          |
| 5                            | FD-2               | 0.10        | AC           | \$ 20,183.33           |
| 6                            | FD-3               | 0.42        | AC           | \$ 84,769.98           |
| 7                            | FD-4               | 0.05        | AC           | \$ 10,091.66           |
| 8                            | FD-20              | 0.69        | AC           | \$ 139,264.96          |
| 9                            | FD-21              | 0.13        | AC           | \$ 26,238.33           |
| 10                           | FD-22              | 0.78        | AC           | \$ 157,429.96          |
| 11                           | FD-31              | 0.20        | AC           | \$ 40,366.66           |
| <b>Subtotal:</b>             |                    | <b>3.49</b> | <b>AC</b>    | <b>\$ 704,398.15</b>   |
| <b><u>Market Street</u></b>  |                    |             |              |                        |
| 1                            | CG-1               | 0.07        | AC           | \$ 14,128.33           |
| 2                            | CG-20              | 0.05        | AC           | \$ 10,091.66           |
| 3                            | CG-70              | 0.54        | AC           | \$ 108,989.97          |
| 4                            | DF-1               | 0.69        | AC           | \$ 139,264.96          |
| 5                            | DF-2               | 0.25        | AC           | \$ 50,458.32           |
| 6                            | DF-20              | 0.34        | AC           | \$ 68,623.32           |
| 7                            | FD-4               | 0.72        | AC           | \$ 145,319.96          |
| 8                            | FD-5               | 0.10        | AC           | \$ 20,183.33           |
| 9                            | FD-6               | 0.05        | AC           | \$ 10,091.66           |
| 10                           | FD-24              | 0.75        | AC           | \$ 151,374.96          |
| 11                           | JM-20A             | 0.19        | AC           | \$ 38,348.32           |
| <b>Subtotal:</b>             |                    | <b>3.75</b> | <b>AC</b>    | <b>\$ 756,874.80</b>   |
| <b><u>Upland Drive</u></b>   |                    |             |              |                        |
| 1                            | JM-1               | 0.30        | AC           | \$ 60,549.98           |
| 2                            | JM-2A              | 0.13        | AC           | \$ 26,238.33           |
| 3                            | JM-3A-1            | 0.05        | AC           | \$ 10,091.66           |
| 4                            | JM-3A-2            | 0.04        | AC           | \$ 8,073.33            |
| 5                            | JM-4-1             | 0.48        | AC           | \$ 96,879.97           |
| 6                            | JM-4-2             | 0.28        | AC           | \$ 56,513.32           |
| 7                            | JM-20B             | 0.13        | AC           | \$ 26,238.33           |
| 8                            | JM-21              | 0.05        | AC           | \$ 10,091.66           |
| <b>Subtotal:</b>             |                    | <b>1.46</b> | <b>AC</b>    | <b>\$ 294,676.59</b>   |
| <b>Estimate Total:</b>       |                    | <b>8.70</b> | <b>AC</b>    | <b>\$ 1,755,949.54</b> |

[1] Based on the Unapproved "Phased Large Lot Tentative Subdivision Map," dated 15 October 2010

**Table C-1**  
**Sierra Vista Specific Plan Fee Program**  
**Estimated Bus Transfer Station and Park & Ride Costs**

| Item                                                 | Assumption | Bus Transfer Station | Park & Ride      | Total            |
|------------------------------------------------------|------------|----------------------|------------------|------------------|
| <b><u>Parcel DF-40B Costs - 2017 \$</u></b>          |            |                      |                  |                  |
| Estimated Total Cost - 2010 \$                       |            | \$416,393            | \$234,488        | <b>\$650,881</b> |
| Adjusted Cost (2017 \$)                              | 20.03%     | \$499,813            | \$281,465        | <b>\$781,279</b> |
| Less Land Acquisition Costs [1]                      |            |                      |                  |                  |
| Parcel Acreage                                       |            | 0.12                 | 0.41             | <b>0.53</b>      |
| Land Acquisition Costs                               | \$337,963  | \$40,894             | \$138,565        | <b>\$179,458</b> |
| <b>Net Parcel DF-40B Costs</b>                       |            | <b>\$458,920</b>     | <b>\$142,901</b> | <b>\$601,820</b> |
| <b><u>Parcel KT-41B Costs - 2017 \$</u></b>          |            |                      |                  |                  |
| Estimated Total Cost - 2010 \$                       |            | \$0                  | \$234,488        | <b>\$234,488</b> |
| Adjusted Cost (2017 \$)                              | 20.03%     | \$0                  | \$281,465        | <b>\$281,465</b> |
| Less Land Acquisition Costs [1]                      |            |                      |                  |                  |
| Parcel Acreage                                       |            | 0.00                 | 0.41             | <b>0.41</b>      |
| Land Acquisition Costs                               | \$337,963  | \$0                  | \$138,565        | <b>\$138,565</b> |
| <b>Net Parcel KT-41B Costs</b>                       |            | <b>\$0</b>           | <b>\$95,923</b>  | <b>\$95,923</b>  |
| <b>Total Facilities Cost - All Parcels (2017 \$)</b> |            | <b>\$458,920</b>     | <b>\$238,824</b> | <b>\$697,744</b> |

"bus\_cost"

Source: MacKay and Soms, SVSP Owners' Group, and City of Roseville (December 10, 2010)

[1] Land acquisition costs are included in the ROW & Public/Quasi-Public land equalization.





## APPENDIX D:

### SVSP Fee Program Public Land Requirement Allocation Tables

|           |                                                                                  |     |
|-----------|----------------------------------------------------------------------------------|-----|
| Table D-1 | Public Land Requirement Allocations—<br>CGB.....                                 | D-1 |
| Table D-2 | Public Land Requirement Allocations—<br>Mourier Investments.....                 | D-2 |
| Table D-3 | Public Land Requirement Allocations—<br>DF Properties .....                      | D-3 |
| Table D-4 | Public Land Requirement Allocations—<br>Westpark Federico/Mourier Federico ..... | D-4 |
| Table D-5 | Public Land Requirement Allocations—<br>Baseline P & R LLC.....                  | D-5 |
| Table D-6 | Public Land Requirement Allocations—<br>Baybrook LP .....                        | D-6 |

**Table D-1**  
**Sierra Vista Specific Plan Fee Program**  
**Public Land Requirement Allocations [1]**

CGB

| Land Use                       | Units/<br>Bldg. Sq. Ft. | Cost Allocation Factors   |                          |                  | Allocated Costs   |                        |
|--------------------------------|-------------------------|---------------------------|--------------------------|------------------|-------------------|------------------------|
|                                |                         | Peak Hour<br>Trip Factors | Total Peak<br>Hour Trips | Percent<br>Share | Allocated<br>Cost | Per Unit<br>or Sq. Ft. |
| <b>Residential</b>             | <u>units</u>            | <u>per unit</u>           |                          |                  |                   | <u>per unit</u>        |
| Low Density                    | 115                     | 1.00                      | 115.0                    | 16.9%            | \$155,756         | \$1,354                |
| Medium Density                 | 44                      | 1.00                      | 44.0                     | 6.5%             | \$59,593          | \$1,354                |
| High Density                   | 840                     | 0.62                      | 520.8                    | 76.6%            | \$705,370         | \$840                  |
| Mixed Use                      | 0                       | 0.62                      | 0.0                      | 0.0%             | \$0               | \$0                    |
| <b>Subtotal Residential</b>    | <b>999</b>              |                           | <b>679.8</b>             | <b>100.0%</b>    | <b>\$920,719</b>  | <b>n/a</b>             |
| <b>Nonresidential</b>          | <u>sq. ft.</u>          | <u>trips/ksf/day</u>      |                          |                  |                   | <u>per sq. ft.</u>     |
| Community Commercial           | 0                       | 1.42                      | 0.0                      | 0.0%             | \$0               | \$0                    |
| Business Professional          | 0                       | 1.54                      | 0.0                      | 0.0%             | \$0               | \$0                    |
| Mixed Use                      | 0                       | 1.42                      | 0.0                      | 0.0%             | \$0               | \$0                    |
| <b>Subtotal Nonresidential</b> | <b>0</b>                |                           | <b>0.0</b>               | <b>0.0%</b>      | <b>\$0</b>        | <b>n/a</b>             |
| <b>Total</b>                   | <b>n/a</b>              |                           | <b>679.8</b>             | <b>100.0%</b>    | <b>\$920,719</b>  | <b>n/a</b>             |

"cgb\_row"

Source: City of Roseville and SVSP Financing Plan

[1] Includes right-of-way, public/quasi-public, paseos, and bus transfer station and park and ride lots.

**Table D-2**  
**Sierra Vista Specific Plan Fee Program**  
**Public Land Requirement Allocations [1]**

Mourier Inv.

| Land Use                       | Units/<br>Bldg. Sq. Ft. | Cost Allocation Factors   |                          |                  | Allocated Costs    |                        |
|--------------------------------|-------------------------|---------------------------|--------------------------|------------------|--------------------|------------------------|
|                                |                         | Peak Hour<br>Trip Factors | Total Peak<br>Hour Trips | Percent<br>Share | Allocated<br>Cost  | Per Unit<br>or Sq. Ft. |
| <b>Residential</b>             | <u>units</u>            | <u>per unit</u>           |                          |                  |                    | <u>per unit</u>        |
| Low Density                    | 838                     | 1.00                      | 838.0                    | 45.0%            | (\$262,301)        | (\$313)                |
| Medium Density                 | 687                     | 1.00                      | 687.0                    | 36.9%            | (\$215,036)        | (\$313)                |
| High Density                   | 159                     | 0.62                      | 98.6                     | 5.3%             | (\$30,856)         | (\$194)                |
| Mixed Use                      | 40                      | 0.62                      | 24.8                     | 1.3%             | (\$7,763)          | (\$194)                |
| <b>Subtotal Residential</b>    | <b>1,724</b>            |                           | <b>1,648.4</b>           | <b>88.5%</b>     | <b>(\$515,956)</b> | <b>n/a</b>             |
| <b>Nonresidential</b>          | <u>sq. ft.</u>          | <u>trips/ksf/day</u>      |                          |                  |                    | <u>per sq. ft.</u>     |
| Community Commercial           | 1,089                   | 1.42                      | 1.5                      | 0.1%             | (\$484)            | (\$0.44)               |
| Business Professional          | 101,767                 | 1.54                      | 156.7                    | 8.4%             | (\$49,055)         | (\$0.48)               |
| Mixed Use                      | 39,770                  | 1.42                      | 56.5                     | 3.0%             | (\$17,677)         | (\$0.44)               |
| <b>Subtotal Nonresidential</b> | <b>142,626</b>          |                           | <b>214.7</b>             | <b>11.5%</b>     | <b>(\$67,216)</b>  | <b>n/a</b>             |
| <b>Total</b>                   | <b>n/a</b>              |                           | <b>1,863.1</b>           | <b>100.0%</b>    | <b>(\$583,171)</b> | <b>n/a</b>             |

"MI\_row"

Source: City of Roseville and SVSP Financing Plan

[1] Includes right-of-way, public/quasi-public, paseos, and bus transfer station and park and ride lots.

**Table D-3**  
**Sierra Vista Specific Plan Fee Program**  
**Public Land Requirement Allocations [1]**

DF Properties

| Land Use                       | Units/<br>Bldg. Sq. Ft. | Cost Allocation Factors   |                          |                  | Allocated Costs    |                        |
|--------------------------------|-------------------------|---------------------------|--------------------------|------------------|--------------------|------------------------|
|                                |                         | Peak Hour<br>Trip Factors | Total Peak<br>Hour Trips | Percent<br>Share | Allocated<br>Cost  | Per Unit<br>or Sq. Ft. |
| <b>Residential</b>             | <u>units</u>            | <u>per unit</u>           |                          |                  |                    | <u>per unit</u>        |
| Low Density                    | 115                     | 1.00                      | 115.0                    | 7.7%             | \$248,672          | \$2,162                |
| Medium Density                 | 115                     | 1.00                      | 115.0                    | 7.7%             | \$248,672          | \$2,162                |
| High Density                   | 0                       | 0.62                      | 0.0                      | 0.0%             | \$0                | \$0                    |
| Mixed Use                      | 0                       | 0.62                      | 0.0                      | 0.0%             | \$0                | \$0                    |
| <b>Subtotal Residential</b>    | <b>230</b>              |                           | <b>230.0</b>             | <b>15.4%</b>     | <b>\$497,343</b>   | <b>n/a</b>             |
| <b>Nonresidential</b>          | <u>sq. ft.</u>          | <u>trips/ksf/day</u>      |                          |                  |                    | <u>per sq. ft.</u>     |
| Community Commercial           | 888,286                 | 1.42                      | 1,261.4                  | 84.6%            | \$2,727,530        | \$3.07                 |
| Business Professional          | 0                       | 1.54                      | 0.0                      | 0.0%             | \$0                | \$0.00                 |
| Mixed Use                      | 0                       | 1.42                      | 0.0                      | 0.0%             | \$0                | \$0.00                 |
| <b>Subtotal Nonresidential</b> | <b>888,286</b>          |                           | <b>1,261.4</b>           | <b>84.6%</b>     | <b>\$2,727,530</b> | <b>n/a</b>             |
| <b>Total</b>                   | <b>n/a</b>              |                           | <b>1,491.4</b>           | <b>100.0%</b>    | <b>\$3,224,874</b> | <b>n/a</b>             |

"DF\_row"

Source: City of Roseville and SVSP Financing Plan

[1] Includes right-of-way, public/quasi-public, paseos, and bus transfer station and park and ride lots.

**Table D-4**  
**Sierra Vista Specific Plan Fee Program**  
**Public Land Requirement Allocations [1]**

**Westpark Federico /  
Mourier Federico**

| Land Use                       | Units/<br>Bldg. Sq. Ft. | Cost Allocation Factors   |                          |                  | Allocated Costs      |                        |
|--------------------------------|-------------------------|---------------------------|--------------------------|------------------|----------------------|------------------------|
|                                |                         | Peak Hour<br>Trip Factors | Total Peak<br>Hour Trips | Percent<br>Share | Allocated<br>Cost    | Per Unit<br>or Sq. Ft. |
| <b>Residential</b>             | <u>units</u>            | <u>per unit</u>           |                          |                  |                      | <u>per unit</u>        |
| Low Density                    | 951                     | 1.00                      | 951.0                    | 47.0%            | (\$1,737,062)        | (\$1,827)              |
| Medium Density                 | 641                     | 1.00                      | 641.0                    | 31.7%            | (\$1,170,827)        | (\$1,827)              |
| High Density                   | 522                     | 0.62                      | 323.6                    | 16.0%            | (\$591,149)          | (\$1,132)              |
| Mixed Use                      | 40                      | 0.62                      | 24.8                     | 1.2%             | (\$45,299)           | (\$1,132)              |
| <b>Subtotal Residential</b>    | <b>2,154</b>            |                           | <b>1,940.4</b>           | <b>95.9%</b>     | <b>(\$3,544,337)</b> | <b>n/a</b>             |
| <b>Nonresidential</b>          | <u>sq. ft.</u>          | <u>trips/ksf/day</u>      |                          |                  |                      | <u>per sq. ft.</u>     |
| Community Commercial           | 19,711                  | 1.42                      | 28.0                     | 1.4%             | (\$51,125)           | (\$2.59)               |
| Business Professional          | 0                       | 1.54                      | 0.0                      | 0.0%             | \$0                  | \$0.00                 |
| Mixed Use                      | 39,204                  | 1.42                      | 55.7                     | 2.8%             | (\$101,684)          | (\$2.59)               |
| <b>Subtotal Nonresidential</b> | <b>58,915</b>           |                           | <b>83.7</b>              | <b>4.1%</b>      | <b>(\$152,809)</b>   | <b>n/a</b>             |
| <b>Total</b>                   | <b>n/a</b>              |                           | <b>2,024.1</b>           | <b>100.0%</b>    | <b>(\$3,697,146)</b> | <b>n/a</b>             |

"WP\_row"

Source: City of Roseville and SVSP Financing Plan

[1] Includes right-of-way, public/quasi-public, paseos, and bus transfer station and park and ride lots.

**Table D-5**  
**Sierra Vista Specific Plan Fee Program**  
**Public Land Requirement Allocations [1]**

**Baseline**  
**P & R**

| Land Use                       | Units/<br>Bldg. Sq. Ft. | Cost Allocation Factors   |                          |                  | Allocated Costs    |                        |
|--------------------------------|-------------------------|---------------------------|--------------------------|------------------|--------------------|------------------------|
|                                |                         | Peak Hour<br>Trip Factors | Total Peak<br>Hour Trips | Percent<br>Share | Allocated<br>Cost  | Per Unit<br>or Sq. Ft. |
| <b>Residential</b>             | <u>units</u>            | <u>per unit</u>           |                          |                  |                    | <u>per unit</u>        |
| Low Density                    | 649                     | 1.00                      | 649.0                    | 24.4%            | \$253,980          | \$391                  |
| Medium Density                 | 454                     | 1.00                      | 454.0                    | 17.1%            | \$177,668          | \$391                  |
| High Density                   | 171                     | 0.62                      | 106.0                    | 4.0%             | \$41,490           | \$243                  |
| Mixed Use                      | 163                     | 0.62                      | 101.1                    | 3.8%             | \$39,549           | \$243                  |
| <b>Subtotal Residential</b>    | <b>1,437</b>            |                           | <b>1,310.1</b>           | <b>49.3%</b>     | <b>\$512,687</b>   | <b>n/a</b>             |
| <b>Nonresidential</b>          | <u>sq. ft.</u>          | <u>trips/ksf/day</u>      |                          |                  |                    | <u>per sq. ft.</u>     |
| Community Commercial           | 692,495                 | 1.42                      | 983.3                    | 37.0%            | \$384,821          | \$0.56                 |
| Business Professional          | 132,858                 | 1.54                      | 204.6                    | 7.7%             | \$80,069           | \$0.60                 |
| Mixed Use                      | 110,534                 | 1.42                      | 157.0                    | 5.9%             | \$61,424           | \$0.56                 |
| <b>Subtotal Nonresidential</b> | <b>935,887</b>          |                           | <b>1,344.9</b>           | <b>50.7%</b>     | <b>\$526,314</b>   | <b>n/a</b>             |
| <b>Total</b>                   | <b>n/a</b>              |                           | <b>2,655.0</b>           | <b>100.0%</b>    | <b>\$1,039,001</b> | <b>n/a</b>             |

"baseline\_row"

Source: City of Roseville and SVSP Financing Plan

[1] Includes right-of-way, public/quasi-public, paseos, and bus transfer station and park and ride lots.

**Table D-6**  
**Sierra Vista Specific Plan Fee Program**  
**Public Land Requirement Allocations [1]**

Baybrook LP

| Land Use                       | Units/<br>Bldg. Sq. Ft. | Cost Allocation Factors   |                          |                  | Allocated Costs    |                        |
|--------------------------------|-------------------------|---------------------------|--------------------------|------------------|--------------------|------------------------|
|                                |                         | Peak Hour<br>Trip Factors | Total Peak<br>Hour Trips | Percent<br>Share | Allocated<br>Cost  | Per Unit<br>or Sq. Ft. |
| <b>Residential</b>             | <u>units</u>            | <u>per unit</u>           |                          |                  |                    | <u>per unit</u>        |
| Low Density                    | 60                      | 1.00                      | 60.0                     | 45.0%            | (\$254,780)        | (\$4,246)              |
| Medium Density                 | 0                       | 1.00                      | 0.0                      | 0.0%             | \$0                | \$0                    |
| High Density                   | 0                       | 0.62                      | 0.0                      | 0.0%             | \$0                | \$0                    |
| Mixed Use                      | 46                      | 0.62                      | 28.5                     | 21.4%            | (\$121,105)        | (\$2,633)              |
| <b>Subtotal Residential</b>    | <b>106</b>              |                           | <b>88.5</b>              | <b>66.4%</b>     | <b>(\$375,885)</b> | <b>n/a</b>             |
| <b>Nonresidential</b>          | <u>sq. ft.</u>          | <u>trips/ksf/day</u>      |                          |                  |                    | <u>per sq. ft.</u>     |
| Community Commercial           | 0                       | 1.42                      | 0.0                      | 0.0%             | \$0                | \$0.00                 |
| Business Professional          | 0                       | 1.54                      | 0.0                      | 0.0%             | \$0                | \$0.00                 |
| Mixed Use                      | 31,581                  | 1.42                      | 44.8                     | 33.6%            | (\$190,427)        | (\$6.03)               |
| <b>Subtotal Nonresidential</b> | <b>31,581</b>           |                           | <b>44.8</b>              | <b>33.6%</b>     | <b>(\$190,427)</b> | <b>n/a</b>             |
| <b>Total</b>                   | <b>n/a</b>              |                           | <b>133.4</b>             | <b>100.0%</b>    | <b>(\$566,312)</b> | <b>n/a</b>             |

"baybrook\_row"

Source: City of Roseville and SVSP Financing Plan

[1] Includes right-of-way, public/quasi-public, paseos, and bus transfer station and park and ride lots.



## APPENDIX E:

### SVSP Fee Program Open Space Cost Allocation Tables

|           |                                                                                 |     |
|-----------|---------------------------------------------------------------------------------|-----|
| Table E-1 | Open Space Requirement Allocations—<br>CGB.....                                 | E-1 |
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**Table E-1**  
**Sierra Vista Specific Plan Fee Program**  
**Open Space Requirement Allocations**

CGB

| Land Use                       | Units/<br>Bldg. Sq. Ft. | Cost Allocation Factors      |                |                  | Allocated Costs    |                        |
|--------------------------------|-------------------------|------------------------------|----------------|------------------|--------------------|------------------------|
|                                |                         | PPH<br>Sq. Ft./Empl.         | Total<br>EDUs  | Percent<br>Share | Allocated<br>Cost  | Per Unit<br>or Sq. Ft. |
| <b>Residential</b>             | <u>units</u>            | <sup>[1]</sup><br><u>PPH</u> |                |                  | <sup>[2]</sup>     | <u>per unit</u>        |
| Low Density                    | 115                     | 2.54                         | 292.1          | 15.4%            | \$161,325          | \$1,403                |
| Medium Density                 | 44                      | 2.17                         | 95.5           | 5.0%             | \$52,733           | \$1,198                |
| High Density                   | 840                     | 1.80                         | 1,512.0        | 79.6%            | \$835,066          | \$994                  |
| Mixed Use                      | 0                       | 1.80                         | 0.0            | 0.0%             | \$0                | \$0                    |
| <b>Subtotal Residential</b>    | <b>999</b>              |                              | <b>1,899.6</b> | <b>100.0%</b>    | <b>\$1,049,124</b> | <b>n/a</b>             |
| <b>Nonresidential</b>          | <u>sq. ft.</u>          | <u>sq. ft./empl.</u>         |                |                  |                    | <u>per sq. ft.</u>     |
| Community Commercial           | 0                       | 592                          | 0.0            | 0.0%             | \$0                | \$0.00                 |
| Business Professional          | 0                       | 592                          | 0.0            | 0.0%             | \$0                | \$0.00                 |
| Mixed Use                      | 0                       | 592                          | 0.0            | 0.0%             | \$0                | \$0.00                 |
| <b>Subtotal Nonresidential</b> | <b>0</b>                |                              | <b>0.0</b>     | <b>0.0%</b>      | <b>\$0</b>         | <b>n/a</b>             |
| <b>Total</b>                   | <b>n/a</b>              |                              | <b>1,899.6</b> | <b>100.0%</b>    | <b>\$1,049,124</b> | <b>n/a</b>             |

"cgb\_os"

Source: City of Roseville and SVSP Financing Plan

[1] Allocation factors from City of Roseville SVSP Financing Plan

[2] Total cost shown in Table 23.

**Table E-2**  
**Sierra Vista Specific Plan Fee Program**  
**Open Space Requirement Allocations**

Mourier Inv.

| Land Use                       | Units/<br>Bldg. Sq. Ft. | Cost Allocation Factors      |                |                  | Allocated Costs      |                        |
|--------------------------------|-------------------------|------------------------------|----------------|------------------|----------------------|------------------------|
|                                |                         | PPH<br>Sq. Ft./Empl.         | Total<br>EDUs  | Percent<br>Share | Allocated<br>Cost    | Per Unit<br>or Sq. Ft. |
| <b>Residential</b>             | <u>units</u>            | <sup>[1]</sup><br><u>PPH</u> |                |                  |                      | <u>per unit</u>        |
| Low Density                    | 838                     | 2.54                         | 2,128.5        | 50.5%            | (\$649,397)          | (\$775)                |
| Medium Density                 | 687                     | 2.17                         | 1,490.8        | 35.3%            | (\$454,830)          | (\$662)                |
| High Density                   | 159                     | 1.80                         | 286.2          | 6.8%             | (\$87,318)           | (\$549)                |
| Mixed Use                      | 40                      | 1.80                         | 72.0           | 1.7%             | (\$21,967)           | (\$549)                |
| <b>Subtotal Residential</b>    | <b>1,724</b>            |                              | <b>3,977.5</b> | <b>94.3%</b>     | <b>(\$1,213,511)</b> | <b>n/a</b>             |
| <b>Nonresidential</b>          | <u>sq. ft.</u>          | <u>sq. ft./empl.</u>         |                |                  |                      | <u>per sq. ft.</u>     |
| Community Commercial           | 1,089                   | 592                          | 1.8            | 0.0%             | (\$561)              | (\$0.52)               |
| Business Professional          | 101,767                 | 592                          | 171.9          | 4.1%             | (\$52,447)           | (\$0.52)               |
| Mixed Use                      | 39,770                  | 592                          | 67.2           | 1.6%             | (\$20,496)           | (\$0.52)               |
| <b>Subtotal Nonresidential</b> | <b>142,626</b>          |                              | <b>240.9</b>   | <b>5.7%</b>      | <b>(\$73,504)</b>    | <b>n/a</b>             |
| <b>Total</b>                   | <b>n/a</b>              |                              | <b>4,218.4</b> | <b>100.0%</b>    | <b>(\$1,287,015)</b> | <b>n/a</b>             |

"MI\_os"

Source: City of Roseville and SVSP Financing Plan

[1] Allocation factors from City of Roseville SVSP Financing Plan.

**Table E-3**  
**Sierra Vista Specific Plan Fee Program**  
**Open Space Requirement Allocations**

DF Properties

| Land Use                | Units/<br>Bldg. Sq. Ft. | Cost Allocation Factors |               |                  | Allocated Costs   |                        |
|-------------------------|-------------------------|-------------------------|---------------|------------------|-------------------|------------------------|
|                         |                         | PPH<br>Sq. Ft./Empl.    | Total<br>EDUs | Percent<br>Share | Allocated<br>Cost | Per Unit<br>or Sq. Ft. |
| [1]                     |                         |                         |               |                  |                   |                        |
| Residential             | <u>units</u>            | <u>Persons/unit</u>     |               |                  |                   | <u>per unit</u>        |
| Low Density             | 115                     | 2.54                    | 292.1         | 14.3%            | \$45,533          | \$396                  |
| Medium Density          | 115                     | 2.17                    | 249.6         | 12.2%            | \$38,900          | \$338                  |
| High Density            | 0                       | 1.80                    | 0.0           | 0.0%             | \$0               | \$0                    |
| Mixed Use               | 0                       | 1.80                    | 0.0           | 0.0%             | \$0               | \$0                    |
| Subtotal Residential    | 230                     |                         | 541.7         | 26.5%            | \$84,432          | n/a                    |
| Nonresidential          | <u>sq. ft.</u>          | <u>sq. ft./empl.</u>    |               |                  |                   | <u>per sq. ft.</u>     |
| Community Commercial    | 888,286                 | 592                     | 1,500.5       | 73.5%            | \$233,895         | \$0.26                 |
| Business Professional   | 0                       | 592                     | 0.0           | 0.0%             | \$0               | \$0.00                 |
| Mixed Use               | 0                       | 592                     | 0.0           | 0.0%             | \$0               | \$0.00                 |
| Subtotal Nonresidential | 888,286                 |                         | 1,500.5       | 73.5%            | \$233,895         | n/a                    |
| Total                   | n/a                     |                         | 2,042.1       | 100.0%           | \$318,328         | n/a                    |

"DF\_os"

Source: City of Roseville and SVSP Financing Plan

[1] Allocation factors from City of Roseville SVSP Financing Plan.

**Table E-4**  
**Sierra Vista Specific Plan Fee Program**  
**Open Space Requirement Allocations**

**Westpark Federico /  
Mourier Federico**

| Land Use                       | Units/<br>Bldg. Sq. Ft. | Cost Allocation Factors      |                |                  | Allocated Costs      |                        |
|--------------------------------|-------------------------|------------------------------|----------------|------------------|----------------------|------------------------|
|                                |                         | PPH<br>Sq. Ft./Empl.         | Total<br>EDUs  | Percent<br>Share | Allocated<br>Cost    | Per Unit<br>or Sq. Ft. |
| <b>Residential</b>             | <u>units</u>            | <sup>[1]</sup><br><u>PPH</u> |                |                  |                      | <u>per unit</u>        |
| Low Density                    | 951                     | 2.54                         | 2,415.5        | 49.1%            | (\$1,465,445)        | (\$1,541)              |
| Medium Density                 | 641                     | 2.17                         | 1,391.0        | 28.3%            | (\$843,865)          | (\$1,316)              |
| High Density                   | 522                     | 1.80                         | 939.6          | 19.1%            | (\$570,031)          | (\$1,092)              |
| Mixed Use                      | 40                      | 1.80                         | 72.0           | 1.5%             | (\$43,681)           | (\$1,092)              |
| <b>Subtotal Residential</b>    | <b>2,154</b>            |                              | <b>4,818.1</b> | <b>98.0%</b>     | <b>(\$2,923,021)</b> | <b>n/a</b>             |
| <b>Nonresidential</b>          | <u>sq. ft.</u>          | <u>sq. ft./empl.</u>         |                |                  |                      | <u>per sq. ft.</u>     |
| Community Commercial           | 19,711                  | 592                          | 33.3           | 0.7%             | (\$20,200)           | (\$1.02)               |
| Business Professional          | 0                       | 592                          | 0.0            | 0.0%             | \$0                  | \$0.00                 |
| Mixed Use                      | 39,204                  | 592                          | 66.2           | 1.3%             | (\$40,176)           | (\$1.02)               |
| <b>Subtotal Nonresidential</b> | <b>58,915</b>           |                              | <b>99.5</b>    | <b>2.0%</b>      | <b>(\$60,375)</b>    | <b>n/a</b>             |
| <b>Total</b>                   | <b>n/a</b>              |                              | <b>4,917.6</b> | <b>100.0%</b>    | <b>(\$2,983,396)</b> | <b>n/a</b>             |

"WP\_os"

Source: City of Roseville and SVSP Financing Plan

[1] Allocation factors from City of Roseville SVSP Financing Plan.

**Table E-5**  
**Sierra Vista Specific Plan Fee Program**  
**Open Space Requirement Allocations**

**Baseline**  
**P & R**

| Land Use                | Units/<br>Bldg. Sq. Ft. | Cost Allocation Factors |               |                  | Allocated Costs   |                        |
|-------------------------|-------------------------|-------------------------|---------------|------------------|-------------------|------------------------|
|                         |                         | PPH<br>Sq. Ft./Empl.    | Total<br>EDUs | Percent<br>Share | Allocated<br>Cost | Per Unit<br>or Sq. Ft. |
| [1]                     |                         |                         |               |                  |                   |                        |
| Residential             | <u>units</u>            | <u>PPH</u>              |               |                  |                   | <u>per unit</u>        |
| Low Density             | 649                     | 2.54                    | 1,648.5       | 34.2%            | \$1,296,023       | \$1,997                |
| Medium Density          | 454                     | 2.17                    | 985.2         | 20.5%            | \$774,550         | \$1,706                |
| High Density            | 171                     | 1.80                    | 307.8         | 6.4%             | \$241,993         | \$1,415                |
| Mixed Use               | 163                     | 1.80                    | 293.4         | 6.1%             | \$230,672         | \$1,415                |
| Subtotal Residential    | 1,437                   |                         | 3,234.8       | 67.2%            | \$2,543,238       | n/a                    |
| Nonresidential          | <u>sq. ft.</u>          | <u>sq. ft./empl.</u>    |               |                  |                   | <u>per sq. ft.</u>     |
| Community Commercial    | 692,495                 | 592                     | 1,169.8       | 24.3%            | \$919,664         | \$1.33                 |
| Business Professional   | 132,858                 | 592                     | 224.4         | 4.7%             | \$176,441         | \$1.33                 |
| Mixed Use               | 110,534                 | 592                     | 186.7         | 3.9%             | \$146,794         | \$1.33                 |
| Subtotal Nonresidential | 935,887                 |                         | 1,580.9       | 32.8%            | \$1,242,899       | n/a                    |
| Total                   | n/a                     |                         | 4,815.7       | 100.0%           | \$3,786,137       | n/a                    |

"baseline\_os"

Source: City of Roseville and SVSP Financing Plan

[1] Allocation factors from City of Roseville SVSP Financing Plan.

**Table E-6**  
**Sierra Vista Specific Plan Fee Program**  
**Open Space Requirement Allocations**

Baybrook LP

| Land Use                       | Units/<br>Bldg. Sq. Ft. | Cost Allocation Factors      |               |                  | Allocated Costs    |                        |
|--------------------------------|-------------------------|------------------------------|---------------|------------------|--------------------|------------------------|
|                                |                         | PPH<br>Sq. Ft./Empl.         | Total<br>EDUs | Percent<br>Share | Allocated<br>Cost  | Per Unit<br>or Sq. Ft. |
| <b>Residential</b>             | <u>units</u>            | <sup>[1]</sup><br><u>PPH</u> |               |                  |                    | <u>per unit</u>        |
| Low Density                    | 60                      | 2.54                         | 152.4         | 52.8%            | (\$455,753)        | (\$7,596)              |
| Medium Density                 | 0                       | 2.17                         | 0.0           | 0.0%             | \$0                | \$0                    |
| High Density                   | 0                       | 1.80                         | 0.0           | 0.0%             | \$0                | \$0                    |
| Mixed Use                      | 46                      | 1.80                         | 82.8          | 28.7%            | (\$247,614)        | (\$5,383)              |
| <b>Subtotal Residential</b>    | <b>106</b>              |                              | <b>235.2</b>  | <b>81.5%</b>     | <b>(\$703,367)</b> | <b>n/a</b>             |
| <b>Nonresidential</b>          | <u>sq. ft.</u>          | <u>sq. ft./empl.</u>         |               |                  |                    | <u>per sq. ft.</u>     |
| Community Commercial           | 0                       | 592                          | 0.0           | 0.0%             | \$0                | \$0.00                 |
| Business Professional          | 0                       | 592                          | 0.0           | 0.0%             | \$0                | \$0.00                 |
| Mixed Use                      | 31,581                  | 592                          | 53.3          | 18.5%            | (\$159,532)        | (\$5.05)               |
| <b>Subtotal Nonresidential</b> | <b>31,581</b>           |                              | <b>53.3</b>   | <b>18.5%</b>     | <b>(\$159,532)</b> | <b>n/a</b>             |
| <b>Total</b>                   | <b>n/a</b>              |                              | <b>288.5</b>  | <b>100.0%</b>    | <b>(\$862,900)</b> | <b>n/a</b>             |

"baybrook\_os"

Source: City of Roseville and SVSP Financing Plan

[1] Allocation factors from City of Roseville SVSP Financing Plan.



## APPENDIX F:

### SVSP Fee Program Fee Credit Tracking

|           |                                          |     |
|-----------|------------------------------------------|-----|
| Table F-1 | Cyril G. Barbaccia Irrev. Trust .....    | F-1 |
| Table F-2 | Mourier Investments, LLC.....            | F-2 |
| Table F-3 | DF Properties .....                      | F-3 |
| Table F-4 | Westpark Federico/Mourier Federico ..... | F-4 |
| Table F-5 | Baseline P & R LLC.....                  | F-5 |
| Table F-6 | Baybrook LP .....                        | F-6 |

**Table F-1**  
**Sierra Vista Specific Plan Fee Program**  
**Cyril G. Barbaccia Irrev. Trust**

| Land Use                        |                 | Residential |          |          |          | Nonresidential |             |             | I. City Park Land Component |             | II. Infrastructure Component |                   |       | Net Infra. Fee |                   | III. Administration Component |           | TOTAL NET FEE OBLIGATION | TOTAL NET FEE PAID |               |
|---------------------------------|-----------------|-------------|----------|----------|----------|----------------|-------------|-------------|-----------------------------|-------------|------------------------------|-------------------|-------|----------------|-------------------|-------------------------------|-----------|--------------------------|--------------------|---------------|
|                                 |                 | LDR         | MDR      | HDR      | MU       | CC             | BP          | MU          | Total                       | Paid        | Adjusted Infrastructure Fee  | Credit Agreements |       |                | After Credits [2] | Paid                          | Total     | Paid                     | I = A + E + G      | J = B + F + H |
|                                 |                 |             |          |          | [1]      | [1]            | [1]         | [1]         | A                           | B           | C                            | No. 1             | No. 2 | No. 3          | E = C - ΣDx       | F                             | G         | H                        |                    |               |
|                                 |                 | per unit    | per unit | per unit | per unit | per sq. ft.    | per sq. ft. | per sq. ft. |                             |             |                              |                   |       |                |                   |                               |           |                          |                    |               |
| Net Fee Rates [3]               |                 |             |          |          |          |                |             |             |                             |             |                              |                   |       |                |                   |                               |           |                          |                    |               |
| City Park Land Fee              |                 | \$2,329     | \$1,990  | \$1,650  | \$1,650  | \$0.00         | \$0.00      | \$0.00      |                             |             |                              |                   |       |                |                   |                               |           |                          |                    |               |
| Net Infrastructure Fee          |                 | \$20,058    | \$18,472 | \$11,780 | \$10,321 | \$19.39        | \$20.52     | \$19.39     |                             |             |                              |                   |       |                |                   |                               |           |                          |                    |               |
| Administration Fee (Gross) @ 2% |                 | \$346       | \$318    | \$199    | \$206    | \$0.39         | \$0.41      | \$0.39      |                             |             |                              |                   |       |                |                   |                               |           |                          |                    |               |
| Total SVSP Fee                  |                 | \$22,733    | \$20,780 | \$13,629 | \$12,177 | \$19.78        | \$20.93     | \$19.78     |                             |             |                              |                   |       |                |                   |                               |           |                          |                    |               |
|                                 |                 | units       | units    | units    | units    | sq. ft.        | sq. ft.     | sq. ft.     |                             |             |                              |                   |       |                |                   |                               |           |                          |                    |               |
| CG-1                            | Developable     | 115         | -        | -        | -        | -              | -           | -           | \$267,835                   | \$2,306,670 |                              |                   |       | \$2,306,670    |                   | \$39,790                      |           | \$2,614,295              | \$0                |               |
| CG-1                            | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         | \$0         |                              |                   |       | \$0            |                   | \$0                           |           | \$0                      | \$0                |               |
| CG-20                           | Developable     | -           | 44       | -        | -        | -              | -           | -           | \$87,560                    | \$812,768   |                              |                   |       | \$812,768      |                   | \$13,992                      |           | \$914,320                | \$0                |               |
| CG-20                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         | \$0         |                              |                   |       | \$0            |                   | \$0                           |           | \$0                      | \$0                |               |
| CG-30                           | Developable     | -           | -        | 420      | -        | -              | -           | -           | \$693,000                   | \$4,947,600 |                              |                   |       | \$4,947,600    |                   | \$83,580                      |           | \$5,724,180              | \$0                |               |
| CG-31                           | Developable     | -           | -        | 420      | -        | -              | -           | -           | \$693,000                   | \$4,947,600 |                              |                   |       | \$4,947,600    |                   | \$83,580                      |           | \$5,724,180              | \$0                |               |
| CG-50                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         | \$0         |                              |                   |       | \$0            |                   | \$0                           |           | \$0                      | \$0                |               |
| CG-70                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         | \$0         |                              |                   |       | \$0            |                   | \$0                           |           | \$0                      | \$0                |               |
| CG-80                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         | \$0         |                              |                   |       | \$0            |                   | \$0                           |           | \$0                      | \$0                |               |
| CG-81                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         | \$0         |                              |                   |       | \$0            |                   | \$0                           |           | \$0                      | \$0                |               |
| CG-82                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         | \$0         |                              |                   |       | \$0            |                   | \$0                           |           | \$0                      | \$0                |               |
| CG-100                          | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         | \$0         |                              |                   |       | \$0            |                   | \$0                           |           | \$0                      | \$0                |               |
| Subtotal                        |                 | 115         | 44       | 840      | 0        | 0              | 0           | 0           |                             |             |                              |                   |       |                |                   |                               |           |                          |                    |               |
|                                 |                 | 999         |          |          |          | 0              |             |             |                             |             |                              |                   |       |                |                   |                               |           |                          |                    |               |
| TOTAL NET OBLIGATION            |                 |             |          |          |          |                |             |             | \$1,741,395                 | \$0         | \$13,014,638                 | \$0               | \$0   | \$0            | \$13,014,638      | \$0                           | \$220,942 | \$0                      | \$14,976,975       | \$0           |

"summ\_CGB"

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

[2] Infrastructure Fee net of credits for constructed facilities. All credits will be controlled by credit and reimbursement agreements.

[3] Residential fees rounded to nearest dollar; nonresidential fees rounded to nearest cent.



Table F-2  
Sierra Vista Specific Plan Fee Program  
Mourier Investments, LLC.

| Land Use                        |                 | Residential |          |          |          | Nonresidential |             |             | I. City Park Land Component |           | II. Infrastructure Component        |                   |             |             |                                  | Net Infra. Fee |            | III. Administration Component |                                        | TOTAL                            | TOTAL |
|---------------------------------|-----------------|-------------|----------|----------|----------|----------------|-------------|-------------|-----------------------------|-----------|-------------------------------------|-------------------|-------------|-------------|----------------------------------|----------------|------------|-------------------------------|----------------------------------------|----------------------------------|-------|
|                                 |                 | LDR         | MDR      | HDR      | MU       | CC             | BP          | MU          | Total<br>A                  | Paid<br>B | Adjusted<br>Infrastructure Fee<br>C | Credit Agreements |             |             | After Credits [2]<br>E = C - ΣDx | Paid<br>F      | Total<br>G | Paid<br>H                     | NET FEE<br>OBLIGATION<br>I = A + E + G | NET FEE<br>PAID<br>J = B + F + H |       |
|                                 |                 |             |          |          |          |                |             |             |                             |           |                                     | No. 1<br>D1       | No. 2<br>D2 | No. 3<br>D3 |                                  |                |            |                               |                                        |                                  |       |
|                                 |                 | per unit    | per unit | per unit | per unit | per sq. ft.    | per sq. ft. | per sq. ft. |                             |           |                                     |                   |             |             |                                  |                |            |                               |                                        |                                  |       |
| Net Fee Rates [3]               |                 |             |          |          |          |                |             |             |                             |           |                                     |                   |             |             |                                  |                |            |                               |                                        |                                  |       |
| City Park Land Fee              |                 | \$2,329     | \$1,990  | \$1,650  | \$1,650  | \$0.00         | \$0.00      | \$0.00      |                             |           |                                     |                   |             |             |                                  |                |            |                               |                                        |                                  |       |
| Infrastructure Fee              |                 | \$16,213    | \$14,945 | \$9,203  | \$9,578  | \$18.43        | \$19.52     | \$18.43     |                             |           |                                     |                   |             |             |                                  |                |            |                               |                                        |                                  |       |
| Administration Fee (Gross) @ 2% |                 | \$346       | \$318    | \$199    | \$206    | \$0.39         | \$0.41      | \$0.39      |                             |           |                                     |                   |             |             |                                  |                |            |                               |                                        |                                  |       |
| Total SVSP Fee                  |                 | \$18,888    | \$17,253 | \$11,052 | \$11,434 | \$18.82        | \$19.93     | \$18.82     |                             |           |                                     |                   |             |             |                                  |                |            |                               |                                        |                                  |       |
|                                 |                 | units       | units    | units    | units    | sq. ft.        | sq. ft.     | sq. ft.     |                             |           |                                     |                   |             |             |                                  |                |            |                               |                                        |                                  |       |
| CO-1                            | Developable     | 86.0        | -        | -        | -        | -              | -           | -           | \$200,294                   |           | \$1,394,318                         |                   |             |             | \$1,394,318                      |                | \$29,756   |                               | \$1,624,368                            | \$0                              |       |
| CO-2A                           | Developable     | 71.0        | -        | -        | -        | -              | -           | -           | \$165,359                   |           | \$1,151,123                         |                   |             |             | \$1,151,123                      |                | \$24,566   |                               | \$1,341,048                            | \$0                              |       |
| CO-2B                           | Developable     | 73.0        | -        | -        | -        | -              | -           | -           | \$170,017                   |           | \$1,183,549                         |                   |             |             | \$1,183,549                      |                | \$25,258   |                               | \$1,378,824                            | \$0                              |       |
| CO-3                            | Developable     | 78.0        | -        | -        | -        | -              | -           | -           | \$181,662                   |           | \$1,264,614                         |                   |             |             | \$1,264,614                      |                | \$26,988   |                               | \$1,473,264                            | \$0                              |       |
| CO-20                           | Developable     | -           | 84.0     | -        | -        | -              | -           | -           | \$167,160                   |           | \$1,255,380                         |                   |             |             | \$1,255,380                      |                | \$26,712   |                               | \$1,449,252                            | \$0                              |       |
| CO-21                           | Developable     | -           | 70.0     | -        | -        | -              | -           | -           | \$139,300                   |           | \$1,046,150                         |                   |             |             | \$1,046,150                      |                | \$22,260   |                               | \$1,207,710                            | \$0                              |       |
| CO-22                           | Developable     | -           | 43.0     | -        | -        | -              | -           | -           | \$85,570                    |           | \$642,635                           |                   |             |             | \$642,635                        |                | \$13,674   |                               | \$741,879                              | \$0                              |       |
| CO-22                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                                 |                   |             |             | \$0                              |                | \$0        |                               | \$0                                    | \$0                              |       |
| CO-40                           | Developable     | -           | -        | -        | -        | 1,089.0        | -           | -           | \$0                         |           | \$20,070                            |                   |             |             | \$20,070                         |                | \$425      |                               | \$20,495                               | \$0                              |       |
| CO-50                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                                 |                   |             |             | \$0                              |                | \$0        |                               | \$0                                    | \$0                              |       |
| CO-70                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                                 |                   |             |             | \$0                              |                | \$0        |                               | \$0                                    | \$0                              |       |
| CO-71                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                                 |                   |             |             | \$0                              |                | \$0        |                               | \$0                                    | \$0                              |       |
| CO-80A                          | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                                 |                   |             |             | \$0                              |                | \$0        |                               | \$0                                    | \$0                              |       |
| CO-80B                          | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                                 |                   |             |             | \$0                              |                | \$0        |                               | \$0                                    | \$0                              |       |
| CO-81A                          | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                                 |                   |             |             | \$0                              |                | \$0        |                               | \$0                                    | \$0                              |       |
| CO-81B                          | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                                 |                   |             |             | \$0                              |                | \$0        |                               | \$0                                    | \$0                              |       |
| CO-100                          | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                                 |                   |             |             | \$0                              |                | \$0        |                               | \$0                                    | \$0                              |       |
| JM-1                            | Developable     | 84.0        | -        | -        | -        | -              | -           | -           | \$195,636                   |           | \$1,361,892                         |                   |             |             | \$1,361,892                      |                | \$29,064   |                               | \$1,586,592                            | \$0                              |       |
| JM-2                            | Developable     | 187.0       | -        | -        | -        | -              | -           | -           | \$435,523                   |           | \$3,031,831                         |                   |             |             | \$3,031,831                      |                | \$64,702   |                               | \$3,532,056                            | \$0                              |       |
| JM-2                            | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                                 |                   |             |             | \$0                              |                | \$0        |                               | \$0                                    | \$0                              |       |
| JM-3                            | Developable     | 127.0       | -        | -        | -        | -              | -           | -           | \$295,783                   |           | \$2,059,051                         |                   |             |             | \$2,059,051                      |                | \$43,942   |                               | \$2,398,776                            | \$0                              |       |
| JM-3                            | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                                 |                   |             |             | \$0                              |                | \$0        |                               | \$0                                    | \$0                              |       |
| JM-4                            | Developable     | 132.0       | -        | -        | -        | -              | -           | -           | \$307,428                   |           | \$2,140,116                         |                   |             |             | \$2,140,116                      |                | \$45,672   |                               | \$2,493,216                            | \$0                              |       |
| JM-20                           | Developable     | -           | 319.0    | -        | -        | -              | -           | -           | \$634,810                   |           | \$4,767,455                         |                   |             |             | \$4,767,455                      |                | \$101,442  |                               | \$5,503,707                            | \$0                              |       |
| JM-21                           | Developable     | -           | 171.0    | -        | -        | -              | -           | -           | \$340,290                   |           | \$2,555,595                         |                   |             |             | \$2,555,595                      |                | \$54,378   |                               | \$2,950,263                            | \$0                              |       |
| JM-21                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                                 |                   |             |             | \$0                              |                | \$0        |                               | \$0                                    | \$0                              |       |
| JM-30                           | Developable     | -           | -        | 159.0    | -        | -              | -           | -           | \$262,350                   |           | \$1,463,277                         |                   |             |             | \$1,463,277                      |                | \$31,641   |                               | \$1,757,268                            | \$0                              |       |
| JM-40                           | Developable     | -           | -        | -        | 40.0     | -              | -           | 39,770.0    | \$66,000                    |           | \$1,116,081                         |                   |             |             | \$1,116,081                      |                | \$23,750   |                               | \$1,205,831                            | \$0                              |       |
| JM-41A                          | Developable     | -           | -        | -        | -        | -              | 101,767.0   | -           | \$0                         |           | \$1,986,492                         |                   |             |             | \$1,986,492                      |                | \$41,724   |                               | \$2,028,216                            | \$0                              |       |
| JM-41B                          | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                                 |                   |             |             | \$0                              |                | \$0        |                               | \$0                                    | \$0                              |       |
| JM-50A                          | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                                 |                   |             |             | \$0                              |                | \$0        |                               | \$0                                    | \$0                              |       |
| JM-50B                          | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                                 |                   |             |             | \$0                              |                | \$0        |                               | \$0                                    | \$0                              |       |
| JM-51                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                                 |                   |             |             | \$0                              |                | \$0        |                               | \$0                                    | \$0                              |       |
| JM-52                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                                 |                   |             |             | \$0                              |                | \$0        |                               | \$0                                    | \$0                              |       |
| JM-60                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                                 |                   |             |             | \$0                              |                | \$0        |                               | \$0                                    | \$0                              |       |
| JM-61                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                                 |                   |             |             | \$0                              |                | \$0        |                               | \$0                                    | \$0                              |       |
| JM-70                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                                 |                   |             |             | \$0                              |                | \$0        |                               | \$0                                    | \$0                              |       |
| JM-71                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                                 |                   |             |             | \$0                              |                | \$0        |                               | \$0                                    | \$0                              |       |
| JM-72                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                                 |                   |             |             | \$0                              |                | \$0        |                               | \$0                                    | \$0                              |       |
| JM-73A                          | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                                 |                   |             |             | \$0                              |                | \$0        |                               | \$0                                    | \$0                              |       |
| JM-73B                          | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                                 |                   |             |             | \$0                              |                | \$0        |                               | \$0                                    | \$0                              |       |
| JM-80                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                                 |                   |             |             | \$0                              |                | \$0        |                               | \$0                                    | \$0                              |       |
| JM-81                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                                 |                   |             |             | \$0                              |                | \$0        |                               | \$0                                    | \$0                              |       |
| JM-82                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                                 |                   |             |             | \$0                              |                | \$0        |                               | \$0                                    | \$0                              |       |
| JM-83                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                                 |                   |             |             | \$0                              |                | \$0        |                               | \$0                                    | \$0                              |       |
| JM-84                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                                 |                   |             |             | \$0                              |                | \$0        |                               | \$0                                    | \$0                              |       |
| JM-85                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                                 |                   |             |             | \$0                              |                | \$0        |                               | \$0                                    | \$0                              |       |
| ROW                             | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                                 |                   |             |             | \$0                              |                | \$0        |                               | \$0                                    | \$0                              |       |
| Subtotal                        |                 | 838         | 687      | 159      | 40       | 1,089          | 101,767     | 39,770      |                             |           |                                     |                   |             |             |                                  |                |            |                               |                                        |                                  |       |
|                                 |                 | 1,724       |          |          |          | 142,626        |             |             |                             |           |                                     |                   |             |             |                                  |                |            |                               |                                        |                                  |       |
| TOTAL NET OBLIGATION            |                 |             |          |          |          |                |             |             | \$3,647,182                 | \$0       | \$28,439,629                        | \$0               | \$0         | \$0         | \$28,439,629                     | \$0            | \$605,954  | \$0                           | \$32,692,766                           | \$0                              |       |

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[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.  
[2] Infrastructure Fee net of credits for constructed facilities. All credits will be controlled by credit and reimbursement agreements.  
[3] Residential fees rounded to nearest dollar; nonresidential fees rounded to nearest cent.

Table F-3  
Sierra Vista Specific Plan Fee Program  
DF Properties

|                                 |                 |             |          |            |           |                |             |             | I. City Park Land Component |             | II. Infrastructure Component        |                   |             |             |                                                    |           | III. Administration Component |              | TOTAL NET FEE OBLIGATION | TOTAL NET FEE PAID |
|---------------------------------|-----------------|-------------|----------|------------|-----------|----------------|-------------|-------------|-----------------------------|-------------|-------------------------------------|-------------------|-------------|-------------|----------------------------------------------------|-----------|-------------------------------|--------------|--------------------------|--------------------|
| Land Use                        |                 | Residential |          |            |           | Nonresidential |             |             | Total<br>A                  | Paid<br>B   | Adjusted<br>Infrastructure Fee<br>C | Credit Agreements |             |             | Net Infra. Fee<br>After Credits [2]<br>E = C - ΣDx | Paid<br>F | Total<br>G                    | Paid<br>H    | I = A + E + G            | J = B + F + H      |
|                                 |                 | LDR         | MDR      | HDR<br>[1] | MU<br>[1] | CC             | BP<br>[1]   | MU<br>[1]   |                             |             |                                     | No. 1<br>D1       | No. 2<br>D2 | No. 3<br>D3 |                                                    |           |                               |              |                          |                    |
| Net Fee Rates [3]               |                 | per unit    | per unit | per unit   | per unit  | per sq. ft.    | per sq. ft. | per sq. ft. |                             |             |                                     |                   |             |             |                                                    |           |                               |              |                          |                    |
| City Park Land Fee              |                 | \$2,329     | \$1,990  | \$1,650    | \$1,650   | \$0.00         | \$0.00      | \$0.00      |                             |             |                                     |                   |             |             |                                                    |           |                               |              |                          |                    |
| Infrastructure Fee              |                 | \$19,859    | \$18,420 | \$9,946    | \$10,321  | \$22.72        | \$20.52     | \$19.39     |                             |             |                                     |                   |             |             |                                                    |           |                               |              |                          |                    |
| Administration Fee (Gross) @ 2% |                 | \$346       | \$318    | \$199      | \$206     | \$0.39         | \$0.41      | \$0.39      |                             |             |                                     |                   |             |             |                                                    |           |                               |              |                          |                    |
| Total SVSP Fee                  |                 | \$22,534    | \$20,728 | \$11,795   | \$12,177  | \$23.11        | \$20.93     | \$19.78     |                             |             |                                     |                   |             |             |                                                    |           |                               |              |                          |                    |
|                                 |                 | units       | units    | units      | units     | sq. ft.        | sq. ft.     | sq. ft.     |                             |             |                                     |                   |             |             |                                                    |           |                               |              |                          |                    |
| DF-1                            | Developable     | 100         | -        | -          | -         | -              | -           | -           | \$232,900                   | \$1,985,900 |                                     |                   |             | \$1,985,900 |                                                    | \$34,600  |                               | \$2,253,400  | \$0                      |                    |
| DF-2                            | Developable     | 15          | -        | -          | -         | -              | -           | -           | \$34,935                    | \$297,885   |                                     |                   |             | \$297,885   |                                                    | \$5,190   |                               | \$338,010    | \$0                      |                    |
| DF-20                           | Developable     | -           | 115      | -          | -         | -              | -           | -           | \$228,850                   | \$2,118,300 |                                     |                   |             | \$2,118,300 |                                                    | \$36,570  |                               | \$2,383,720  | \$0                      |                    |
| DF-40A                          | Developable     | -           | -        | -          | -         | 131,431        | -           | -           | \$0                         | \$2,986,112 |                                     |                   |             | \$2,986,112 |                                                    | \$51,258  |                               | \$3,037,370  | \$0                      |                    |
| DF-40B                          | Non-Developable | -           | -        | -          | -         | -              | -           | -           | \$0                         | \$0         |                                     |                   |             | \$0         |                                                    | \$0       |                               | \$0          | \$0                      |                    |
| DF-41                           | Developable     | -           | -        | -          | -         | 319,077        | -           | -           | \$0                         | \$7,249,429 |                                     |                   |             | \$7,249,429 |                                                    | \$124,440 |                               | \$7,373,869  | \$0                      |                    |
| DF-42                           | Developable     | -           | -        | -          | -         | 437,778        | -           | -           | \$0                         | \$9,946,316 |                                     |                   |             | \$9,946,316 |                                                    | \$170,733 |                               | \$10,117,050 | \$0                      |                    |
| DF-50                           | Non-Developable | -           | -        | -          | -         | -              | -           | -           | \$0                         | \$0         |                                     |                   |             | \$0         |                                                    | \$0       |                               | \$0          | \$0                      |                    |
| DF-70                           | Non-Developable | -           | -        | -          | -         | -              | -           | -           | \$0                         | \$0         |                                     |                   |             | \$0         |                                                    | \$0       |                               | \$0          | \$0                      |                    |
| DF-71                           | Non-Developable | -           | -        | -          | -         | -              | -           | -           | \$0                         | \$0         |                                     |                   |             | \$0         |                                                    | \$0       |                               | \$0          | \$0                      |                    |
| DF-72                           | Non-Developable | -           | -        | -          | -         | -              | -           | -           | \$0                         | \$0         |                                     |                   |             | \$0         |                                                    | \$0       |                               | \$0          | \$0                      |                    |
| DF-80                           | Non-Developable | -           | -        | -          | -         | -              | -           | -           | \$0                         | \$0         |                                     |                   |             | \$0         |                                                    | \$0       |                               | \$0          | \$0                      |                    |
| DF-81                           | Non-Developable | -           | -        | -          | -         | -              | -           | -           | \$0                         | \$0         |                                     |                   |             | \$0         |                                                    | \$0       |                               | \$0          | \$0                      |                    |
| DF-100                          | Non-Developable | -           | -        | -          | -         | -              | -           | -           | \$0                         | \$0         |                                     |                   |             | \$0         |                                                    | \$0       |                               | \$0          | \$0                      |                    |
| Subtotal                        |                 | 115         | 115      | 0          | 0         | 888,286        | 0           | 0           |                             |             |                                     |                   |             |             |                                                    |           |                               |              |                          |                    |
|                                 |                 | 230         |          |            |           | 888,286        |             |             |                             |             |                                     |                   |             |             |                                                    |           |                               |              |                          |                    |
| TOTAL NET OBLIGATION            |                 |             |          |            |           |                |             |             | \$496,685                   | \$0         | \$24,583,943                        | \$0               | \$0         | \$0         | \$24,583,943                                       | \$0       | \$422,792                     | \$0          | \$25,503,419             | \$0                |

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[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

[2] Infrastructure Fee net of credits for constructed facilities. All credits will be controlled by credit and reimbursement agreements.

[3] Residential fees rounded to nearest dollar; nonresidential fees rounded to nearest cent.

Table F-4  
Sierra Vista Specific Plan Fee Program  
Westpark Federico / Mourier Federico

| Land Use                        |                 | Residential |          |          |          | Nonresidential |             |             | I. City Park Land Component |           | Adjusted Infrastructure Fee<br>C | II. Infrastructure Component<br>Credit Agreements |             |             | Net Infra. Fee<br>After Credits [2]<br>E = C - ΣDx | Paid<br>F | III. Administration Component |           | TOTAL<br>NET FEE<br>OBLIGATION<br>I = A + E + G | TOTAL<br>NET FEE<br>PAID<br>J = B + F + H |
|---------------------------------|-----------------|-------------|----------|----------|----------|----------------|-------------|-------------|-----------------------------|-----------|----------------------------------|---------------------------------------------------|-------------|-------------|----------------------------------------------------|-----------|-------------------------------|-----------|-------------------------------------------------|-------------------------------------------|
|                                 |                 | LDR         | MDR      | HDR      | MU       | CC             | BP<br>[1]   | MU          | Total<br>A                  | Paid<br>B |                                  | No. 1<br>D1                                       | No. 2<br>D2 | No. 3<br>D3 |                                                    |           | Total<br>G                    | Paid<br>H |                                                 |                                           |
|                                 |                 |             |          |          |          |                |             |             |                             |           |                                  |                                                   |             |             |                                                    |           |                               |           |                                                 |                                           |
| Net Fee Rates [3]               |                 | per unit    | per unit | per unit | per unit | per sq. ft.    | per sq. ft. | per sq. ft. |                             |           |                                  |                                                   |             |             |                                                    |           |                               |           |                                                 |                                           |
| City Park Land Fee              |                 | \$2,329     | \$1,990  | \$1,650  | \$1,650  | \$0.00         | \$0.00      | \$0.00      |                             |           |                                  |                                                   |             |             |                                                    |           |                               |           |                                                 |                                           |
| Infrastructure Fee              |                 | \$13,933    | \$12,777 | \$7,722  | \$8,097  | \$15.78        | \$20.52     | \$15.78     |                             |           |                                  |                                                   |             |             |                                                    |           |                               |           |                                                 |                                           |
| Administration Fee (Gross) @ 2% |                 | \$346       | \$318    | \$199    | \$206    | \$0.39         | \$0.41      | \$0.39      |                             |           |                                  |                                                   |             |             |                                                    |           |                               |           |                                                 |                                           |
| Total SVSP Fee                  |                 | \$16,608    | \$15,085 | \$9,571  | \$9,953  | \$16.17        | \$20.93     | \$16.17     |                             |           |                                  |                                                   |             |             |                                                    |           |                               |           |                                                 |                                           |
|                                 |                 | units       | units    | units    | units    | sq. ft.        | sq. ft.     | sq. ft.     |                             |           |                                  |                                                   |             |             |                                                    |           |                               |           |                                                 |                                           |
| FD-1                            | Developable     | 91          | 0        | 0        | 0        | 0              | 0           | 0           | \$211,939                   |           | \$1,267,903                      |                                                   |             |             | \$1,267,903                                        |           | \$31,486                      |           | \$1,511,328                                     | \$0                                       |
| FD-2                            | Developable     | 81          | -        | -        | -        | -              | -           | -           | \$188,649                   |           | \$1,128,573                      |                                                   |             |             | \$1,128,573                                        |           | \$28,026                      |           | \$1,345,248                                     | \$0                                       |
| FD-2                            | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-3                            | Developable     | 46          | -        | -        | -        | -              | -           | -           | \$107,134                   |           | \$640,918                        |                                                   |             |             | \$640,918                                          |           | \$15,916                      |           | \$763,968                                       | \$0                                       |
| FD-4                            | Developable     | 33          | -        | -        | -        | -              | -           | -           | \$76,857                    |           | \$459,789                        |                                                   |             |             | \$459,789                                          |           | \$11,418                      |           | \$548,064                                       | \$0                                       |
| FD-4                            | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-5                            | Developable     | 87          | -        | -        | -        | -              | -           | -           | \$202,623                   |           | \$1,212,171                      |                                                   |             |             | \$1,212,171                                        |           | \$30,102                      |           | \$1,444,896                                     | \$0                                       |
| FD-6                            | Developable     | 69          | -        | -        | -        | -              | -           | -           | \$160,701                   |           | \$961,377                        |                                                   |             |             | \$961,377                                          |           | \$23,874                      |           | \$1,145,952                                     | \$0                                       |
| FD-6                            | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-7                            | Developable     | 42          | -        | -        | -        | -              | -           | -           | \$97,818                    |           | \$585,186                        |                                                   |             |             | \$585,186                                          |           | \$14,532                      |           | \$697,536                                       | \$0                                       |
| FD-8A                           | Developable     | 78          | -        | -        | -        | -              | -           | -           | \$181,662                   |           | \$1,086,774                      |                                                   |             |             | \$1,086,774                                        |           | \$26,988                      |           | \$1,295,424                                     | \$0                                       |
| FD-8B                           | Developable     | 86          | -        | -        | -        | -              | -           | -           | \$200,294                   |           | \$1,198,238                      |                                                   |             |             | \$1,198,238                                        |           | \$29,756                      |           | \$1,428,288                                     | \$0                                       |
| FD-9                            | Developable     | 109         | -        | -        | -        | -              | -           | -           | \$253,861                   |           | \$1,518,697                      |                                                   |             |             | \$1,518,697                                        |           | \$37,714                      |           | \$1,810,272                                     | \$0                                       |
| FD-10                           | Developable     | 93          | -        | -        | -        | -              | -           | -           | \$216,597                   |           | \$1,295,769                      |                                                   |             |             | \$1,295,769                                        |           | \$32,178                      |           | \$1,544,544                                     | \$0                                       |
| FD-20A                          | Developable     | -           | 110      | -        | -        | -              | -           | -           | \$218,900                   |           | \$1,405,470                      |                                                   |             |             | \$1,405,470                                        |           | \$34,980                      |           | \$1,659,350                                     | \$0                                       |
| FD-20B                          | Developable     | -           | 88       | -        | -        | -              | -           | -           | \$175,120                   |           | \$1,124,376                      |                                                   |             |             | \$1,124,376                                        |           | \$27,984                      |           | \$1,327,480                                     | \$0                                       |
| FD-21                           | Developable     | -           | 204      | -        | -        | -              | -           | -           | \$405,960                   |           | \$2,606,508                      |                                                   |             |             | \$2,606,508                                        |           | \$64,872                      |           | \$3,077,340                                     | \$0                                       |
| FD-21                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-22A                          | Developable     | 76          | -        | -        | -        | -              | -           | -           | \$177,004                   |           | \$1,058,908                      |                                                   |             |             | \$1,058,908                                        |           | \$26,296                      |           | \$1,262,208                                     | \$0                                       |
| FD-22B                          | Developable     | 60          | -        | -        | -        | -              | -           | -           | \$139,740                   |           | \$835,980                        |                                                   |             |             | \$835,980                                          |           | \$20,760                      |           | \$996,480                                       | \$0                                       |
| FD-23                           | Developable     | -           | 143      | -        | -        | -              | -           | -           | \$284,570                   |           | \$1,827,111                      |                                                   |             |             | \$1,827,111                                        |           | \$45,474                      |           | \$2,157,155                                     | \$0                                       |
| FD-24                           | Developable     | -           | 96       | -        | -        | -              | -           | -           | \$191,040                   |           | \$1,226,592                      |                                                   |             |             | \$1,226,592                                        |           | \$30,528                      |           | \$1,448,160                                     | \$0                                       |
| FD-32                           | Developable     | -           | -        | 178      | -        | -              | -           | -           | \$293,700                   |           | \$1,374,516                      |                                                   |             |             | \$1,374,516                                        |           | \$35,422                      |           | \$1,703,638                                     | \$0                                       |
| FD-33                           | Developable     | -           | -        | 172      | -        | -              | -           | -           | \$283,800                   |           | \$1,328,184                      |                                                   |             |             | \$1,328,184                                        |           | \$34,228                      |           | \$1,646,212                                     | \$0                                       |
| FD-34                           | Developable     | -           | -        | 172      | -        | -              | -           | -           | \$283,800                   |           | \$1,328,184                      |                                                   |             |             | \$1,328,184                                        |           | \$34,228                      |           | \$1,646,212                                     | \$0                                       |
| FD-40A                          | Developable     | -           | -        | -        | -        | 19,711         | -           | -           | \$0                         |           | \$311,040                        |                                                   |             |             | \$311,040                                          |           | \$7,687                       |           | \$318,727                                       | \$0                                       |
| FD-40B                          | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-41                           | Developable     | -           | -        | -        | 40       | -              | -           | 39,204      | \$66,000                    |           | \$942,519                        |                                                   |             |             | \$942,519                                          |           | \$23,530                      |           | \$1,032,049                                     | \$0                                       |
| FD-41                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-50                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-51                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-52                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-53                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-61                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-62                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-63                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-64                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-65                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-70                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-71A                          | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-71B                          | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-72A                          | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-72B                          | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-73A                          | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-73B                          | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-74                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-75                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-76                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-77                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-80                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-81                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-82A                          | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-82B                          | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-83                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-84A                          | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-84B                          | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-85                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-86                           | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-87A                          | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-87B                          | Non-Developable | -           | -        | -        | -        | -              | -           | -           | \$0                         |           | \$0                              |                                                   |             |             | \$0                                                |           | \$0                           |           | \$0                                             | \$0                                       |
| FD-88A                          | Non-Developable | -           | -        | -        | -        | -              | -           | -           |                             |           |                                  |                                                   |             |             |                                                    |           |                               |           |                                                 |                                           |
| FD-88B                          | Non-Developable | -           | -        | -        | -        | -              | -           | -           |                             |           |                                  |                                                   |             |             |                                                    |           |                               |           |                                                 |                                           |
| FD-100                          | Non-Developable | -           | -        | -        | -        | -              | -           | -           |                             |           |                                  |                                                   |             |             |                                                    |           |                               |           |                                                 |                                           |
| Subtotal                        |                 | 951         | 641      | 522      | 40       | 19,711         | 0           | 39,204      |                             |           |                                  |                                                   |             |             |                                                    |           |                               |           |                                                 |                                           |
| TOTAL NET OBLIGATION            |                 | 2,154       |          |          |          | 58,915         |             |             | \$4,417,769                 | \$0       | \$26,724,783                     | \$0                                               | \$0         | \$0         | \$26,724,783                                       | \$0       | \$667,979                     | \$0       | \$31,810,531                                    | \$0                                       |

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[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.  
[2] Infrastructure Fee net of credits for constructed facilities. All credits will be controlled by credit and reimbursement agreements.  
[3] Residential fees rounded to nearest dollar; nonresidential fees rounded to nearest cent.

Table F-5  
Sierra Vista Specific Plan Fee Program  
Baseline P & R LLC

| Land Use                        |                 | Residential     |                 |                 |                 | Nonresidential     |                    |                    | I. City Park Land Component |              | II. Infrastructure Component        |                   |              |             |                                                    | III. Administration Component |              | TOTAL NET FEE OBLIGATION | TOTAL NET FEE PAID |               |
|---------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|--------------------|--------------------|--------------------|-----------------------------|--------------|-------------------------------------|-------------------|--------------|-------------|----------------------------------------------------|-------------------------------|--------------|--------------------------|--------------------|---------------|
|                                 |                 | LDR             | MDR             | HDR             | MU              | CC                 | BP                 | MU                 | Total<br>A                  | Paid<br>B    | Adjusted<br>Infrastructure Fee<br>C | Credit Agreements |              |             | Net Infra. Fee<br>After Credits [1]<br>E = C - ΣDx | Paid<br>F                     | Total<br>G   | Paid<br>H                | I = A + E + G      | J = B + F + H |
|                                 |                 |                 |                 |                 |                 |                    |                    |                    |                             |              |                                     | No. 1<br>D1       | No. 2<br>D2  | No. 3<br>D3 |                                                    |                               |              |                          |                    |               |
|                                 |                 | <u>per unit</u> | <u>per unit</u> | <u>per unit</u> | <u>per unit</u> | <u>per sq. ft.</u> | <u>per sq. ft.</u> | <u>per sq. ft.</u> |                             |              |                                     |                   |              |             |                                                    |                               |              |                          |                    |               |
| Net Fee Rates [2]               |                 |                 |                 |                 |                 |                    |                    |                    |                             |              |                                     |                   |              |             |                                                    |                               |              |                          |                    |               |
| City Park Land Fee              |                 | \$2,329         | \$1,990         | \$1,650         | \$1,650         | \$0.00             | \$0.00             | \$0.00             |                             |              |                                     |                   |              |             |                                                    |                               |              |                          |                    |               |
| Infrastructure Fee              |                 | \$19,689        | \$18,017        | \$11,604        | \$11,979        | \$21.28            | \$22.45            | \$21.28            |                             |              |                                     |                   |              |             |                                                    |                               |              |                          |                    |               |
| Administration Fee (Gross) @ 2% |                 | \$346           | \$318           | \$199           | \$206           | \$0.39             | \$0.41             | \$0.39             |                             |              |                                     |                   |              |             |                                                    |                               |              |                          |                    |               |
| Total SVSP Fee                  |                 | \$22,364        | \$20,325        | \$13,453        | \$13,835        | \$21.67            | \$22.86            | \$21.67            |                             |              |                                     |                   |              |             |                                                    |                               |              |                          |                    |               |
|                                 |                 | <u>units</u>    | <u>units</u>    | <u>units</u>    | <u>units</u>    | <u>sq. ft.</u>     | <u>sq. ft.</u>     | <u>sq. ft.</u>     |                             |              |                                     |                   |              |             |                                                    |                               |              |                          |                    |               |
| KT-1B                           | Developable     | 95              | -               | -               | -               | -                  | -                  | -                  | \$221,255                   | \$1,870,455  |                                     |                   | \$1,870,455  |             | \$32,870                                           |                               | \$2,124,580  | \$0                      |                    |               |
| KT-2                            | Developable     | 125             | -               | -               | -               | -                  | -                  | -                  | \$291,125                   | \$2,461,125  |                                     |                   | \$2,461,125  |             | \$43,250                                           |                               | \$2,795,500  | \$0                      |                    |               |
| KT-3A                           | Developable     | 109             | -               | -               | -               | -                  | -                  | -                  | \$253,861                   | \$2,146,101  |                                     |                   | \$2,146,101  |             | \$37,714                                           |                               | \$2,437,676  | \$0                      |                    |               |
| KT-3B                           | Developable     | 97              | -               | -               | -               | -                  | -                  | -                  | \$225,913                   | \$1,909,833  |                                     |                   | \$1,909,833  |             | \$33,562                                           |                               | \$2,169,308  | \$0                      |                    |               |
| KT-4                            | Developable     | 84              | -               | -               | -               | -                  | -                  | -                  | \$195,636                   | \$1,653,876  |                                     |                   | \$1,653,876  |             | \$29,064                                           |                               | \$1,878,576  | \$0                      |                    |               |
| KT-5                            | Developable     | 139             | -               | -               | -               | -                  | -                  | -                  | \$323,731                   | \$2,736,771  |                                     |                   | \$2,736,771  |             | \$48,094                                           |                               | \$3,108,596  | \$0                      |                    |               |
| KT-20                           | Developable     | -               | 167             | -               | -               | -                  | -                  | -                  | \$332,330                   | \$3,008,839  |                                     |                   | \$3,008,839  |             | \$53,106                                           |                               | \$3,394,275  | \$0                      |                    |               |
| KT-21A                          | Developable     | -               | 135             | -               | -               | -                  | -                  | -                  | \$268,650                   | \$2,432,295  |                                     |                   | \$2,432,295  |             | \$42,930                                           |                               | \$2,743,875  | \$0                      |                    |               |
| KT-21B                          | Developable     | -               | 152             | -               | -               | -                  | -                  | -                  | \$302,480                   | \$2,738,584  |                                     |                   | \$2,738,584  |             | \$48,336                                           |                               | \$3,089,400  | \$0                      |                    |               |
| KT-30                           | Developable     | -               | -               | 171             | -               | -                  | -                  | -                  | \$282,150                   | \$1,984,284  |                                     |                   | \$1,984,284  |             | \$34,029                                           |                               | \$2,300,463  | \$0                      |                    |               |
| KT-40B                          | Developable     | -               | -               | -               | 163             | -                  | -                  | 110,534            | \$268,950                   | \$4,304,741  |                                     |                   | \$4,304,741  |             | \$76,686                                           |                               | \$4,650,377  | \$0                      |                    |               |
| KT-41A                          | Developable     | -               | -               | -               | -               | 596,663            | -                  | -                  | \$0                         | \$12,696,989 |                                     |                   | \$12,696,989 |             | \$232,699                                          |                               | \$12,929,687 | \$0                      |                    |               |
| KT-41B                          | Developable     | -               | -               | -               | -               | 0                  | -                  | -                  | \$0                         | \$0          |                                     |                   | \$0          |             | \$0                                                |                               | \$0          | \$0                      |                    |               |
| KT-41B                          | Non-Developable | 0               | 0               | 0               | 0               | 0                  | 0                  | 0                  | \$0                         | \$0          |                                     |                   | \$0          |             | \$0                                                |                               | \$0          | \$0                      |                    |               |
| KT-42                           | Developable     | -               | -               | -               | -               | 95,832             | -                  | -                  | \$0                         | \$2,039,305  |                                     |                   | \$2,039,305  |             | \$37,374                                           |                               | \$2,076,679  | \$0                      |                    |               |
| KT-43                           | Developable     | -               | -               | -               | -               | -                  | 132,858            | -                  | \$0                         | \$2,982,662  |                                     |                   | \$2,982,662  |             | \$54,472                                           |                               | \$3,037,134  | \$0                      |                    |               |
| KT-51                           | Non-Developable | -               | -               | -               | -               | -                  | -                  | -                  | \$0                         | \$0          |                                     |                   | \$0          |             | \$0                                                |                               | \$0          | \$0                      |                    |               |
| KT-52                           | Non-Developable | -               | -               | -               | -               | -                  | -                  | -                  | \$0                         | \$0          |                                     |                   | \$0          |             | \$0                                                |                               | \$0          | \$0                      |                    |               |
| KT-61                           | Non-Developable | -               | -               | -               | -               | -                  | -                  | -                  | \$0                         | \$0          |                                     |                   | \$0          |             | \$0                                                |                               | \$0          | \$0                      |                    |               |
| KT-80B                          | Non-Developable | -               | -               | -               | -               | -                  | -                  | -                  | \$0                         | \$0          |                                     |                   | \$0          |             | \$0                                                |                               | \$0          | \$0                      |                    |               |
| KT-81                           | Non-Developable | -               | -               | -               | -               | -                  | -                  | -                  | \$0                         | \$0          |                                     |                   | \$0          |             | \$0                                                |                               | \$0          | \$0                      |                    |               |
| KT-100A                         | Non-Developable | -               | -               | -               | -               | -                  | -                  | -                  |                             |              |                                     |                   |              |             |                                                    |                               |              |                          |                    |               |
| Subtotal                        |                 | 649             | 454             | 171             | 163             | 692,495            | 132,858            | 110,534            |                             |              |                                     |                   |              |             |                                                    |                               |              |                          |                    |               |
|                                 |                 | 1,437           |                 |                 |                 | 935,887            |                    |                    |                             |              |                                     |                   |              |             |                                                    |                               |              |                          |                    |               |
| TOTAL NET OBLIGATION            |                 |                 |                 |                 |                 |                    |                    |                    | \$2,966,081                 | \$0          | \$44,965,859                        | \$0               | \$0          | \$0         | \$44,965,859                                       | \$0                           | \$804,186    | \$0                      | \$48,736,126       | \$0           |

Table F-6  
Sierra Vista Specific Plan Fee Program  
Baybrook LP

|                                 |                 |             |          |          |          |                |             | I. City Park Land Component |            | II. Infrastructure Component |                                     |                   |       |             |                   | III. Administration Component |            | TOTAL NET FEE | TOTAL NET FEE               |                       |     |
|---------------------------------|-----------------|-------------|----------|----------|----------|----------------|-------------|-----------------------------|------------|------------------------------|-------------------------------------|-------------------|-------|-------------|-------------------|-------------------------------|------------|---------------|-----------------------------|-----------------------|-----|
| Land Use                        |                 | Residential |          |          |          | Nonresidential |             |                             | Total<br>A | Paid<br>B                    | Adjusted<br>Infrastructure Fee<br>C | Credit Agreements |       |             | Net Infra. Fee    |                               | Total<br>G | Paid<br>H     | OBLIGATION<br>I = A + E + G | PAID<br>J = B + F + H |     |
|                                 |                 | LDR         | MDR      | HDR      | MU       | CC             | BP          | MU                          |            |                              |                                     | No. 1             | No. 2 | No. 3       | After Credits [2] | Paid                          |            |               |                             |                       |     |
|                                 |                 | [1]         | [1]      |          |          | [1]            | [1]         |                             |            |                              | D1                                  | D2                | D3    | E = C - ΣDx | F                 |                               | H          |               |                             |                       |     |
| Net Fee Rates [3]               |                 | per unit    | per unit | per unit | per unit | per sq. ft.    | per sq. ft. | per sq. ft.                 |            |                              |                                     |                   |       |             |                   |                               |            |               |                             |                       |     |
| City Park Land Fee              |                 | \$2,329     | \$1,990  | \$1,650  | \$1,650  | \$0.00         | \$0.00      | \$0.00                      |            |                              |                                     |                   |       |             |                   |                               |            |               |                             |                       |     |
| Infrastructure Fee              |                 | \$5,459     | \$15,920 | \$9,946  | \$2,305  | \$19.39        | \$20.52     | \$8.31                      |            |                              |                                     |                   |       |             |                   |                               |            |               |                             |                       |     |
| Administration Fee (Gross) @ 2% |                 | \$346       | \$318    | \$199    | \$206    | \$0.39         | \$0.41      | \$0.39                      |            |                              |                                     |                   |       |             |                   |                               |            |               |                             |                       |     |
| Total SVSP Fee                  |                 | \$8,134     | \$18,228 | \$11,795 | \$4,161  | \$19.78        | \$20.93     | \$8.70                      |            |                              |                                     |                   |       |             |                   |                               |            |               |                             |                       |     |
|                                 |                 | units       | units    | units    | units    | sq. ft.        | sq. ft.     | sq. ft.                     |            |                              |                                     |                   |       |             |                   |                               |            |               |                             |                       |     |
| KT-1A                           | Developable     | 60          | -        | -        | -        | -              | -           | -                           | \$139,740  |                              | \$327,540                           |                   |       | \$327,540   |                   | \$20,760                      |            | \$488,040     | \$0                         |                       |     |
| KT-40A                          | Developable     | -           | -        | -        | 46       | -              | -           | 31,581                      | \$75,900   |                              | \$368,468                           |                   |       | \$368,468   |                   | \$21,793                      |            | \$466,161     | \$0                         |                       |     |
| KT-50                           | Non-Developable | -           | -        | -        | -        | -              | -           | -                           | \$0        |                              | \$0                                 |                   |       | \$0         |                   | \$0                           |            | \$0           | \$0                         |                       |     |
| KT-60A                          | Non-Developable | -           | -        | -        | -        | -              | -           | -                           | \$0        |                              | \$0                                 |                   |       | \$0         |                   | \$0                           |            | \$0           | \$0                         |                       |     |
| KT-80A-1                        | Non-Developable | -           | -        | -        | -        | -              | -           | -                           | \$0        |                              | \$0                                 |                   |       | \$0         |                   | \$0                           |            | \$0           | \$0                         |                       |     |
| KT-82                           | Non-Developable | 0           | 0        | 0        | 0        | 0              | 0           | 0                           | \$0        |                              | \$0                                 |                   |       | \$0         |                   | \$0                           |            | \$0           | \$0                         |                       |     |
| Subtotal                        |                 | 60          | 0        | 0        | 46       | 0              | 0           | 31,581                      |            |                              |                                     |                   |       |             |                   |                               |            |               |                             |                       |     |
|                                 |                 | 106         |          |          |          | 31,581         |             |                             |            |                              |                                     |                   |       |             |                   |                               |            |               |                             |                       |     |
| TOTAL NET OBLIGATION            |                 |             |          |          |          |                |             |                             |            | \$215,640                    | \$0                                 | \$696,008         | \$0   | \$0         | \$0               | \$696,008                     | \$0        | \$42,553      | \$0                         | \$954,201             | \$0 |

## APPENDIX G:

### Development Agreement Exhibit JJ



## EXHIBIT JJ

**SIERRA VISTA SPECIFIC PLAN FEE PROGRAM  
DRAFT POLICIES & PROCEDURES OUTLINE**

The provisions for development and implementation of the Owner-sponsored Sierra Vista Specific Plan Fee Program are set forth in this Exhibit. Although ultimately implemented and enforced by the City, this Fee Program is intended to be independent of and in addition to all other City and County fees required to be paid in connection with development of the area affected by the Sierra Vista Specific Plan (“**Plan Area**”), including without limitation, other fees collected by the City or County (such as the City’s TMF Fee), and shall affect only those properties lying within the Plan Area.

References to an “**Original Owner**” herein shall refer to each of those entities identified as “Landowner” in the Development Agreements entered into in connection with the approval of the Specific Plan, as of the date of execution thereof, excluding, however, each entity identified as an owner who is under contract to sell the Property to the other entity(ies) comprising such “Landowner.” References to an “**Original Owner’s Property**” or “**Property**” shall refer to the portion of the Plan Area owned or controlled (i.e., by way of option or other right to acquire the property) by the Original Owner as of the date of recordation of the Development Agreement for such Property.

**1. Overview of Fee Program.** The Specific Plan Fee Program (the “**Fee Program**”) will consist of three fees (each a “**Fee**”, and collectively, the “**Fees**”), which are initially calculated by a third party administrator and recommended to the City for imposition and collection by the City, credits (“**Fee Credits**”) awarded to the Dedicating Owner dedicating the City Park Land (as defined herein) and the Constructing Owners (as defined herein) to be applied towards Fees, and reimbursements (“**Fee Reimbursements**”) paid to Original Owners or Constructing Owners from Fees paid to the City.

A. Types of Fees. The Fees are comprised of the following:

(1) City Park Land Fee: to fund the fair share contributions towards the dedication of a portion of the Plan Area to be dedicated for the City Park identified as Parcel KT-50 on Exhibit BB of the Project Development Agreements (the “**City Park Land**”);

(2) Infrastructure Fee: to fund and/or reimburse the fair share of the costs of the design and construction of the Project Improvements and dedication of Public Lands (excluding the City Park Land); and

(3) Administration Fee: to fund the fair share of the costs for the City to administer, oversee, implement and enforce the Fee Program.

The Fees are independent of each other and Fee Credits generated against one Fee (through dedications, construction, or payments) shall not be creditable against the other Fees.

B. Fee Administrator. The Fee Program will be organized and monitored regularly by an administrator (the “**Administrator**”). The Original Owners will be



responsible for retaining the Administrator, unless and until the City decides, in its sole discretion, to assume the obligation to retain the Administrator. The Original Owners will advance the costs of the Administrator until such time that the City determines, in consultation with the Administrator, that sufficient funds have been and will continue to be generated by the Administration Fee to fund all future costs of the Administrator, in addition to all other costs associated with the administration of the Fee Program. Thereafter, until the City elects, in its sole discretion, to assume the responsibility for retaining the Administrator, the City shall make funds available from the Administration Fee account to reimburse the Original Owners for the cost of their continued retention of the Administrator. The Administrator will work with the City and the Original Owners to facilitate the administration and implementation of the Fee Program. To minimize the role of the City in administering this Fee Program, the City will rely, to the fullest extent legally possible, on the Administrator to obtain, maintain, process and prepare the information and reports required by this Program to calculate and re-calculate the Fees in accordance with the terms of this Fee Program. The Administrator's roles and responsibilities are more particularly described in Section 9.B below.

C. Fee Credits; Fee Reimbursements.

(1) City Park Land Fee Credits and Fee Reimbursements. The Original Owner dedicating the City Park Land (the **"Dedicating Owner"**) will receive Fee Credits (the **"City Park Land Fee Credits"**) and Fee Reimbursements (**"City Park Land Fee Reimbursements,"**) in consideration of such dedication.

(2) Infrastructure Fee Credits and Fee Reimbursements.

a. Infrastructure Fee Credits. If a person or entity electing to develop a portion of property within the Specific Plan (a **"Constructing Owner"**) is required to install any Project Improvements in connection with its development of such portion of property (which portion shall be referred to as the **"Developing Property"**), such Constructing Owner will receive an amount (in dollars) of Fee Credits against the Infrastructure Fee for the Eligible Project Improvement Costs (as defined herein) paid by the Constructing Owner. The amount of such Fee Credits shall be up to, but not in excess of, the total amount of Infrastructure Fees anticipated to be generated by development of the Constructing Owner's Developing Property (a **"Developing Property's Infrastructure Fee Obligation"**). For example, if a Constructing Owner's tentative subdivision map for 100 tentative single family lots requires the construction of certain Project Improvements, then, for purposes of determining the maximum amount of Fee Credits that can be allocated to the Constructing Owner for its construction of the required Project Improvements, the Developing Property's Infrastructure Fee Obligation would be equal to 100 times the Infrastructure Fee payable by the Developing Property.

b. Infrastructure Fee Reimbursements. If the Eligible Project Improvement Costs paid by the Constructing Owner exceeds the corresponding Developing Property's Infrastructure Fee Obligation related thereto, the Constructing Owner will receive Fee Reimbursements from Infrastructure Fees for the amount of such excess.



(3) No Administrative Fee Credits. No credits or reimbursements shall be provided to the Original Owners with respect to their advance funding of the costs of the Administrator and/or the City to develop, administer, monitor and enforce the Fee Program. By not allowing for credits against the Administration Fee, the Original Owners intend to generate a reliable flow of Administration Fees during development to enable the City to pay the costs of the administration of the Fee Program and eliminate the Original Owners' continuing obligation to advance the costs thereof.

D. Annual Adjustments to Fees, Credits and Reimbursements. The Fees, and corresponding Fee Credit and Fee Reimbursement balances related thereto, shall be adjusted annually, effective as of July 1st of each year (the "**Annual Adjustment Date**"). If for some reason adjustments cannot be made on such date, the adjustments will be made as soon as possible thereafter. The annual adjustments for each Fee shall be made in accordance with the adjustment methods described below for each Fee.

## **2. City Park Land Fee; City Park Land Fee Credits; City Park Land Fee Reimbursements.**

A. General. The City Park Land shall be identified and offered for dedication to the City, as and when required by the City pursuant to the applicable Development Agreement. The City Park Land Fee will be used to compensate the Dedicating Owner for its required dedication of the City Park Land. The City Park Land Fee will be allocated only to residential development within the Specific Plan, in proportion to relative equivalent dwelling units ("**EDUs**") set forth in the Specific Plan Finance Plan (the "**Finance Plan**") for each Original Owner's Property in the Plan Area.

B. Calculation of City Park Land Fee. The City Park Land Fee shall be determined on a residential EDU basis by dividing the value of the City Park Land by the total number of residential EDUs described by the Finance Plan for the land uses shown on the Specific Plan initially approved by the City.

(1) Initial Valuation. Consistent with the appraisal prepared at the request of the City (the "**City Appraisal**"), the initial value of the City Park Land shall be established at \$135,000 per acre.

(2) Updated Valuations of City Park Land. The value of the City Park Land shall be revisited and updated beginning on the Annual Adjustment Date for the year when residential building permits are first anticipated to be issued within the Plan Area, and annually thereafter. The new value shall be based upon a reappraisal or updated appraisal of the City Park Land, as of the pertinent Annual Adjustment Date, obtained by the Administrator. Such reappraisal or updated appraisal shall be based upon similar assumptions and methodology used by the City in the initial City Appraisal, unless the City determines that extenuating circumstances require the use of alternative methodologies, provided that such alternative methodologies shall nevertheless meet applicable MAI appraisal standards.

(3) Adjustments to City Park Land Fee and City Park Land Fee Credit. The City Park Land Fee and City Park Land Fee Credit shall be adjusted based on the percentage change between the reappraised/updated valuation and the immediately preceding valuation for the City Park Land (the “**Land Value Percentage Change**”). Once the City Park Land Fee has been paid with respect to a particular building permit, the residential unit(s) which was the subject of the particular building permit shall not be subject to subsequent increases or decreases in the City Park Land Fee.

C. Timing of Payment of Fee. The City Park Land Fee for a residential building shall be due upon the issuance of a building permit for that building.

D. Park Fee Reimbursements. Once the Dedicating Owner has granted the City an irrevocable offer of dedication for the City Park Land in form acceptable to the City, City Park Land Fee Reimbursements shall be paid to the Dedicating Owner quarterly, as and when the City collects City Park Land Fees from residential development within the Plan Area, whether or not the City has then accepted such dedication.

### 3. Infrastructure Fee, Fee Credits and Fee Reimbursements.

A. General. The Infrastructure Fee will fund (i) the costs for design and construction of backbone public improvements required for the development of the Plan Area (the “**Project**”), as such public improvements are more particularly identified on Schedule JJ-1 (the “**Project Improvements**”), and (ii) the value of the public lands to be dedicated for (a) storm water detention, drainageways, creek corridors, wetland mitigation, and open space, which lands are designated as “Open Space” on the Specific Plan or otherwise depicted as Open Space on Schedule JJ-2 (collectively, “**Open Space**”) and (b) road right-of-way, sewer lift stations, water tanks, paseos and other specifically identified public uses, other than Open Space, the City Park Land and neighborhood park land (collectively, “**Public/Quasi-Public Land**”), as such Open Space and Public/Quasi-Public Land are more particularly shown and described on Schedule JJ-2 (collectively, the “**Public Lands**”). Except to the limited extent described in Section 3.C(2) below, the Project Improvements specifically exclude any required backbone public improvements that would typically be funded by Other Public Infrastructure Programs (as defined herein). The Public Lands exclude the City Park Land due to the separate City Park Land Fee established therefor, and also exclude the neighborhood park lands because the land uses within the Specific Plan have been designed so that each Original Owner’s Property provides its required share of neighborhood park land.

B. Calculation of Infrastructure Fee. The Infrastructure Fee shall be determined for each Property first by allocating the aggregate costs of the Project Improvements (the “**Project Costs**”) shown on the most recent “Project Cost Estimation” (as hereinafter defined) for the Plan Area among the various land use categories in the Plan Area, and then, with respect to each Property within the Plan Area, allocating such Property, by land use, its share of the Estimated Project Costs based upon the land uses

shown for such Property on the Specific Plan initially approved by the City, and then making the “Public Land Fee Adjustment” (as hereinafter defined) applicable to such Property, all as set forth in this Section 3.B. As a result of this methodology, the amount of the Infrastructure Fee is likely to vary among different Properties.

(1) Determination of Fair Share Per EDU. First, each land use in the Plan Area will receive a “fair share” allocation of the costs of the Project Improvement in accordance with this Section 3.B(1), which reflects the cost-spreading methodologies contained in the Finance Plan (which are, in turn, based on generally accepted engineering principles). The initial “fair share” allocation, as shown on **Schedule JJ-3** attached hereto, was and shall be determined by:

a. Designating separate categories of Project Improvements (each, an “**Improvement Category**”) for those Project Improvements whose Project Costs are allocated to the Plan Area land uses on the same EDU basis (including, by way of example rather than limitation, a category for traffic improvements, the costs of which are allocated to land uses on a traffic EDU basis, and a category for storm drain improvements, the costs of which are allocated to land uses on a drainage run off coefficient basis). Each Improvement Category will necessarily involve a different set of underlying Plan Area EDUs;

b. Determining the total estimated costs of the Project Improvements within each Improvement Category based on the most recent Project Cost Estimation; and

c. Dividing the total estimated costs of the Project Improvements within each Improvement Category by the total number of EDUs participating in such Improvement Category to determine the cost-per-EDU within such Improvement Category.

(2) Determination of Fair Share of Project Costs on a Per Property Basis. The total “fair share” of Project Costs for each Property by land use category shall be determined by:

a. Multiplying the cost-per-EDU for each Improvement Category by the number of EDUs on such Property for each corresponding land use category; and

b. Totaling the costs determined under Section 3.B(2)(a) for each land use category on such Property.

(3) Public Land Fee Adjustment. The “fair share” of Project Costs applicable to a Property shall then be adjusted by the difference between the value of Public Lands to be dedicated within the Property and the Property’s allocable share of the value of all Public Lands to be dedicated within the Plan Area (the “**Property Fair-Share Land Obligation**”). Such difference is referred to as the “**Public Land Fee Adjustment.**”

a. Methodology. The Property Fair-Share Land Obligation is equal to the amount of Public Land that must be dedicated for that Property as a result of the number and type of land uses shown for that Property on the Specific Plan, based on the following allocations:

(i) For Public/Quasi-Public land (consisting of road right-of-way, sewer lift stations, water tanks, and paseos, but excluding City Park Land, neighborhood park land, and Open Space), each Property's fair share is calculated on a proportionate gross acreage basis (i.e., each Property's fair share of Public/Quasi-Public acreage is based on its gross acreage divided by total Plan Area gross acreage). The value of the City Park Land is applied to the Public/Quasi-Public Land to determine the amount of each Property's shortfall or overage. Shortfall/overage related to Public/Quasi-Public land is then allocated to the land uses within each Property based on such Property's relative traffic EDUs and then added or deducted, as applicable, from the subtotal of all of the other Improvement Categories within the Infrastructure Fee for each land use within such Property;

(ii) No adjustments are made for neighborhood park land, on the basis that each subdivision is self-sufficient in its dedication of neighborhood park land; and

(iii) For Open Space, Open Space with detention is allocated 50% to residential (on a persons per household ("**PPH**") basis) and 50% to all uses (on a run-off coefficient basis); Open Space without detention is allocated solely to residential (on a PPH basis). Open Space values are based on the following percentages of the City Park Land valuation: 50% for Open Space otherwise developable but required for the Corps 404 permit, 10% for Open Space land within the WAPA corridor, and 20% for all other Open Space. Land within the WAPA corridor designated by the Specific Plan for commercial use are not included in or credited as Open Space. Using these allocations, each Property's fair share requirement for Open Space is determined and the resulting shortfall/overage is then allocated to the land uses in each Property on a PPH basis for residential uses and employee-per-square-foot basis for non-residential uses and then added or deducted, as applicable, from the subtotal of all of the other Improvement Categories within the Infrastructure Fee for each land use within such Property.

b. Adjustments Reflected in Schedule JJ-3. The Public Land Fee Adjustment is incorporated in the Infrastructure Fee for each Original Owner's Property described in Schedule JJ-3 attached hereto. The methodology for determining the Public Land Fee Adjustment is described above to assist in any recalculation of the Public Land Fee Adjustment that may be required by Section 3.D(2) below in connection with the 404 Approvals.

(4) Multiple Properties. Each Original Owner shall have the right to treat all of the Properties within the Plan Area owned by the same named ownership entity as a single Property, aggregating such Properties' shares of Project Costs and Public Land Fee Adjustments in such a manner as to have the same amount of Infrastructure Fee on each Property for the same land use category. An Original Owner shall exercise this right, if at all, by giving the Administrator written notice of such Original Owner's election as and when required by the Administrator.

C. Project Cost Estimations. As set forth above, the Infrastructure Fee is based, in part, upon the Project Costs as shown on a Project Cost Estimation. As used in this Fee Program, "**Project Cost Estimation**" refers to the total estimated costs for all Project Improvements, including all estimated Hard Costs (including a 20% contingency thereon) and an estimated Soft Costs allowance equal to 20% of such estimated Hard Costs. The initial Project Cost Estimation is based on the cost estimates for the Project Improvements set forth in the Finance Plan approved as part of the Specific Plan and attached hereto as part of **Schedule JJ-1**.

(1) Project Improvements Included in Fee Program. As noted above, the Project Improvements are limited to those listed on **Schedule JJ-1**, and unless and until the same are specifically added to the list of Project Improvements by unanimous decision of the Original Owners and approval by the City, the components of any other required public backbone infrastructure are specifically excluded from this Fee Program. To the extent that other required backbone infrastructure is subject to a separate public funding program or mechanism (each, an "**Other Public Infrastructure Program**") with the City, County or other agency (e.g., other backbone road improvements funded by fee credits and/or reimbursements through the City's TMF Fee or other public utilities funded by a public utility fee credit/reimbursement program), those other backbone infrastructure improvements are specifically not a part of the Project Improvements. To the extent permitted by the applicable agency, such other backbone infrastructure may be eligible for financing under the Other Public Infrastructure Program.

(2) Backbone Utility Improvements. The Project Improvements to be funded by the Infrastructure Fee shall include any required electric and/or gas utility backbone infrastructure that may be reimbursable by private utilities; and potential reimbursements from private electric/gas utilities (such as PG&E) shall be treated the same as potential Third Party Reimbursements (as defined herein) for purposes of this Fee Program. To minimize the potential administration of such reimbursements, to the extent a public utility includes an option for sharing in construction costs that does not include reimbursement, the Constructing Owner shall elect the option that does not involve reimbursement. For example, PG&E currently allows a contractor to elect to receive either a 50% contribution for the cost of a facility upon construction or a 100% reimbursement of the cost paid over time by subsequent development; in such case, the Constructing Owner

shall select the contribution option and the other half of the cost of the facility shall be included in the Project Costs.

D. Infrastructure Fee Adjustments. The Infrastructure Fee shall be adjusted annually on the Annual Adjustment Date for each land use by updating and summing the updated Project Improvements costs and Public Land valuations for the applicable Improvement and Land Categories related thereto as described below. The Administrator may also elect, at any other time if deemed warranted by the Administrator due to changes in actual costs and/or eligible Project Improvements, to adjust the Infrastructure Fee in the manner provided below.

(1) Project Cost Estimation. The Project Cost Estimation shall be updated and adjusted annually in accordance with the methodology of the Finance Plan used to establish the Infrastructure Fee, based, in part and without limitation, on: (a) the estimated cost of remaining Project Improvements within each Improvement Category for which a Credit/Reimbursement Agreement is not yet fully executed and effective; (b) the amount of any outstanding Credit/Reimbursement balances allocable to each Improvement Category, and (c) the number of undeveloped or unpermitted EDU's for each Improvement Category with respect to which the Infrastructure Fee has not then been paid.

a. Project Improvements Not Yet Subject to Contract. Adjustments to the estimated Project Costs of remaining Project Improvements not yet subject of a fully executed and effective Credit/Reimbursement Agreement will be made annually based, at the recommendation of the Administrator, in consultation with the Original Owners and the City, either upon updated actual Hard Costs or by the change in the Engineering News Record Construction Cost Index or comparable index (the "CCI") and/or based on actual and estimated cost adjustments as provided herein. Any adjustment to the Fee based on updated Hard Costs will be based upon information available to the Administrator in the form of actual Hard Costs for recently constructed Project Improvements in the same Improvement Category and/or bids accepted for any Project Improvements or similar facilities within the greater Sacramento region.

b. Completed Project Improvements. Subject to the above limitation, the Administrator will be required to include in the calculation of the update to the Infrastructure Fee any "actual" costs of Project Improvements (based on the Hard Costs for contracted work and the corresponding Soft Costs allowance) based either on the executed contracts for such Project Improvements and/or on the "true up" of the "actual" costs after Completion thereof.

(2) Public Land Fee Adjustments. The portion of the Infrastructure Fee allocable to the Public Land Fee Adjustment within a Property (or Properties), once allocated to the land uses within the Property (or Properties) shall not be adjusted by any change in the market value of such Public Land or for any other reason, except as otherwise provided in this Section 3.D(2).

a. 404 Permit Requirements. The Original Owners will need to obtain approval of a 404 Permit from the Army Corps of Engineers and related approvals and permits (collectively, the “**404 Approvals**”) prior to the construction of any of the Project Improvements. If the 404 Approvals require additions to or subtractions from the Open Space to be dedicated as shown on Schedule JJ-2, then the Public Land Fee Adjustment may be subject to adjustment. In the event of any such mandated changes to the Open Space dedications, the methodology used to determine the Public Land Fee Adjustments in Section 3.B(3)(a) above shall be used to re-determine such Adjustments; and, in order to maintain consistency with annual adjustments to the Infrastructure Fee, the land values for the Open Space areas used to determine the Public Land Fee Adjustment shall be adjusted, if applicable, by the percentage change between the then reappraised/updated valuation for the City Park Land and the original \$135,000 per acre valuation for the City Park Land.

b. Annual Adjustments Based on Percentage Change in Value. Once initially allocated to the land uses within a Property on an EDU basis, except as may be adjusted as provided above, the Public Land Fee Adjustment within such Property (or Properties) shall thereafter be adjusted for the number of EDUs remaining to be developed or permitted in such Property by the annual Land Value Percentage Change. For example, if a Public Land Fee Adjustment resulted in a reduction in the Infrastructure Fee within a Property (due to the Property dedicating more than its fair share of land dedications) of \$200 per single-family EDU, and if the Land Value Percentage Change for the following year was 10%, then the reduction associated with such Public Land Fee Adjustment for such Property would be increased to \$220 per undeveloped single-family EDU therein.

(3) WAPA Corridor Adjustments Related to Parcels JM-41 and FD-40. With respect to Parcels JM-41 and FD-40, a portion of these parcels impacted by the WAPA corridor has been assumed as being undevelopable based on certain building and usability factors and such portions have been allocated zero (0) EDUs and excluded from the calculation of the Infrastructure Fee and the Administration Fee. So long as actual development of Parcels JM-41 and FD-40 does not exceed the total developable area assumed for such parcels in this analysis (i.e., approximately 10.14 acres of useable developable area within Parcel JM-41 and approximately 1.81 acres of useable developable area within Parcel FD-40), the EDU allocation thereto shall remain unchanged; if actual development thereof exceeds the assumed square footage amount thereof, then the amount of applicable EDUs for such Parcel and the corresponding Infrastructure Fee and Administration Fee allocable to development thereof shall be adjusted based on such increase in assumed developable area.

E. No Adjustment Based on Method of Financing. There shall be no adjustment to the Infrastructure Fee based upon the method by which any Constructing Owner funds either the Project Improvements it constructs or such Constructing Owner's allocable share of the Project Costs. By way of example, funds for Project Improvements

generated by a public financing district formed on a Constructing Owner's property (such as an assessment or community facilities district) shall be treated the same as private financing by the Constructing Owner and shall not be deducted from or have any other effect on the calculation of the Infrastructure Fee. Proceeds from any such assessment or community facilities district for acquisition and construction of Project Improvements shall be available solely to the Constructing Owner whose property is included within such district.

F. Timing and Amount of Payment of Infrastructure Fee. The Infrastructure Fee payable with respect to development of property within the Specific Plan shall be due upon whichever of the following is applicable:

(1) Single Family Residential. For single family residential development:

a. Upon Recordation of Small Lot Map if Fee Reimbursements Outstanding. The Infrastructure Fee shall be paid for all single-family lots created by a small lot subdivision map upon recordation thereof, if at the time of such recordation any Original Owner or Constructing Owner is either (i) eligible to receive payment of a Fee Reimbursement pursuant to an executed Credit/Reimbursement Agreements and has not yet received full payment thereof, or (ii) will become eligible, upon Completion of certain Project Improvement(s), to receive payment of a Fee Reimbursement pursuant to an executed Credit/Reimbursement Agreement and sufficient funds have not then been collected to fund such Fee Reimbursement on Completion (an **"Outstanding Fee Reimbursement"**); or

b. Upon Issuance of Building Permits if No Outstanding Fee Reimbursement. If no Outstanding Fee Reimbursements existed at the time of recordation of a small lot subdivision map, then the Infrastructure Fee will be paid as building permits are issued for each lot within such recorded small lot subdivision map.

(2) Multifamily and Non-Residential Development. For all other land uses, the Infrastructure Fee shall be paid upon issuance of a building permit for each multifamily or non-residential building, based on the land use and number of EDUs covered by the particular building permit.

#### 4. Administration Fee.

A. General. The Administration Fee will fund the anticipated and actual costs to organize, monitor, administer and enforce the Fee Program, including without limitation, the costs to retain the Administrator, the costs to retain any engineering, appraisal and/or fee consultants to assist with Fee updates and construction monitoring, and the costs of the City to implement and enforce the Fee Program during buildout of the Project. Except as otherwise expressly provided herein, the Administration Fee shall fund all costs associated with the administration of the Fee Program, including annual



Fee updates, calculation and collection of any Shortfall payments, and preparation and maintenance of credit/reimbursement agreements. The costs to establish the Fee Program and the costs to fund the Administrator prior to assumption thereof by the City shall be advanced by the Original Owners pursuant to the terms of their separate cost sharing agreement.

B. Calculation of Administration Fee. The Administration Fee shall be the amount necessary to pay the actual and estimated costs to develop, implement, monitor and enforce the Fee Program from City approval of the Specific Plan and Development Agreements through the buildout of the Project, excluding only the costs thereof to be advanced by the Original Owners. The Administration Fee shall be allocated to the various land uses in the same manner and proportions as the calculation of the “fair share” of Project Costs used to calculate the Infrastructure Fee (but without application of the Public Land Fee Adjustment).

C. Annual Adjustment. The Administration Fee shall be updated and adjusted annually at the same time as the other Fees, based on the actual and estimated costs associated with administering the Fee Program throughout the buildout of the Project, including changes in administration costs associated with the City’s assumption, to be funded solely by the Administration Fee, of the obligation to retain and fund the Administrator’s responsibilities and to fund any changes in the estimated time to complete buildout of the Project. Subject to unanimous approval by the Original Owners, such estimated costs may include an amount to build a reserve that will supplement the cash flow provided by the Administration Fee for the City’s assumption of the funding for the Administrator after the Original Owners cease to advance the funds thereof.

D. Timing of Payment of Administration Fee.

(1) Original Owner Advances. From and after approval of the Specific Plan and Development Agreements, the Original Owners shall fund directly the costs to develop, implement, monitor and enforce the Fee Program to the extent the amount of Administration Fees being collected is insufficient to cover all of the then current costs associated with administering the Fee Program. All such advances shall be included within the calculation of the Administration Fee. The advances shall be allocated among the Original Owners pursuant to their separate written agreement, and such allocations shall be provided to the Administrator.

(2) Other Payments. The Administration Fee shall be due at the same time as the Infrastructure Fee.

E. No Fee Credits or Reimbursements. Since all Original Owners will be sharing in any and all required advances to cover the costs associated with establishing and administering the Fee Program, including without limitation, the costs of the Administrator, in excess of the amount covered by the Administration Fees, no Administration Fee Reimbursements will be due and payable to any Original Owner due to such Original Owner advancing more than its fair share of the costs to administer the

Fee Program. Similarly, to provide a secure cash flow of Administration Fees from development of the Specific Plan that can be relied on by the City if and when it assumes full administration of the Fee Program, the Original Owners will not receive any Fee Credits with respect to the funds advanced thereby to establish and administer the Fee Program. Any failure of an Original Owner to advance its fair share of the costs to administer the Fee Program shall be addressed by the Original Owners' separate agreement and not by the Fee Program, provided such remedies may include forfeiture and/or assignment of Infrastructure Fee Credits by any defaulting Original Owner.

F. Costs Excluded From Administration Fee. The Administration Fee shall not fund, and each Original Owner or Constructing Owner shall be separately responsible for paying, any and all costs associated with a request to assign or transfer Fee Credits or Fee Reimbursements within the Plan Area, as well as those costs associated with any change thereby in land use or EDU capacity utilization for any property as set forth in the Specific Plan.

5. Infrastructure Fee Credits for Constructing Owners. Any Constructing Owner that constructs any Project Improvements will receive Fee Credits in accordance with this Section 5 and may receive Fee Reimbursements in accordance with Section 6. The value of the Fee Credits given to Constructing Owners shall be subject to annual adjustment as provided for herein. References in this Fee Program to **"Credit/Reimbursement"** shall refer to Fee Credits or Fee Reimbursements, as applicable.

A. Calculation of Amount of Infrastructure Fee Credits. Subject to the limitations of Section 6.A(4) below, the Fee Credits available to a Constructing Owner for application to the Infrastructure Fee shall be based upon the Eligible Hard Costs and Soft Costs for the particular Project Improvements being constructed.

(1) Hard Costs; Eligible Hard Costs. The **"Hard Costs"** of Project Improvements eligible for Credit/Reimbursement under the Infrastructure Fee shall mean and refer to the actual costs of construction of a Project Improvement that are incurred by a Constructing Owner pursuant to a properly bid construction contract with a duly licensed, qualified general contractor for the Project Improvements. Such Hard Costs shall include the costs of (i) construction of the Project Improvement(s), based on the price included in the contract (the **"Construction Contract"**) with a contractor entered into in accordance with the provisions of Section 5.A(3) below for the construction of such Public Improvement(s), and (ii) traffic control, staging and storm water pollution prevention implementation measures related to such construction. The Hard Costs shall include the costs of any changes in scope or standards required by the City during the course of construction thereof that are added to the Construction Contract. Hard Costs shall also include the cost for any materials that exceeded the minimum specifications required by the City, so long as the bid for the contract clearly describes the allowed minimum specification. (An example might be a contractor choosing to substitute a higher grade of pipe because the lower specified and acceptable grade is either unavailable or more expensive due to shortages or other reasons.) The Administrator shall recommend to the City the

amount of the Hard Costs for each Project Improvement eligible for Credit/Reimbursement under the Infrastructure Fee. **“Eligible Hard Costs”** means all of the Hard Costs incurred by the Contracting Owner except to the extent the Administrator excludes costs that the Administrator finds to be commercially unreasonable.

(2) Soft Costs. **“Soft Costs”** means the costs of storm water pollution prevention monitoring & management, engineering, inspection, testing, surveying and bonding related to the construction of the Project Improvement(s). Each Constructing Owner entering into a bonded contract to construct a Project Improvement shall receive an allowance for Soft Costs equal to 20% of the Eligible Hard Costs for such Project Improvement, without the need for a proposal, contract, invoices or any other form of documentation to substantiate the actual amount of Soft Costs incurred. In consideration of this fixed percentage for Soft Costs, a Constructing Owner shall have no right to request a greater amount of Credits/Reimbursements due to actual Soft Costs exceeding this fixed-percentage allowance.

(3) Bidding/Contracting of Construction. All bidding and contracting shall be done so as to allow the Project Improvements to be eligible for acquisition or construction by a CFD and/or to enable the Infrastructure Fees to be financed by a CFD. Such public bidding requirements shall include, but not be limited to, competitive bidding, prevailing wage, and award of contract to the lowest responsible bidder. Prior to approving improvement plans for construction of a Project Improvement, the City and Administrator shall cooperate with each other to develop and implement a bidding and contracting monitoring program to ensure compliance with the public bidding, prevailing wage and contracting requirements prior to execution of each contract for construction of a Project Improvement by a Constructing Owner.

If a Constructing Owner fails to comply with the public bidding, prevailing wage and contracting requirements for a Project Improvement, the Constructing Owner will assume the risk that such Project Improvement may be required to be removed from the Fee Program in order to preserve the ability to fund the Project Improvements and/or the Infrastructure Fees with CFD financing. If a Project Improvement is removed from the Fee Program, the Constructing Owner thereof shall not receive and shall forfeit any Fee Credits or Fee Reimbursements with respect to such Project Improvement. Any such removal of a Project Improvement shall be treated in the same manner as if the Project Improvement had been constructed by a third party, as more particularly described in Section 8 below (i.e., no adjustment shall be made to the Infrastructure Fee and reimbursement agreements shall be provided to each of the Original Owners for its applicable share of then estimated cost of such removed Project Improvement, with a Priority Date as of the later of the date of removal of the Project Improvement from the Fee Program or “development” of such Original Owner’s Property, and without any interest accrual).

B. Provision of Fee Credits for Project Improvements.

(1) Credit/Reimbursement Agreement. A sample form of credit and reimbursement agreement (a “**Credit/Reimbursement Agreement**”) to be used for each Constructing Owner is attached hereto as Schedule JJ-4. This form of Credit/Reimbursement Agreement shall be used, and modified to the extent necessary, in connection with the construction of Project Improvements by a Constructing Owner for its applicable Developing Property.

a. No earlier than the approval by the City of the improvement plans for the Project Improvement(s) required for the Developing Property, the Administrator shall provide the City with the amount of the Credit/Reimbursement to be available under such Credit/Reimbursement Agreement, which shall be equal to 100% of the contracted Eligible Hard Costs of the Project Improvement(s), based on an accepted competitive bid in compliance with all public contracting requirements, plus the corresponding Soft Cost allowance related thereto (collectively, the “**Eligible Project Improvement Costs**”).

b. The Credit/Reimbursement amount shall be inserted in the Credit/Reimbursement Agreement and the same shall be signed when a contract for the work has been entered into, performance and payment bonds in the form and amount required by the City have been posted therewith, and a notice to proceed with such construction (a “**Notice to Proceed**”) has been given to the contractor. The City may require the amount of such bonds to be greater than the corresponding Credit/Reimbursement amount to address contingency costs and/or the costs to the City to cause the Completion of the applicable Project Improvements in the event of default by the Constructing Owner. Unless the amount of Fee Credits under the Credit/Reimbursement Agreement exceeds the amount of the corresponding Developing Property’s Infrastructure Fee Obligation, no amount of Fee Reimbursements shall be included in the Credit/Reimbursement Agreement. The date of full execution of a Credit/Reimbursement Agreement shall be referred to as the “**Effective Date**” of the Credit/Reimbursement Agreement.

(2) Availability of Fee Credits. Fee Credits shall become available upon the Effective Date of the applicable Credit/Reimbursement Agreement. The Fee Credits for the contracted work under a Credit/Reimbursement Agreement shall continue to be available for application against the Infrastructure Fee so long as: (a) the Constructing Owner is not in material breach of the Credit/Reimbursement Agreement, and (b) the Constructing Owner continues to use commercially reasonable diligence to prosecute to Completion (as defined herein) the construction of the Project Improvement(s) that are the subject of the particular Credit/Reimbursement Agreement.

(3) Failure to Diligently Proceed Towards Completion. If a Constructing Owner ceases to diligently prosecute construction of a Project

Improvement, or otherwise breaches any material provisions of the Credit/Reimbursement Agreement, and if the Constructing Owner fails to cure such breach within thirty (30) days of receipt of written notice from the Administrator, the Administrator may recommend to the City that the City exercise any and all remedies then available under the Credit/Reimbursement Agreement, including cessation of approval of tentative or final subdivision maps, issuing building permits and/or occupancy permits for development of the Constructing Owner's Developing Property, suspension of the right to apply Fee Credits against the Infrastructure Fee and/or repayment by the Constructing Owner of all or any portion of the Fee Credits generated by the particular Credit/Reimbursement Agreement which have previously been applied against Infrastructure Fees.

C. Adjustments to Value of Fee Credits.

(1) CCI Adjustment. All Fee Credits provided pursuant to Credit/Reimbursement Agreements with an Effective Date not later than May 31 preceding the Annual Adjustment Date (i.e., for Fee Credits in effect at least one month prior to the Annual Adjustment Date) shall be subject to adjustment based on the increase or decrease in the CCI, so long as the Constructing Owner is in good standing under its applicable Credit/Reimbursement Agreement. In no event, however, shall a decrease in the CCI result in a decrease of the Constructing Owner's Fee Credit amount below the actual amount expended for the Project Costs which created the right to such Fee Credits. The purpose of this adjustment is to assure that Fee Credits received by a Constructing Owner offset a corresponding amount of Infrastructure Fee, on a dollar for dollar basis, up or down, as and when the Infrastructure Fee is adjusted, but without bearing a disproportionately large share of the actual Project Costs as a result of any decline in construction costs.

(2) Adjustment Based on Actual Eligible Hard Costs. After the Project Improvement(s) are Completed (as defined herein), there will be a "true-up" of the costs of the Project Improvements eligible for Fee Credits against and Fee Reimbursements from the Infrastructure Fee.

a. The "true up" shall be based on the actual Eligible Hard Costs incurred by the Constructing Owner to Complete the construction of the Project Improvement, which costs shall be documented to the Administrator's reasonable satisfaction. As a part of this "true up," the Soft Cost allowance will be adjusted to equal 20% of the actual Eligible Hard Costs.

b. If the total actual Eligible Hard Costs and corresponding Soft Costs of the Project Improvement(s) is greater than the amount of Fee Credits/Reimbursements initially provided by the Credit/Reimbursement Agreement, the Administrator shall notify the City that the Constructing Owner is to be awarded additional Credits/Reimbursements in the amount of the difference. The Administrator may also notify the City of any proposed adjustment to the

Infrastructure Fee to account for such increased Costs, if deemed appropriate to be incorporated into the Infrastructure Fee prior to the next Annual Adjustment Date.

c. If the total eligible costs of the Project Improvement(s) is less than the amount of Fee Credits/Reimbursements initially provided by the Credit/Reimbursement Agreement, the Administrator shall notify the City that the Constructing Owner is required to first reduce the amount of any Fee Reimbursement and then relinquish the amount of the unused Fee Credits comprising any remaining difference, and, to the extent Fee Credits resulting from that Credit/Reimbursement Agreement have been used in an amount which exceeds the actual total Eligible Hard Costs and Soft Costs of the applicable Project Improvement(s), to repay such excess in cash. Any such repayment shall be due within thirty (30) days of receipt of notice from the City of the amount to be repaid.

(3) Definition of “Completed.” A Project Improvement shall be deemed “**Completed**” upon the earlier of acceptance of that Project Improvement by the City or acceptance by the City for purposes of commencing a 1-year warranty or maintenance period. Once a Project Improvement is Completed, any performance and payment bonds related to the issuance of Fee Credits may be approved for release by the City, and the “true-up” can take place.

D. Fee Credits are Personal in Nature. Infrastructure Fee Credits shall be personal to the Constructing Owners constructing Project Improvements and do not run with the land.

(1) Timing of Application. Subject to the limitations set forth in this Section 5, Infrastructure Fee Credits may be applied to Infrastructure Fees as desired by the Constructing Owner, or transferee thereof, at the time such Infrastructure Fees would otherwise be due and payable.

(2) Notice Required. Infrastructure Fee Credits may be applied to the Infrastructure Fee by the Constructing Owner, or transferee thereof, only by providing written notification to the Administrator, stating which Fee Credits are desired to be applied to the Infrastructure Fee, and the amount thereof to be applied. In the absence of written direction from a Constructing Owner or transferee thereof to apply any Fee Credits, no Fee Credits shall be deemed applied against the Infrastructure Fees. A sample form for the application of Fee Credits is attached as Exhibit “C” to Schedule JJ-4 attached hereto.

(3) No Obligation to Use Fee Credits. A Constructing Owner shall not be obligated to apply any available Fee Credits against the Infrastructure Fee associated with development of its Developing Property.

(4) Collection and Payment of Unused Fee Credits. If a Constructing Owner elects not to apply any available Fee Credits at the time of development of

its Developing Property, the City shall collect the full Infrastructure Fee then required to be paid at the time of such development and shall use the proceeds thereof (i) first, to pay and/or fund a reserve for payment upon Completion any Outstanding Fee Reimbursement, on a FIFO basis; and (ii) second, to pay to any Constructing Owner(s), on a pro rata basis, the amount by which their available Fee Credits exceed the amount of Infrastructure Fees to be collected from the remaining development of such Constructing Owner(s)' Developing Properties.

E. Transferability. A Constructing Owner shall have the absolute right to transfer all or any portion of such Constructing Owner's Fee Credits for such consideration as the Constructing Owner may determine. In the event that a Constructing Owner transfers Fee Credits, the transferor shall notify the Administrator of the transfer in writing, providing the Administrator with the name, address and other contact information for the transferee, the dollar amount of the Fee Credits being transferred, and the Credit/Reimbursement Agreement from which the credits are being transferred. The transferring Constructing Owner shall also pay the administrative costs associated with the transfer as a condition of the same being effective. A sample form for the transfer of Fee Credits is attached as Exhibit "D" to Schedule JJ-4 attached hereto.

6. Fee Reimbursements. Fee Reimbursements will be paid directly from the City to the applicable Constructing Owner(s) and/or Original Owner(s) on a regular basis, but no less than quarterly, from the City Park Land Fees and Infrastructure Fees received by the City.

A. Procedure. The Administrator shall work with the City to obtain quarterly reports from the City of the types and amounts of the Fees the City has collected and to confirm with the City the proposed distributions to the Constructing Owner(s) and/or Original Owner(s) of any Outstanding Fee Reimbursements. The Administrator shall notify all Constructing Owners and/or Original Owners with Outstanding Fee Reimbursements of the intended distribution by the City and the Administrator's proposed allocation between such Owners. If the Administrator receives a written objection from any Constructing Owner or Original Owner to a proposed distribution within five (5) business days of the date of the Administrator's notice, the Administrator shall ask the City to: (i) distribute the undisputed amounts directly to the Constructing Owner(s) and/or Original Owner(s) in accordance with the furnished schedule; and (ii) retain the amount of any disputed distribution until the issue can be resolved between the Constructing Owner(s) and/or Original Owner(s) and/or by arbitration. By separate agreement, the Original Owners have agreed to resolve any such disputes by arbitration, with the goal to complete such resolution within one hundred twenty (120) days of the initiation of the dispute resolution process.

B. Impact of Adjustment Date. So long as the City does not unduly delay in making Fee Reimbursement payments, Fee payments collected by the City in the calendar quarter prior to the City's annual adjustment to Fee Credit and/or Fee Reimbursement balances, but not distributed until the calendar quarter after such adjustment date, shall not be increased as a result of the adjustment date occurring between the Fee payment date and the date the Fee Reimbursement is paid. The

Administrator shall determine whether or not payment by the City was “unduly” delayed for purposes of this Section 6.B.

C. Park Fee Reimbursements. Payments of City Park Land Fee Reimbursements shall be made only to the Dedicating Owner dedicating the City Park Land.

D. Infrastructure Fee Reimbursements. As provided by and pursuant to a Credit/Reimbursement Agreement, an Infrastructure Fee Reimbursement shall be available to a Constructing Owner from the date the particular Project Improvement was Completed to the date the Constructing Owner has been repaid in full for the amount of its Fee Reimbursements and may also be payable to the Original Owners in connection with Third Party Reimbursements as described in Section 8 below.

(1) Fee Reimbursements In Excess of Fee Obligation. For Fee Reimbursements to Constructing Owners, The Credit/Reimbursement Agreement shall include an amount for Fee Reimbursements if and only to the extent the Eligible Project Improvement Costs for the Project Improvement(s) to be constructed by the Constructing Owner thereunder exceed the Infrastructure Fee Obligation for the Developing Property that requires the construction of these Project Improvement(s).

(2) Annual Adjustment. Any Outstanding Fee Reimbursement, including any such amounts not yet payable until the corresponding Project Improvement(s) are Completed, shall be increased on the Annual Adjustment Date by four percent (4%) per annum.

(3) Infrastructure Fee Reimbursements Distributed on FIFO Basis. Any available funds within the Infrastructure Fee account shall be used to reimburse Constructing Owners and/or Original Owners for the amount of any Fee Reimbursements on a “first in, first out” (“**FIFO**”) basis.

(4) FIFO Determination. The event for determining FIFO priority for a Fee Reimbursement generated by a Project Improvement shall be the Effective Date of the Credit/Reimbursement Agreement for such Project Improvement. In the event that the Effective Date for any two or more Credit/Reimbursement Agreements that include Fee Reimbursements occur within the same seven (7) calendar day period, the Fee Reimbursements associated with the Project Improvements on each Credit/Reimbursement Agreement will have equal priority and will be distributed pro rata, based upon the unreimbursed balance of the Fee Reimbursements generated by their respective Credit/Reimbursement Agreements.

(5) Delivery to Administrator. Each Constructing Owner will be responsible for forwarding a copy of the fully executed contract, the countersigned Notice to Proceed and the executed Credit/Reimbursement Agreement for any eligible Project Improvements to the Administrator, with the



Effective Date of the Credit/Reimbursement Agreement becoming the prioritizing date (“**Priority Date**”). If the work does not actually commence on a Project Improvement within a commercially reasonable period following the Priority Date, or once commenced, the Constructing Owner does not diligently prosecute the same through Completion, the Administrator shall have the authority to modify the relative Priority Dates among competing Constructing Owners to more appropriately reflect the timing of the expenditure of Eligible Hard Costs by such Constructing Owners.

(6) No Disbursement Prior to Completion. Although Fee Credits against the Infrastructure Fee will be available upon execution of a Credit/Reimbursement Agreement, no Fee Reimbursements related to a Project Improvement shall be paid by the City to a Constructing Owner from the Infrastructure Fee account prior to Completion of such Project Improvement. Accordingly, if a Completed Project Improvement supports a Fee Reimbursement with a later FIFO date than Fee Reimbursement(s) with earlier FIFO date(s) related to as yet uncompleted Project Improvement(s), no Fee Reimbursement shall be paid towards such Completed Project Improvement unless and until sufficient Infrastructure Fees have been received and reserved to fund full payment of the Fee Reimbursement(s) with the earlier FIFO date(s) for the as yet to be completed Project Improvement(s).

(7) Not Convertible to Credits. To preserve the FIFO priority of Fee Reimbursements, Fee Reimbursements cannot be applied as Fee Credits, except to the extent the Fee Reimbursements proposed to be applied as Fee Credits are then in first FIFO priority for reimbursement and the Credit/Reimbursement Agreement related thereto is not in default.

E. Transferability. Each Constructing Owner or Original Owner with a right to Fee Reimbursements (a “**Transferring Owner**”) shall have the absolute right to transfer all or any portion of such Transferring Owner’s Fee Reimbursements for such consideration as the Transferring Owner may determine. The transfer shall not affect the Priority Date of the Fee Reimbursements or the amount thereof; provided however, that the Transferring Owner shall have the right to allocate the existing priority of the particular Fee Reimbursements between itself and transferees. In the event that a Transferring Owner (or its successors) transfers Fee Reimbursements, the transferor shall notify the Administrator of the transfer in writing, providing the Administrator with the name, address and other contact information for the transferee, the dollar amount and Priority Date of the Fee Reimbursements being transferred (along with any priority allocation as between the Transferring Owner and the transferee), and the Credit/Reimbursement Agreement from which the Fee Reimbursements are being transferred. The Transferring Owner shall also pay the administrative costs associated with the transfer as a condition of the same being effective. The form for the transfer of Fee Reimbursements shall be similar to the sample form for the transfer of Fee Credits attached as Exhibit “D” to Schedule JJ-4 attached hereto.

## 7. Capacity Utilization, Shortfall Payments and Reimbursements.

A. Land Use Capacity and Fee Obligations. Each Original Owner's Property within the Specific Plan will be allocated a certain amount of land use capacity and corresponding Fee Obligation, based upon the initial approved land uses set forth in the Specific Plan and the Fees allocable to such Property. Except to the extent offset by a transfer of utilization pursuant to the terms of the Specific Plan as described in Section 7.E below, each Property will continue to be responsible for paying the Fees for its allocated share of capacity at the time of development, regardless of whether or not it actually utilizes all of the capacity initially allocated thereto by the Specific Plan. This is done to ensure that an underutilization of capacity by development of one Property does not result in increased Fees for other Properties within the Plan Area.

B. Shortfalls/Reimbursements Due to Reductions in Utilization. Payment of any shortfall, as measured by the difference between the actual capacity used by an owner (a **"Shortfall Owner"**) by its development of any property within the Specific Plan at less than its allocated capacity (a **"Shortfall Property"**) and the capacity allocated for such Shortfall Property by the Specific Plan times the applicable Fees (collectively, the **"Shortfall"**), shall be due prior to the recordation of a final small-lot residential subdivision map, or phase thereof, in the case of detached single family residential development, or prior to issuance of a building permit for multifamily residential or non-residential development that reflects an underutilization of capacity. The amount of any Shortfall shall be determined by the Administrator and allocated to the three Fees. The payment of any Shortfall allocable to the Infrastructure Fee shall be used first, to reimburse and/or fund a reserve for reimbursement of any Outstanding Fee Reimbursements, on a FIFO basis, and second, any remaining balance thereof shall be retained to fund future Infrastructure Fee obligations, as determined by the City in consultation with the Administrator.

(1) The "payment" of any Shortfall may be made either in cash and/or through an equivalent reduction in any Unused Fee Credits and/or Fee Reimbursement available to the Shortfall Owner applicable to one or more of the Fees. For purposes hereof, **"Unused Fee Credits"** refers to the amount of Fee Credits held by a Shortfall Owner in excess of the total amount of the Fee anticipated to be paid by development of the Shortfall Property subject to the Shortfall payment, as such total Fee obligation is revised based on the actual capacity to be developed thereby. For example, if a subdivision originally planned for 100 units was being developed for 90 units, if the Infrastructure Fee per single family EDU within the Shortfall Property was \$10,000, and if the Shortfall Owner thereof had enough Infrastructure Fee Credits under its Fee/Credit Agreement(s) to satisfy the Infrastructure Fee for 95 units within such subdivision, then the Shortfall Owner could elect to apply the Unused Fee Credits associated with the extra 5 units of Fee Credits to reduce its Shortfall obligation allocable to the Infrastructure Fee from \$100,000 to \$50,000.

(2) If the Shortfall Property subject to a Shortfall payment is developed in phases, the Administrator and the City shall develop an equitable

method for phasing the payment of the Shortfall in proportion to the phasing of such development. For example, if a multifamily development originally planned for 100 units was being developed for 90 units, if the Infrastructure Fee per multifamily EDU for the Shortfall Property was \$6,000, and if the first phase of construction included 30 units, then the Administrator and the City could elect to require such Shortfall Owner to pay \$20,000 (\$60,000 times 1/3<sup>rd</sup>) as the proportional share of the Shortfall payment related to the Infrastructure Fee for such first phase of development. If and to the extent subsequent phasing of such development was revised, the remaining Shortfall and corresponding phased payment thereof over the remaining development would be subject to recalculation by the Administrator and the City.

C. Retention/Assignment of Land Use Capacity. The Shortfall Owner paying any Shortfall shall continue to own the land use development capacity related thereto, which could either be assigned to another owner of property within the Specific Plan (on such terms as may be agreed to between the assigning and assuming parties) and/or be subject to reimbursement from any increase in land utilization elsewhere within the Specific Plan.

D. Reimbursement Due to Overutilization. To the extent that any increase in land utilization occurs that is not linked to an offsetting underutilization (or linked to a transfer or purchase of land use capacity from a Shortfall Owner who previously paid a Shortfall), the additional “fee revenue” to be realized by such increased utilization (as and when paid in excess of the capacity originally allocated to such property) shall be used to reimburse any Shortfall Owners that previously paid Shortfalls for previously underutilizing their Shortfall Property, on a FIFO basis. Any such reimbursement shall include the amount of any intervening land value adjustments (with respect to the portion of the Shortfall related to the Park Fee) and CCI adjustments (with respect to the portion of the Shortfall related to the Infrastructure and Administration Fees) to the Fees between payment of the Shortfall and payment of the reimbursement.

E. Transfer of Density/Capacity. Original Owners or successors thereto will be allowed to transfer density or land utilization within their own properties (subject to any City approval required by and pursuant to the Specific Plan, which approval shall include a determination by the City that any corresponding increased utilization can be feasibly developed). Any Fees related to a transfer of land use capacity shall not be due upon transfer, but rather at the point when they are triggered by development of the property affected by such transferred capacity. Since each Original Owner’s Property may have different Infrastructure and Administration Fees allocated to its Property by land use, the Fees associated with any transferred density or land utilization will need to be correspondingly assigned and incorporated into the Fees of the transferee’s property. The Administrator, subject to approval by the City, may elect to incorporate the Fees associated with the transferred density either by recalculating the aggregate Fee obligation for the transferee’s property or by assigning the Fees associated with the transferred density to specific units or parcels. The Administrator shall be responsible for tracking such density transfers and the effect thereof on the Fees to be paid by development of the transferee’s property and reporting the same to the City on a regular

basis. The administrative costs associated with approving and tracking such density transfers shall be funded by the party requesting such transfer.

F. Maintenance of Records by Administrator. The Administrator shall maintain any and all shortfall and density transfer records and coordinate with the City to monitor and maintain a public record of all any and all transfers of land use capacity within the Specific Plan to put subsequent developers on notice of the land use capacity and corresponding Fee obligations associated with development of the properties within the Specific Plan.

8. Third Party Reimbursements/Third Party Construction. A fair share of the cost of some Project Improvements may ultimately be allocable to parties with properties being developed outside the Plan Area (“**Third Parties**”). Potential reimbursements (“**Third Party Reimbursements**”) from Third Parties shall be treated in accordance with this Section 8. Similarly, Third Parties may install some of the Project Improvements (“**Third Party Construction**”), thereby eliminating the obligation of the Original Owners to install or pay for such Project Improvements.

A. No Impact on Fees. Due to the uncertainty in the timing or receipt of Third Party Reimbursements, potential or actual Third Party Reimbursements shall not be deducted from or factored into the calculation of the Infrastructure Fee. Due to the resulting impact on the Original Owners’ land values in connection with sales to builders who assume payment of the full Infrastructure Fee, and to avoid any windfall to builders if and when Third Party Reimbursements are received or Third Party Construction occurs, the Infrastructure Fee shall continue to be based on the Project Cost Estimation for all Project Improvements originally planned to be funded by this Fee Program regardless of the receipt of any Third Party Reimbursement or any Third Party Construction.

B. Allocation of Third Party Reimbursements Actually Received. Any Third Party Reimbursements actually received shall be reimbursable to the Original Owners and shall be allocated, disbursed and utilized as follows:

(1) First, the Administrator shall determine the share of the Third Party Reimbursement allocable to each of the Original Owners. Such shares shall be based on the type of Project Improvement(s) generating such Third Party Reimbursement and applying the table of Owner Percentages by Improvement attached hereto as Schedule JJ-5. The share allocable to each Original Owner shall be referred to herein as the Original Owner’s “**TPR Fee Reimbursement**”;

(2) Second, the Administrator shall prepare a fee reimbursement agreement for each of the Original Owners, similar in form to the Credit/Reimbursement Agreements (a “**TPR Fee Reimbursement Agreement**”), to document the Original Owner’s right to receive its TPR Fee Reimbursement from either the Third Party Reimbursement and/or from Infrastructure Fees. Such TPR Fee Reimbursement shall be paid on a FIFO priority basis. The FIFO Priority Date for each Original Owner’s TPR Fee Reimbursement Agreement

shall be established as either (a) the date of the City's receipt of the Third Party Reimbursement, if at such time the Original Owner's Property has or is being "developed" (as evidenced either by the issuance of a permit for construction of a residential or non-residential building within such Property or execution of a Credit/Reimbursement Agreement related to the construction of any Project Improvements required by any Developing Property within such Property); or (b) the date thereafter when such Original Owner's Property is "developed" (as described above). Each TPR Fee Reimbursement shall be increased by 4% on each Annual Adjustment Date thereafter until repaid in full; and

(3) Third, the Third Party Reimbursement shall be deposited into the Infrastructure Fee account and treated the same as the payment of Infrastructure Fees from development within the Specific Plan. Accordingly, the Third Party Reimbursement will be used first to fund payment of any Outstanding Fee Reimbursements, based on their relative FIFO priority, and then to fund payment under the TPR Reimbursement Agreements, based on their relative FIFO priorities (and pro rata, in the case of equal Priority Dates). Any remaining funds from the Third Party Reimbursement shall be retained to fund future Fee Reimbursements.

C. Reimbursement Due to Third Party Construction. In the event of any Third Party Construction, the Original Owners shall be entitled to receive reimbursement from the Infrastructure Fees for the estimated costs included therein for the Project Improvement(s) that is the subject of such Third Party Construction as follows:

(1) First, the Administrator shall determine the share of the reimbursement allocable to each of the Original Owners. Such shares shall be based on the type of Project Improvement(s) subject to the Third Party Construction and applying the table of Owner Percentages by Improvement attached hereto as Schedule JJ-5 to the estimated cost of the Project Improvement(s) reflected in the Project Cost Estimation as of the date of Completion of such Project Improvement(s). The share allocable to each Original Owner shall be referred to herein as the Original Owner's **"TPC Fee Reimbursement"**;

(2) Second, the Administrator shall prepare a fee reimbursement agreement for each Original Owner, similar in form to the TPR Fee Reimbursement Agreement (a **"TPC Fee Reimbursement Agreement"**), to document the Original Owner's right to receive its TPC Fee Reimbursement from Infrastructure Fees. Such TPC Fee Reimbursement shall be paid on a FIFO priority basis. The FIFO Priority Date for each Original Owner's TPC Fee Reimbursement Agreement shall be established as of either (a) the date of Completion of the applicable Project Improvement(s), if at such time the Original Owner's Property has or is being "developed" (as described in Section 8.B(2) above); or (b) the date thereafter when such Property is "developed" (as described above). The TPC Fee Reimbursement shall not be subject to any annual adjustments.

D. Personal to Original Owners. These rights to TPR Fee Reimbursements and TPC Fee Reimbursements are personal to the Original Owners and shall not run with the land. Any Original Owner shall have the right to transfer such Original Owner's right to reimbursement in accordance with Section 6.E, however.

E. Administration. The City shall notify the Administrator promptly following receipt of any Third Party Reimbursement and/or Completion of any Third Party Construction. The Administrator shall perform the calculations and prepare the draft TPR or TPC Fee Reimbursement Agreements for approval by the City.

## 9. Administration.

A. City Implementation/Waiver of Nexus Requirement. The Fees are being voluntarily proposed by the Original Owners for adoption by the City, based on the Original Owners' agreement between themselves and as part of their Development Agreements with the City. The Original Owners acknowledge and agree that the allocations of benefit and costs under the Finance Plan and this Fee Program to the Original Owners' Properties proposed by the dedications of the City Park Land and Public Lands, by the construction of the Project Improvements, and by the implementation and administration of this Fee Program, are fair and reasonable. The Original Owners have requested that the City implement and enforce this Fee Program as an element of the Development Agreements to assure full participation by all Original Owners' Properties.

As a voluntary Fee Program requested and agreed to by the Original Owners, the Original Owners expect this Fee Program to be enforced by the City in accordance with the provisions of this Fee Program, without requiring the City to perform any separate or independent nexus study with respect thereto. Each Original Owner hereby waives any right, defense or claim that the City must perform any such nexus study to implement, update or enforce the Fee Program, including without limitation, any right to require the City to comply with the provisions of Government Code Sections 66000 et. seq. (the "**Mitigation Fee Act**") regarding the general requirements for adopting development impact fees. Notwithstanding the foregoing, the Original Owners believe that the Fee Program herein does comply in all respects with the provisions of the Mitigation Fee Act and the City and Original Owners agree to take all steps reasonably necessary to adopt such ordinances and measures to implement the Fee Program pursuant to the Mitigation Fee Act and any other applicable law.

B. Fee Administrator. The Administrator shall be authorized to collect, manage and analyze the data necessary for the calculation and annual updates of the Fees and to coordinate and manage the administration of the Fee Program with the City on behalf of the Original Owners. Such activities shall include, but not be limited to: (i) updates to the Project Cost Estimations and Fees and assistance with calculations under and administration of the Fee Program; (ii) providing recommendations of such amounts to the City (including all documentation supporting such calculations); (iii) recommending to the City the amount and timing of when the Fees are due; (iv) instructing the City to disburse the Fees collected by the City to those Original Owners

and/or Constructing Owners who are entitled to Fee Reimbursements due to the construction of eligible Project Improvements, or dedication of the City Park Land, or receipt of Third Party Reimbursements, all in accordance with applicable Credit/Reimbursement Agreements; (v) assisting the City with any update of the Fees; (vi) preparing draft Credit/Reimbursement Agreements for City's review and approval; (vii) tracking all payments and balances of and assignments of Fee Credits and/or Fee Reimbursements; and (viii) tracking the existence and progress of all construction contracts for Project Improvements and compliance with all provisions of the applicable Credit/Reimbursement Agreements. The Administrator shall have the authority to retain consultants to assist in the above described tasks, including but not limited to, civil engineers and economic consultants.

Unless and until the City is collecting sufficient Administration Fees from development of the Project to fund the costs of the Administrator, the Original Owners acknowledge and agree that they will advance the costs required to fund the administration of the Fee Program, including the costs of the Administrator and the City.

Some of the Administrator's tasks, and the timing thereof, for purposes of coordinating and advising and/or recommending the appropriate actions to the City for purposes of the City's administration of the Fee Program are as follows:

(1) Improvement Plan Approval (Specific Plan Improvements)

- (a) Calculate Eligible Amount of Credits/Reimbursements for Project Improvements required to be constructed as part of approval of subdivision, based upon bid, and provide to City.
- (b) Prepare Credit/Reimbursement Agreements for each set of Project Improvements bid and contracted for consideration and action by City.
- (c) Track bidding and letting of construction contracts for Project Improvements consistent with required standards.
- (d) Track issuance of Notice to Proceed and effective date of Credit/Reimbursement Agreement.
- (e) Track and coordinate Completion of Improvement with City.

(2) Final Small-Lot Map Approval for Single Family Development

- (a) Verify No Reduction in Density or Calculate Shortfall Payment Amount and/or phase thereof, as applicable.
- (b) Calculate amount of Infrastructure Fee to be paid upon recordation of Final Map, if any Outstanding Fee

Reimbursements.

- (c) Transfer Fee Credits, as available and as directed by a Constructing Owner, to reduce the amount of Infrastructure Fee payable.

(3) Building Permit Approval for Single Family Development

- (a) Calculate amount of City Park Land and Administration Fees to be paid upon issuance of building permit.
- (b) If applicable, calculate amount of Infrastructure Fee to be paid upon issuance of building permit, if not paid upon recordation of small lot final subdivision map.
- (c) Transfer Fee Credits, as available and as directed by a Constructing Owner, to reduce the amount of Fees payable.

(4) Building Permit Approval for Non-Single Family Development

- (a) Verify No Reduction in Density or Calculate Shortfall Payment Amount and/or phase thereof, as applicable.
- (b) Calculate amount of Fees to be paid upon issuance of building permit.
- (c) Transfer Fee Credits, as available and as directed by a Constructing Owner, to reduce the amount of Fees payable

(5) Annual Fee Program Update

- (a) Update cost of Project Improvements not then subject to Fee/Credit Agreement or increase based on annual CCI adjustment.
- (b) Update value of City Park Land and determine the Land Value Percentage Change, based on reappraisal or updated appraisal.
- (c) Re-Calculate outstanding Fee Credits, based on annual CCI adjustment.
- (d) Re-Calculate Outstanding Fee Reimbursements, based on annual 4% adjustment.
- (e) Re-Calculate City Park Land Fee for residential uses, Infrastructure Fee by Land Use, and Administration Fee.
- (f) Prepare Updated Project Cost Estimation for review and



majority approval by Original Owners.

- (g) Prepare Annual Report for review and majority approval by Original Owners, incorporating updated Project Cost Estimation and annual fee program update, showing calculation of Fees, as well as summary of significant events, including most if not all items listed above that triggered any sort of transaction.
  - (h) Deliver approved Annual Report to City and assist City in updating the Fees Monitor/Direct Payment of Credits/Reimbursements.
- (6) Third Party Reimbursement or Construction
- (a) Monitor receipt of Third Party Reimbursements and/or Third Party Construction
  - (b) Prepare TPR or TPC Fee Reimbursement Agreements for Original Owners
- (7) Monitor/Direct Payment of Credits/Reimbursements
- (a) Monitor Application of Fee Credits and/or Payment of Fee Reimbursements
  - (b) Administer and track all Fee Credit and Fee Reimbursement transfers.
  - (c) Direct Fee payments by City to applicable Constructing Owners and/or Original Owners.

**LIST OF SCHEDULES TO BE ATTACHED**

|                      |          |                                                                                                              |
|----------------------|----------|--------------------------------------------------------------------------------------------------------------|
| <b>SCHEDULE JJ-1</b> | <b>-</b> | <b>LIST OF PROJECT IMPROVEMENTS, WITH INITIAL PROJECT COST ESTIMATIONS</b>                                   |
| <b>SCHEDULE JJ-2</b> | <b>-</b> | <b>MAP AND LIST OF PUBLIC LANDS</b>                                                                          |
| <b>SCHEDULE JJ-3</b> | <b>-</b> | <b>INFRASTRUCTURE FEE BY LAND USE FOR ORIGINAL OWNERS' PROPERTIES, INCLUDING PUBLIC LAND FEE ADJUSTMENTS</b> |
| <b>SCHEDULE JJ-4</b> | <b>-</b> | <b>FORM OF CREDIT/REIMBURSEMENT AGREEMENT</b>                                                                |
| <b>SCHECULE JJ-5</b> | <b>-</b> | <b>OWNER PERCENTAGES OF THIRD PARTY REIMBURSEMENTS BY IMPROVEMENT</b>                                        |

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**SCHEDULE JJ-1**  
**(SHEET 1 OF 2, PAGE 1 OF 2)**

Job # 18254-SFO  
Sierra Vista Specific Plan  
Backbone Infrastructure Costs  
SCHEDULE JJ-1 - Overall Segments v.b  
2010 04 01  
SLH

Preliminary Opinion of Construction Costs  
Major Backbone Infrastructure Only

| No      | Roadway                                 | CITY / COUNTY<br>TOTAL | CIP TOTAL     | Streetwork    | Concrete     | Storm Drain   | Sanitary Sewer |
|---------|-----------------------------------------|------------------------|---------------|---------------|--------------|---------------|----------------|
| 1       | Fiddymont Road - Segment 1              | \$ -                   | \$ -          | \$ 578,141    | \$ 84,672    | \$ 736,848    | \$ -           |
| 2       | Fiddymont Road - Segment 2              | \$ -                   | \$ 360,000    | \$ 842,876    | \$ 66,528    | \$ 302,998    | \$ -           |
| 3       | Baseline Road - Segment 1               | \$ 918,677             | \$ -          | \$ 507,339    | \$ 100,022   | \$ 212,400    | \$ -           |
| 4       | Baseline Road - Segment 2               | \$ 347,337             | \$ -          | \$ 315,135    | \$ 62,266    | \$ -          | \$ -           |
| 5       | Baseline Road - Segment 3               | \$ 1,334,473           | \$ -          | \$ 557,684    | \$ 110,025   | \$ 118,800    | \$ -           |
| 6       | Baseline Road - Segment 4               | \$ 340,686             | \$ -          | \$ 309,133    | \$ 61,073    | \$ 327,780    | \$ -           |
| 7       | Baseline Road - Segment 5               | \$ 1,119,320           | \$ -          | \$ 1,048,381  | \$ 135,991   | \$ 387,648    | \$ -           |
| 8       | Baseline Road - Segment 6               | \$ 395,743             | \$ -          | \$ 718,811    | \$ 70,943    | \$ 508,320    | \$ -           |
| 9       | Baseline Road - Segment 7               | \$ 400,547             | \$ -          | \$ 363,146    | \$ 71,804    | \$ 696,600    | \$ -           |
| 10      | Baseline Road - Segment 8               | \$ 961,928             | \$ -          | \$ 544,855    | \$ 107,905   | \$ 210,686    | \$ -           |
| 11      | Baseline Road - Segment 9               | \$ 409,415             | \$ -          | \$ 373,308    | \$ 73,394    | \$ 116,784    | \$ -           |
| 12      | Santucci Boulevard - Segment 1          | \$ -                   | \$ 796,930    | \$ 601,252    | \$ 112,608   | \$ 583,920    | \$ 62,640      |
| 13      | Santucci Boulevard - Segment 2          | \$ -                   | \$ 1,157,474  | \$ 1,091,420  | \$ 205,344   | \$ 185,400    | \$ 214,560     |
| 14      | Santucci Boulevard - Segment 3          | \$ -                   | \$ 398,583    | \$ 545,874    | \$ 102,540   | \$ 236,520    | \$ 82,714      |
| 15      | Santucci Boulevard - Segment 4          | \$ -                   | \$ 376,273    | \$ 514,304    | \$ 96,975    | \$ 476,640    | \$ 151,085     |
| 16      | Santucci Boulevard - Segment 5          | \$ -                   | \$ 896,138    | \$ 734,238    | \$ 138,177   | \$ 461,628    | \$ 115,920     |
| 17      | Santucci Boulevard - Segment 6          | \$ -                   | \$ 832,428    | \$ 1,136,876  | \$ 214,353   | \$ 526,320    | \$ -           |
| 18      | Westbrook Boulevard - Segment 1         | \$ -                   | \$ 878,664    | \$ 563,363    | \$ 135,660   | \$ 419,760    | \$ 99,720      |
| 19      | Westbrook Boulevard - Segment 2         | \$ -                   | \$ 1,156,443  | \$ 862,223    | \$ 208,126   | \$ 165,960    | \$ 18,720      |
| 20      | Westbrook Boulevard - Segment 3         | \$ -                   | \$ 926,489    | \$ 614,175    | \$ 147,980   | \$ 267,840    | \$ -           |
| 21      | Westbrook Boulevard - Segment 4         | \$ -                   | \$ 1,196,964  | \$ 905,932    | \$ 218,724   | \$ 722,340    | \$ 147,600     |
| 22      | Westbrook Boulevard - Segment 5         | \$ -                   | \$ 535,592    | \$ 580,847    | \$ 139,899   | \$ 140,220    | \$ 105,840     |
| 23      | Westbrook Boulevard - Segment 6 [2]     | \$ -                   | \$ 467,472    | \$ -          | \$ -         | \$ -          | \$ 266,400     |
| 24      | Market Street - Segment 1               | \$ -                   | \$ -          | \$ 348,723    | \$ 63,867    | \$ 453,708    | \$ 241,560     |
| 25      | Market Street - Segment 2               | \$ -                   | \$ -          | \$ 499,170    | \$ 91,748    | \$ 250,560    | \$ 252,720     |
| 26      | Market Street - Segment 3               | \$ -                   | \$ -          | \$ 245,624    | \$ 38,344    | \$ 115,200    | \$ 103,392     |
| 27      | Market Street - Segment 4               | \$ -                   | \$ -          | \$ 494,894    | \$ 83,523    | \$ 305,280    | \$ 167,760     |
| 28      | Market Street - Segment 5               | \$ -                   | \$ -          | \$ 422,233    | \$ 70,520    | \$ 498,730    | \$ 193,680     |
| 29      | Upland Drive - Segment 1                | \$ -                   | \$ -          | \$ 345,444    | \$ 63,262    | \$ 227,520    | \$ 54,720      |
| 30      | Upland Drive - Segment 2                | \$ -                   | \$ -          | \$ 459,095    | \$ 77,717    | \$ 101,880    | \$ 54,720      |
| 31      | Upland Drive - Segment 3                | \$ -                   | \$ -          | \$ 377,772    | \$ 62,718    | \$ 366,120    | \$ 121,277     |
| 32      | Upland Drive - Segment 4                | \$ -                   | \$ -          | \$ 242,415    | \$ 44,392    | \$ 153,360    | \$ 132,768     |
| 33      | Upland Drive - Segment 5                | \$ -                   | \$ -          | \$ 436,797    | \$ 73,604    | \$ 379,440    | \$ 75,600      |
| 34      | Federico Drive - Segment 1              | \$ -                   | \$ -          | \$ 841,112    | \$ 148,176   | \$ 492,473    | \$ 197,280     |
| 35      | Federico Drive - Segment 2              | \$ -                   | \$ -          | \$ 712,242    | \$ 124,407   | \$ 167,040    | \$ -           |
| 36      | Federico Drive - Segment 3              | \$ -                   | \$ -          | \$ 211,193    | \$ 31,994    | \$ 200,880    | \$ 33,840      |
| 37      | Vista Grande Boulevard - Segment 1      | \$ -                   | \$ 714,963    | \$ 846,119    | \$ 211,968   | \$ 147,600    | \$ 12,240      |
| 38      | Vista Grande Boulevard - Segment 2      | \$ -                   | \$ 253,283    | \$ 604,539    | \$ 151,557   | \$ 152,640    | \$ 130,522     |
| 39      | Vista Grande Boulevard - Segment 3      | \$ -                   | \$ 1,012,970  | \$ 696,947    | \$ 174,874   | \$ 75,240     | \$ 157,680     |
| 40      | Vista Grande Boulevard - Segment 4      | \$ -                   | \$ 292,970    | \$ 696,947    | \$ 174,874   | \$ 156,780    | \$ 193,248     |
| 41      | Vista Grande Boulevard - Segment 5      | \$ -                   | \$ 737,268    | \$ 898,564    | \$ 225,746   | \$ 340,920    | \$ 194,040     |
| 42      | Vista Grande Boulevard - Segment 6      | \$ -                   | \$ 897,785    | \$ 1,281,381  | \$ 321,794   | \$ 329,760    | \$ 356,040     |
| 43      | Vista Grande Boulevard - Segment 7      | \$ -                   | \$ 343,837    | \$ 819,282    | \$ 205,741   | \$ 316,440    | \$ 340,920     |
| 44      | Vista Grande Boulevard - Segment 8      | \$ -                   | \$ 236,457    | \$ 562,476    | \$ 141,489   | \$ 164,160    | \$ 216,360     |
| 45      | For Vista Grande Boulevard - Segment 2  | \$ -                   | \$ -          | \$ -          | \$ -         | \$ 239,616    | \$ -           |
| 46      | Sierra Glen Drive - Segment 1           | \$ -                   | \$ -          | \$ -          | \$ -         | \$ 298,080    | \$ 91,800      |
| 47      | Frontage - JM-80                        | \$ -                   | \$ -          | \$ 96,271     | \$ 15,379    | \$ 87,768     | \$ -           |
| 48      | PQP Site on JM-60                       | \$ -                   | \$ -          | \$ -          | \$ -         | \$ -          | \$ -           |
| 49      | For Vista Grande Boulevard - Segment 3  | \$ -                   | \$ -          | \$ -          | \$ -         | \$ 195,624    | \$ -           |
| 50      | Park & Ride and Bus Transfer Station    | \$ -                   | \$ -          | \$ -          | \$ -         | \$ -          | \$ -           |
| 51      | For Vista Grande Boulevard - Segment 8  | \$ -                   | \$ -          | \$ -          | \$ -         | \$ 154,080    | \$ -           |
| 52      | Sierra Village Drive - Segment 3        | \$ -                   | \$ -          | \$ -          | \$ -         | \$ -          | \$ 224,640     |
| 53      | PQP Site on KT-60                       | \$ -                   | \$ -          | \$ -          | \$ -         | \$ -          | \$ 720,000     |
| 54      | Park & Ride                             | \$ -                   | \$ -          | \$ -          | \$ -         | \$ -          | \$ -           |
| 55      | From Vista Grande Boulevard - Segment 6 | \$ -                   | \$ -          | \$ -          | \$ -         | \$ 293,558    | \$ -           |
| 56      | From Federico Drive - Segment 2         | \$ -                   | \$ -          | \$ -          | \$ -         | \$ 230,256    | \$ -           |
| 57      | Sierra Glen Drive - Segment 2           | \$ -                   | \$ -          | \$ -          | \$ -         | \$ -          | \$ 231,120     |
| 58      | From Santucci Boulevard - Segment 4     | \$ -                   | \$ -          | \$ -          | \$ -         | \$ -          | \$ -           |
| 59      | Frontage - FD-87A                       | \$ -                   | \$ -          | \$ 70,310     | \$ 11,232    | \$ 101,700    | \$ -           |
| 60      | Frontage - FD-88A                       | \$ -                   | \$ -          | \$ 415,552    | \$ 66,384    | \$ 267,739    | \$ -           |
| 61      | Frontage - FD-63                        | \$ -                   | \$ -          | \$ 48,316     | \$ 7,718     | \$ 12,960     | \$ -           |
| 62      | Frontage - FD-64                        | \$ -                   | \$ -          | \$ 83,291     | \$ 13,306    | \$ -          | \$ -           |
| 59      | PQP Site on FD-63                       | \$ -                   | \$ -          | \$ -          | \$ -         | \$ -          | \$ -           |
| 64      | PQP Site on FD-61                       | \$ -                   | \$ -          | \$ -          | \$ -         | \$ -          | \$ -           |
| 65      | PQP Site on FD-64                       | \$ -                   | \$ -          | \$ -          | \$ -         | \$ -          | \$ -           |
| 66      | PQP Site on FD-62                       | \$ -                   | \$ -          | \$ -          | \$ -         | \$ -          | \$ -           |
| 67      | Fiddymont - Baseline City CIP           | \$ 242,882.27          | \$ 2,267,792  | \$ 720,441    | \$ -         | \$ 81,540     | \$ -           |
| 68      | Fiddymont - Baseline Tier 1A            | \$ 172,546.92          | \$ 30,240     | \$ 67,916     | \$ -         | \$ 16,560     | \$ -           |
| 69      | Fiddymont - Baseline SV Project         | \$ 54,232.32           | \$ -          | \$ 360,719    | \$ 5,184     | \$ 92,196     | \$ -           |
| 70      | Watt - Baseline Tier 1B                 | \$ 1,034,604.00        | \$ -          | \$ -          | \$ -         | \$ -          | \$ -           |
| 71      | Santucci - Baseline SV Project          | \$ 2,004,840.00        | \$ -          | \$ 361,008    | \$ 23,976    | \$ 378,360    | \$ -           |
| 72      | Preserve Area Earthwork                 | \$ -                   | \$ -          | \$ -          | \$ -         | \$ -          | \$ -           |
| 73      | Wetland Mitigation                      | \$ -                   | \$ 91,100     | \$ -          | \$ -         | \$ -          | \$ -           |
| 74      | Swainsons Hawk Mitigation               | \$ -                   | \$ 123,300    | \$ -          | \$ -         | \$ -          | \$ -           |
| Total : |                                         | \$ 9,737,232           | \$ 16,981,416 | \$ 28,576,103 | \$ 5,390,502 | \$ 15,650,820 | \$ 5,763,125   |

(1) Includes \$25,000 Segmentation Cost for all roadway Segments

(2) \$317,264.58 of CIP/TMF is included within the CIP Value

NOTE The costs shown herein are a summary of the costs, based upon more detailed analysis of a preliminary Opinion of Construction Costs outlined in the Sierra Vista Estimates dated April 1, 2010, incorporated herein by reference. The Sierra Vista Estimates are on file with the City of Roseville Public Works Department.

**SCHEDULE JJ-1**  
**(SHEET 1 OF 2, PAGE 2 OF 2)**

Job # 18254-S10  
Sierra Vista Specific Plan  
Backbone Infrastructure Costs  
SCHEDULE JJ-1 - Overall Segments.xls  
2010.04.01  
SFC

Preliminary Opinion of Construction Costs  
Major Backbone Infrastructure Only

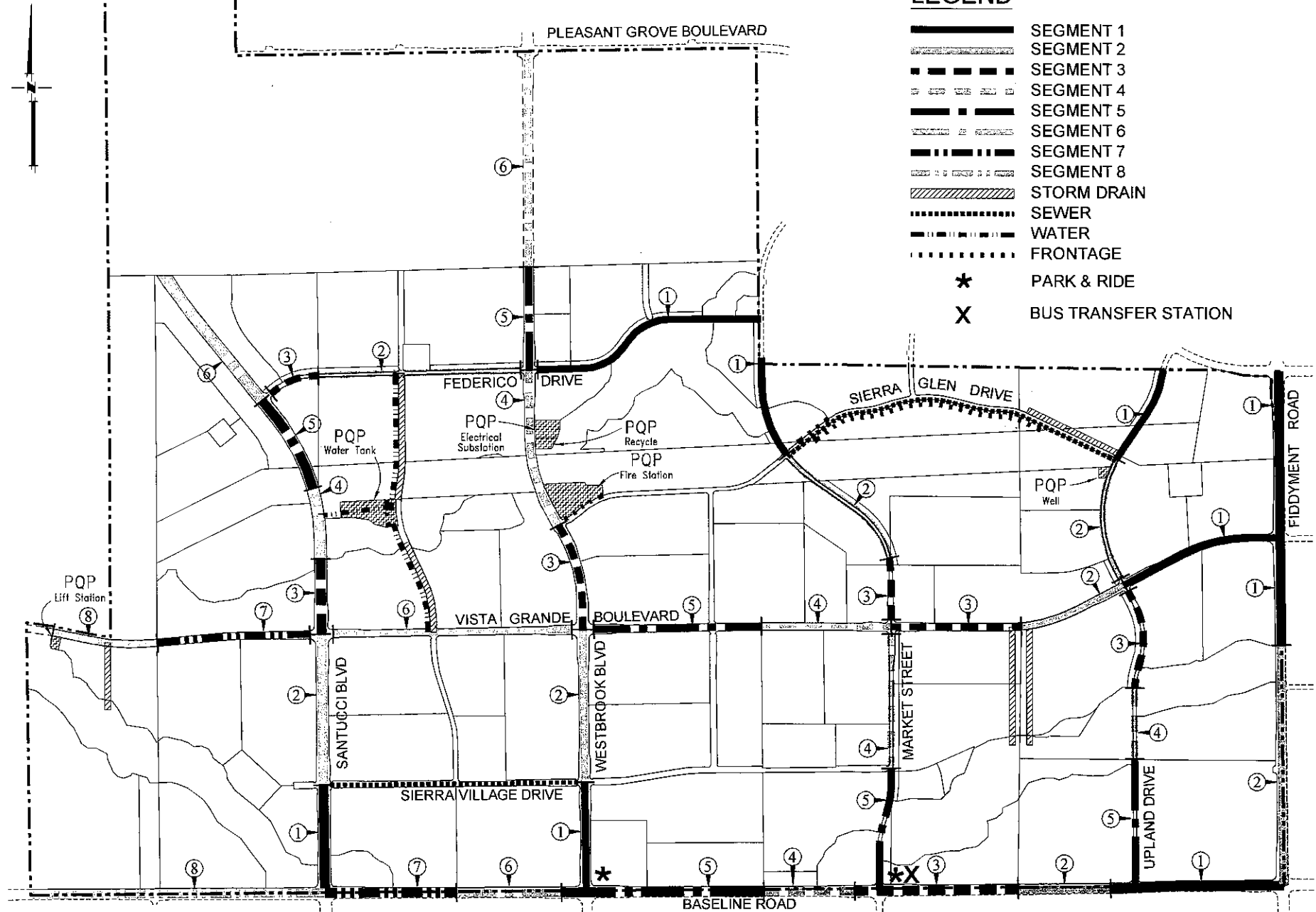
| No             | Roadway                                 | Potable Water        | Recycled Water      | Dry Utilities        | Miscellaneous [1]   | OWNER TOTAL           | CUMULATIVE TOTAL      |
|----------------|-----------------------------------------|----------------------|---------------------|----------------------|---------------------|-----------------------|-----------------------|
| 1              | Fiddymont Road - Segment 1              | \$ -                 | \$ -                | \$ 927,360           | \$ 156,960          | \$ 2,483,981          | \$ 2,483,981          |
| 2              | Fiddymont Road - Segment 2              | \$ -                 | \$ -                | \$ 728,640           | \$ 131,040          | \$ 2,072,081          | \$ 2,432,081          |
| 3              | Baseline Road - Segment 1               | \$ 406,080           | \$ -                | \$ 500,112           | \$ 92,215           | \$ 1,818,169          | \$ 2,736,846          |
| 4              | Baseline Road - Segment 2               | \$ 219,600           | \$ -                | \$ 311,328           | \$ 70,995           | \$ 979,323            | \$ 1,326,661          |
| 5              | Baseline Road - Segment 3               | \$ 462,456           | \$ -                | \$ 550,123           | \$ 97,837           | \$ 1,896,925          | \$ 3,231,397          |
| 6              | Baseline Road - Segment 4               | \$ 297,792           | \$ -                | \$ 305,366           | \$ 70,325           | \$ 1,371,470          | \$ 1,712,156          |
| 7              | Baseline Road - Segment 5               | \$ 473,040           | \$ -                | \$ 679,954           | \$ 112,430          | \$ 2,837,444          | \$ 3,956,764          |
| 8              | Baseline Road - Segment 6               | \$ -                 | \$ -                | \$ 354,715           | \$ 75,872           | \$ 1,728,662          | \$ 2,124,405          |
| 9              | Baseline Road - Segment 7               | \$ -                 | \$ -                | \$ 359,021           | \$ 76,356           | \$ 1,566,927          | \$ 1,967,473          |
| 10             | Baseline Road - Segment 8               | \$ -                 | \$ -                | \$ 539,525           | \$ 96,645           | \$ 1,499,616          | \$ 2,461,545          |
| 11             | Baseline Road - Segment 9               | \$ -                 | \$ -                | \$ 366,970           | \$ 77,249           | \$ 1,007,704          | \$ 1,417,119          |
| 12             | Santucci Boulevard - Segment 1          | \$ 197,280           | \$ 138,456          | \$ 281,520           | \$ 36,000           | \$ 2,013,676          | \$ 2,810,605          |
| 13             | Santucci Boulevard - Segment 2          | \$ 191,520           | \$ 172,008          | \$ 513,360           | \$ 36,000           | \$ 2,609,252          | \$ 3,766,726          |
| 14             | Santucci Boulevard - Segment 3          | \$ 94,860            | \$ 87,526           | \$ 256,349           | \$ 36,000           | \$ 1,417,382          | \$ 1,835,965          |
| 15             | Santucci Boulevard - Segment 4          | \$ 244,397           | \$ 145,555          | \$ 242,438           | \$ 36,000           | \$ 1,907,394          | \$ 2,283,668          |
| 16             | Santucci Boulevard - Segment 5          | \$ 158,623           | \$ 120,960          | \$ 345,442           | \$ 36,000           | \$ 2,110,988          | \$ 3,007,126          |
| 17             | Santucci Boulevard - Segment 6          | \$ 162,216           | \$ 75,744           | \$ 535,882           | \$ 36,000           | \$ 2,687,390          | \$ 3,519,818          |
| 18             | Westbrook Boulevard - Segment 1         | \$ 328,680           | \$ 58,464           | \$ 139,149           | \$ 36,000           | \$ 1,980,795          | \$ 2,859,459          |
| 19             | Westbrook Boulevard - Segment 2         | \$ 412,776           | \$ 98,640           | \$ 520,315           | \$ 36,000           | \$ 2,322,761          | \$ 3,479,204          |
| 20             | Westbrook Boulevard - Segment 3         | \$ 333,360           | \$ 233,762          | \$ 369,950           | \$ 36,000           | \$ 2,003,068          | \$ 2,929,557          |
| 21             | Westbrook Boulevard - Segment 4         | \$ 583,560           | \$ 328,896          | \$ 546,811           | \$ 36,000           | \$ 3,489,864          | \$ 4,686,828          |
| 22             | Westbrook Boulevard - Segment 5         | \$ 266,976           | \$ 268,416          | \$ 349,747           | \$ 36,000           | \$ 1,887,945          | \$ 2,423,537          |
| 23             | Westbrook Boulevard - Segment 6 [2]     | \$ 551,644           | \$ 581,184          | \$ -                 | \$ 36,000           | \$ 1,435,248          | \$ 1,902,720          |
| 24             | Market Street - Segment 1               | \$ 219,240           | \$ 213,322          | \$ 349,747           | \$ 36,000           | \$ 1,926,166          | \$ 1,926,166          |
| 25             | Market Street - Segment 2               | \$ 151,582           | \$ 152,071          | \$ 502,430           | \$ 36,000           | \$ 1,936,281          | \$ 1,936,281          |
| 26             | Market Street - Segment 3               | \$ 76,622            | \$ 64,382           | \$ 209,981           | \$ 36,000           | \$ 889,546            | \$ 889,546            |
| 27             | Market Street - Segment 4               | \$ 184,320           | \$ 83,002           | \$ 457,387           | \$ 36,000           | \$ 1,812,166          | \$ 1,812,166          |
| 28             | Market Street - Segment 5               | \$ 194,602           | \$ 154,080          | \$ 386,179           | \$ 36,000           | \$ 1,956,023          | \$ 1,956,023          |
| 29             | Upland Drive - Segment 1                | \$ 165,960           | \$ 140,386          | \$ 346,435           | \$ 36,000           | \$ 1,379,727          | \$ 1,379,727          |
| 30             | Upland Drive - Segment 2                | \$ 195,120           | \$ 153,540          | \$ 425,592           | \$ 36,000           | \$ 1,503,663          | \$ 1,503,663          |
| 31             | Upland Drive - Segment 3                | \$ 114,703           | \$ 76,558           | \$ 343,454           | \$ 36,000           | \$ 1,498,602          | \$ 1,498,602          |
| 32             | Upland Drive - Segment 4                | \$ 157,982           | \$ 126,043          | \$ 243,101           | \$ 36,000           | \$ 1,136,062          | \$ 1,136,062          |
| 33             | Upland Drive - Segment 5                | \$ 136,512           | \$ 85,342           | \$ 403,070           | \$ 36,000           | \$ 1,626,365          | \$ 1,626,365          |
| 34             | Fedenco Drive - Segment 1               | \$ 362,520           | \$ 327,960          | \$ 811,440           | \$ 36,000           | \$ 3,216,960          | \$ 3,216,960          |
| 35             | Fedenco Drive - Segment 2               | \$ 552,600           | \$ 217,735          | \$ 681,278           | \$ 36,000           | \$ 2,491,303          | \$ 2,491,303          |
| 36             | Fedenco Drive - Segment 3               | \$ 95,832            | \$ 54,554           | \$ 175,205           | \$ 36,000           | \$ 839,498            | \$ 839,498            |
| 37             | Vista Grande Boulevard - Segment 1      | \$ 191,160           | \$ 31,968           | \$ 529,920           | \$ 36,000           | \$ 2,006,975          | \$ 2,721,938          |
| 38             | Vista Grande Boulevard - Segment 2      | \$ 124,358           | \$ 117,158          | \$ 378,893           | \$ 36,000           | \$ 1,695,667          | \$ 1,948,951          |
| 39             | Vista Grande Boulevard - Segment 3      | \$ 155,232           | \$ 145,872          | \$ 437,184           | \$ 36,000           | \$ 1,879,029          | \$ 2,891,999          |
| 40             | Vista Grande Boulevard - Segment 4      | \$ 145,872           | \$ 133,632          | \$ 437,184           | \$ 36,000           | \$ 1,974,537          | \$ 2,267,507          |
| 41             | Vista Grande Boulevard - Segment 5      | \$ 218,160           | \$ 186,134          | \$ 564,365           | \$ 36,000           | \$ 2,663,929          | \$ 3,401,198          |
| 42             | Vista Grande Boulevard - Segment 6      | \$ 574,920           | \$ 257,522          | \$ 804,485           | \$ 36,000           | \$ 3,961,903          | \$ 4,859,687          |
| 43             | Vista Grande Boulevard - Segment 7      | \$ 165,521           | \$ 96,365           | \$ 514,354           | \$ 36,000           | \$ 2,494,623          | \$ 2,838,460          |
| 44             | Vista Grande Boulevard - Segment 8      | \$ 110,880           | \$ 18,720           | \$ 353,722           | \$ 36,000           | \$ 1,603,805          | \$ 1,840,263          |
| 45             | For Vista Grande Boulevard - Segment 2  | \$ -                 | \$ -                | \$ -                 | \$ -                | \$ 239,616            | \$ 239,616            |
| 46             | Sierra Glen Drive - Segment 1           | \$ -                 | \$ -                | \$ -                 | \$ -                | \$ 389,880            | \$ 389,880            |
| 47             | Frontage - JM-80                        | \$ -                 | \$ -                | \$ 57,672            | \$ -                | \$ 257,090            | \$ 257,090            |
| 48             | PQP Site on JM-60                       | \$ 303,840           | \$ -                | \$ -                 | \$ -                | \$ 303,840            | \$ 303,840            |
| 49             | For Vista Grande Boulevard - Segment 3  | \$ -                 | \$ -                | \$ -                 | \$ -                | \$ 195,624            | \$ 195,624            |
| 50             | Park & Ride and Bus Transfer Station    | \$ -                 | \$ -                | \$ -                 | \$ 650,881          | \$ 650,881            | \$ 650,881            |
| 51             | For Vista Grande Boulevard - Segment 8  | \$ -                 | \$ -                | \$ -                 | \$ -                | \$ 154,080            | \$ 154,080            |
| 52             | Sierra Village Drive - Segment 3        | \$ -                 | \$ -                | \$ -                 | \$ -                | \$ 224,640            | \$ 224,640            |
| 53             | PQP Site on KT-60                       | \$ -                 | \$ -                | \$ -                 | \$ -                | \$ 720,000            | \$ 720,000            |
| 54             | Park & Ride                             | \$ -                 | \$ -                | \$ -                 | \$ 234,488          | \$ 234,488            | \$ 234,488            |
| 55             | From Vista Grande Boulevard - Segment 6 | \$ 442,080           | \$ -                | \$ -                 | \$ -                | \$ 735,638            | \$ 735,638            |
| 56             | From Fedenco Drive - Segment 2          | \$ 309,600           | \$ -                | \$ -                 | \$ -                | \$ 539,856            | \$ 539,856            |
| 57             | Sierra Glen Drive - Segment 2           | \$ -                 | \$ -                | \$ -                 | \$ -                | \$ 231,120            | \$ 231,120            |
| 58             | From Santucci Boulevard - Segment 4     | \$ 919,440           | \$ -                | \$ -                 | \$ -                | \$ 919,440            | \$ 919,440            |
| 59             | Frontage - FD-87A                       | \$ -                 | \$ -                | \$ 42,120            | \$ -                | \$ 225,362            | \$ 225,362            |
| 60             | Frontage - FD-88A                       | \$ -                 | \$ -                | \$ 248,940           | \$ -                | \$ 998,615            | \$ 998,615            |
| 61             | Frontage - FD-63                        | \$ -                 | \$ -                | \$ 28,944            | \$ -                | \$ 97,938             | \$ 97,938             |
| 62             | Frontage - FD-64                        | \$ -                 | \$ -                | \$ 49,896            | \$ -                | \$ 146,492            | \$ 146,492            |
| 59             | PQP Site on FD-63                       | \$ -                 | \$ 32,400           | \$ -                 | \$ -                | \$ 32,400             | \$ 32,400             |
| 64             | PQP Site on FD-61                       | \$ -                 | \$ -                | \$ 476,928           | \$ -                | \$ 476,928            | \$ 476,928            |
| 65             | PQP Site on FD-64                       | \$ -                 | \$ -                | \$ -                 | \$ 216,000          | \$ 216,000            | \$ 216,000            |
| 66             | PQP Site on FD-62                       | \$ -                 | \$ -                | \$ -                 | \$ 245,232          | \$ 245,232            | \$ 245,232            |
| 67             | Fiddymont - Baseline City CIP           | \$ -                 | \$ -                | \$ -                 | \$ 51,840           | \$ 853,821            | \$ 1,364,496          |
| 68             | Fiddymont - Baseline Tier 1A            | \$ -                 | \$ -                | \$ -                 | \$ 47,520           | \$ 131,996            | \$ 334,783            |
| 69             | Fiddymont - Baseline SV Project         | \$ 392,400           | \$ -                | \$ -                 | \$ 28,800           | \$ 879,299            | \$ 933,531            |
| 70             | Watt - Baseline Tier 1B                 | \$ -                 | \$ -                | \$ -                 | \$ -                | \$ -                  | \$ 1,034,604          |
| 71             | Santucci - Baseline SV Project          | \$ -                 | \$ -                | \$ -                 | \$ 69,120           | \$ 832,464            | \$ 2,837,304          |
| 72             | Preserve Area Earthwork                 | \$ -                 | \$ -                | \$ -                 | \$ -                | \$ 4,298,400          | \$ 4,298,400          |
| 73             | Wetland Mitigation                      | \$ -                 | \$ -                | \$ -                 | \$ -                | \$ 2,944,283          | \$ 3,035,383          |
| 74             | Swansons Hawk Mitigation                | \$ -                 | \$ -                | \$ -                 | \$ -                | \$ 2,706,981          | \$ 2,830,281          |
| <b>Total :</b> |                                         | <b>\$ 12,045,938</b> | <b>\$ 5,173,358</b> | <b>\$ 20,183,983</b> | <b>\$ 3,789,806</b> | <b>\$ 106,523,300</b> | <b>\$ 133,241,947</b> |

120

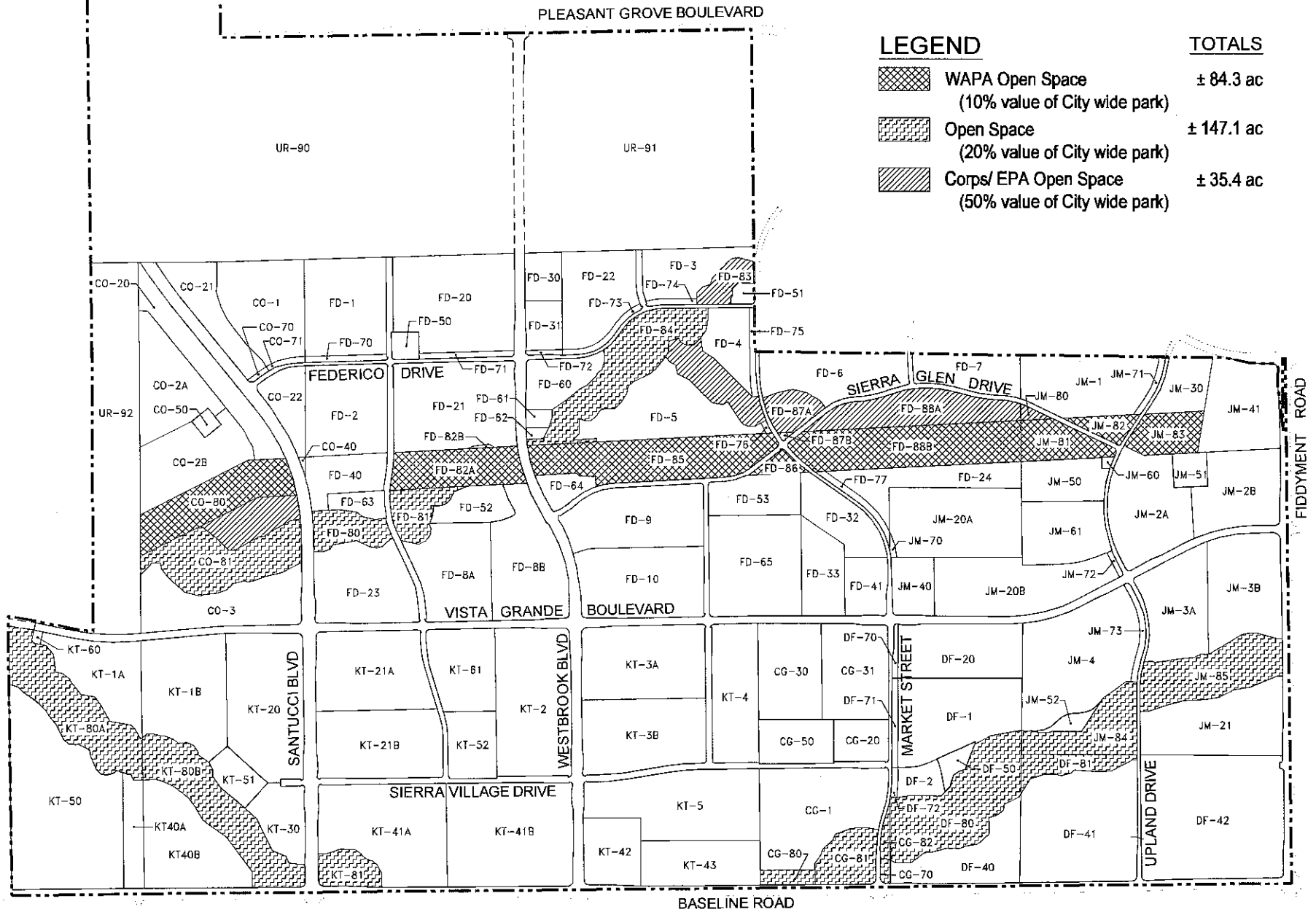
# Backbone Infrastructure Segments

## LEGEND

|  |                      |
|--|----------------------|
|  | SEGMENT 1            |
|  | SEGMENT 2            |
|  | SEGMENT 3            |
|  | SEGMENT 4            |
|  | SEGMENT 5            |
|  | SEGMENT 6            |
|  | SEGMENT 7            |
|  | SEGMENT 8            |
|  | STORM DRAIN          |
|  | SEWER                |
|  | WATER                |
|  | FRONTAGE             |
|  | PARK & RIDE          |
|  | BUS TRANSFER STATION |



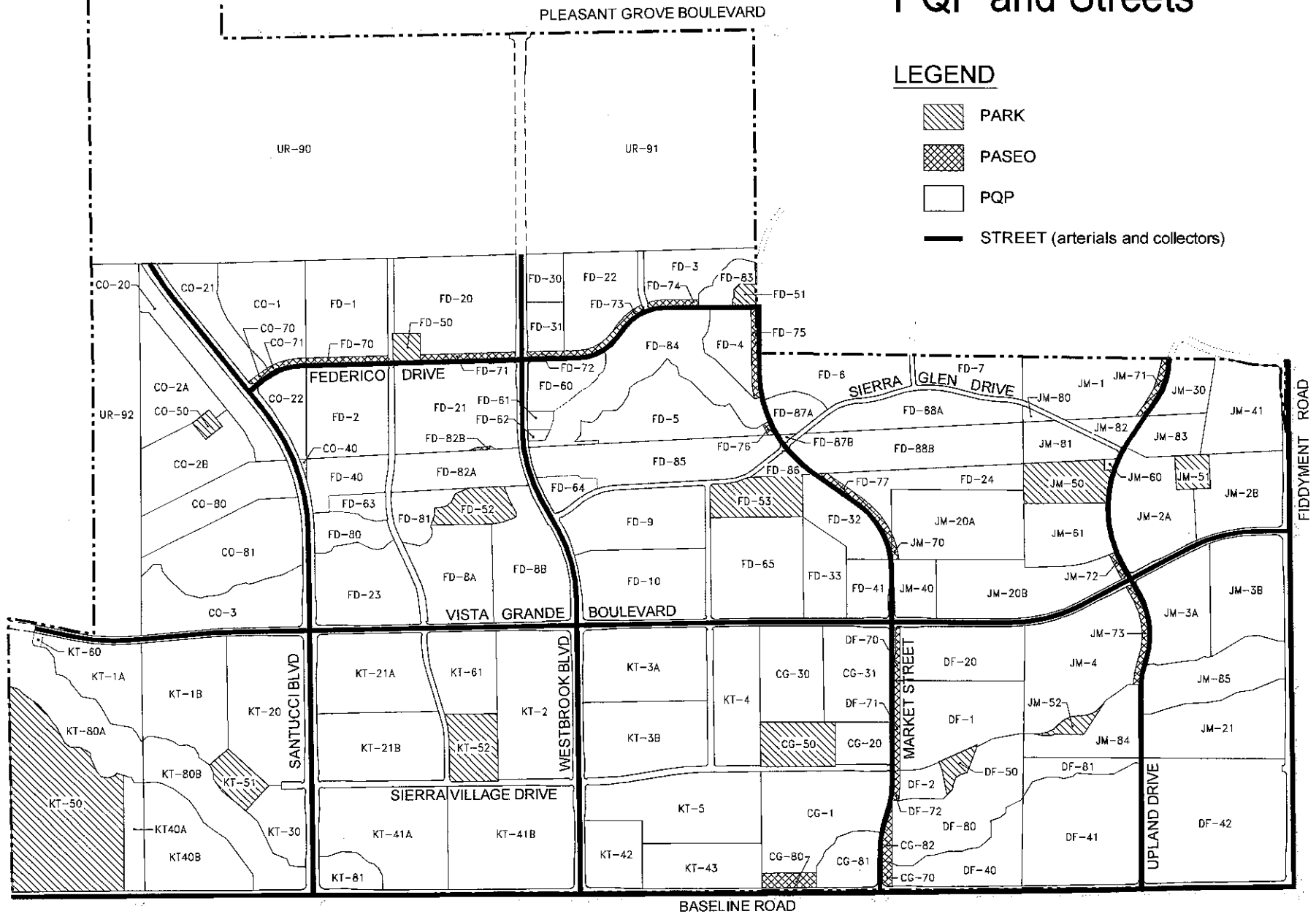
Schedule JJ-2  
Open Space



# Schedule JJ-2 Parks, Paseos PQP and Streets

## LEGEND

-  PARK
-  PASEO
-  PQP
-  STREET (arterials and collectors)



Schedule JJ-2: Open Space, Parks, PQP and Roads by  
Ownership and Parcel (sheet 3 of 3)  
(acreages derived from 03/19/10 SP)

| PARCEL           | GENERAL PLAN LAND USE<br>(Specific Plan Land Use) | ACRES |
|------------------|---------------------------------------------------|-------|
| CG-50            | P/R (Park)                                        | 7.6   |
| CG-70            | OS (Open Space)                                   | 0.5   |
| CG-80            | OS (Open Space)                                   | 1.9   |
| CG-81            | OS (Open Space)                                   | 6.8   |
| CG-82            | OS (Open Space)                                   | 1.0   |
| CG-100           | ROW/ landscape corridors                          | 6.3   |
| sub-totals (CGB) |                                                   | 24.1  |

|                     |                           |      |
|---------------------|---------------------------|------|
| CO-50               | P/R (Park)                | 1.0  |
| CO-70               | OS (Open Space)           | 0.3  |
| CO-71               | OS (Open Space)           | 0.5  |
| CO-80               | OS (Open Space)           | 14.2 |
| CO-81               | OS (Open Space)           | 16.0 |
| CO-81               | OS (Open Space) corps/EPA | 6.9  |
| CO-100              | ROW/ landscape corridors  | 17.3 |
| sub-totals (Conley) |                           | 56.2 |

|                            |                          |      |
|----------------------------|--------------------------|------|
| DF-50                      | P/R (Park)               | 1.8  |
| DF-70                      | OS (Open Space)          | 0.6  |
| DF-71                      | OS (Open Space)          | 1.2  |
| DF-72                      | OS (Open Space)          | 0.4  |
| DF-80                      | OS (Open Space)          | 21.6 |
| DF-81                      | OS (Open Space)          | 4.7  |
| DF-100                     | ROW/ landscape corridors | 9.7  |
| sub-totals (DF Properties) |                          | 40.0 |

| PARCEL                | GENERAL PLAN LAND USE<br>(Specific Plan Land Use) | ACRES |
|-----------------------|---------------------------------------------------|-------|
| FD-50                 | P/R (Park)                                        | 1.7   |
| FD-51                 | P/R (Park)                                        | 1.1   |
| FD-52                 | P/R (Park)                                        | 5.5   |
| FD-53                 | P/R (Park)                                        | 8.1   |
| FD-60                 | Public/Quasi-Public (Church)                      | 6.9   |
| FD-61                 | Public/Quasi-Public (Electrical Substation)       | 1.1   |
| FD-62                 | Public/Quasi-Public (Recycle Center)              | 0.5   |
| FD-63                 | Public/Quasi-Public (Water Treatment/Well)        | 2.8   |
| FD-64                 | Public/Quasi-Public (Fire Station)                | 3.2   |
| FD-70                 | OS (Open Space)                                   | 1.1   |
| FD-71                 | OS (Open Space)                                   | 1.3   |
| FD-72                 | OS (Open Space)                                   | 0.4   |
| FD-73                 | OS (Open Space)                                   | 1.3   |
| FD-74                 | OS (Open Space)                                   | 0.7   |
| FD-75                 | OS (Open Space)                                   | 1.2   |
| FD-76                 | OS (Open Space)                                   | 0.2   |
| FD-77                 | OS (Open Space)                                   | 1.4   |
| FD-80                 | OS (Open Space)                                   | 5.7   |
| FD-81                 | OS (Open Space)                                   | 5.5   |
| FD-82A                | OS (Open Space)                                   | 11.1  |
| FD-82B                | OS (Open Space)                                   | 0.1   |
| FD-83                 | OS (Open Space)                                   | 3.5   |
| FD-84                 | OS (Open Space)                                   | 17.5  |
| FD-84                 | OS (Open Space) corps/ EPA                        | 7.7   |
| FD-85                 | OS (Open Space)                                   | 20.8  |
| FD-86                 | OS (Open Space)                                   | 1.7   |
| FD-87A                | OS (Open Space)                                   | 4.1   |
| FD-87B                | OS (Open Space)                                   | 0.2   |
| FD-88A                | OS (Open Space)                                   | 13.2  |
| FD-88B                | OS (Open Space)                                   | 20.9  |
| FD-100                | ROW/ landscape corridors                          | 46.5  |
| sub-totals (Federico) |                                                   | 197.0 |



| PARCEL                               | GENERAL PLAN LAND USE<br>(Specific Plan Land Use) | ACRES |
|--------------------------------------|---------------------------------------------------|-------|
| JM-50                                | P/R (Park)                                        | 8.0   |
| JM-51                                | P/R (Park)                                        | 2.6   |
| JM-52                                | P/R (Park)                                        | 1.5   |
| JM-60                                | Public/Quasi-Public (Well)                        | 0.3   |
| JM-70                                | OS (Open Space)                                   | 0.3   |
| JM-71                                | OS (Open Space)                                   | 0.9   |
| JM-72                                | OS (Open Space)                                   | 0.3   |
| JM-73                                | OS (Open Space)                                   | 1.4   |
| JM-80                                | OS (Open Space)                                   | 0.6   |
| JM-81                                | OS (Open Space)                                   | 6.5   |
| JM-82                                | OS (Open Space)                                   | 2.7   |
| JM-83                                | OS (Open Space)                                   | 6.2   |
| JM-84                                | OS (Open Space)                                   | 10.4  |
| JM-85                                | OS (Open Space)                                   | 15.2  |
| JM-100                               | ROW/ landscape corridors                          | 25.6  |
| sub-totals (Mourier Investments LLC) |                                                   | 82.4  |

|                             |                                          |       |
|-----------------------------|------------------------------------------|-------|
| KT-50                       | P/R (Park)                               | 39.9  |
| KT-51                       | P/R (Park)                               | 4.2   |
| KT-52                       | P/R (Park)                               | 7.6   |
| KT-60                       | Public/Quasi-Public (Sewer Lift Station) | 0.3   |
| KT-80A                      | OS (Open Space)                          | 17.9  |
| KT-80B                      | OS (Open Space)                          | 17.5  |
| KT-81                       | OS (Open Space)                          | 4.7   |
| KT-100                      | ROW/ landscape corridors                 | 52.8  |
| sub-totals (KT Development) |                                          | 144.9 |

|       |       |
|-------|-------|
| TOTAL | 544.6 |
|-------|-------|

**Schedule JJ-3**  
**Sierra Vista Cost Sharing Agreement**  
**Cost Sharing Fee by Land Use (Dedicated Land Adjustment)**

| <b>Landowner</b>               | <b>Residential</b> |          |         |         | <b>Nonresidential</b> |         |         |
|--------------------------------|--------------------|----------|---------|---------|-----------------------|---------|---------|
|                                | LDR                | MDR      | HDR     | MU      | C.C.                  | MU      | BP      |
| <b>CGB</b>                     |                    |          |         |         |                       |         |         |
| Infrastructure/Land Dedication | \$15,822           | \$13,890 | \$8,655 | -       | -                     | -       | -       |
| Citywide Park Land Dedication  | \$933              | \$797    | \$661   | -       | -                     | -       | -       |
| Administration                 | \$308              | \$263    | \$218   | -       | -                     | -       | -       |
| <b>Conley</b>                  |                    |          |         |         |                       |         |         |
| Infrastructure/Land Dedication | \$12,231           | \$10,540 | -       | -       | \$13.24               | -       | -       |
| Citywide Park Land Dedication  | \$933              | \$797    | -       | -       | -                     | -       | -       |
| Administration                 | \$384              | \$328    | -       | -       | \$0.26                | -       | -       |
| <b>DF Properties</b>           |                    |          |         |         |                       |         |         |
| Infrastructure/Land Dedication | \$14,745           | \$12,880 | -       | -       | \$15.91               | -       | -       |
| Citywide Park Land Dedication  | \$933              | \$797    | -       | -       | -                     | -       | -       |
| Administration                 | \$557              | \$476    | -       | -       | \$0.37                | -       | -       |
| <b>Federico</b>                |                    |          |         |         |                       |         |         |
| Infrastructure/Land Dedication | \$13,296           | \$11,545 | \$6,980 | \$7,261 | \$15.38               | \$14.45 | -       |
| Citywide Park Land Dedication  | \$933              | \$797    | \$661   | \$661   | -                     | -       | -       |
| Administration                 | \$370              | \$316    | \$262   | \$262   | \$0.25                | \$0.25  | -       |
| <b>JMC</b>                     |                    |          |         |         |                       |         |         |
| Infrastructure/Land Dedication | \$15,055           | \$13,151 | \$8,163 | \$8,444 | -                     | \$16.15 | \$17.03 |
| Citywide Park Land Dedication  | \$933              | \$797    | \$661   | \$661   | -                     | -       | -       |
| Administration                 | \$397              | \$339    | \$281   | \$281   | -                     | \$0.26  | \$0.26  |
| <b>AKT</b>                     |                    |          |         |         |                       |         |         |
| Infrastructure/Land Dedication | \$14,891           | \$12,663 | \$7,810 | \$8,045 | \$14.62               | \$14.62 | \$15.37 |
| Citywide Park Land Dedication  | \$933              | \$797    | \$661   | \$661   | -                     | -       | -       |
| Administration                 | \$451              | \$386    | \$320   | \$320   | \$0.30                | \$0.30  | \$0.30  |

"summary"

Source: MacKay & Soms, Schedule A-1 4/1/2010.

## SCHEDULE JJ-4

### SAMPLE

#### CITY OF ROSEVILLE SIERRA VISTA SPECIFIC PLAN INFRASTRUCTURE FEE PROGRAM CREDIT/REIMBURSEMENT AGREEMENT

[LIST DEVELOPER HERE]  
[LIST FACILITY HERE]

This Credit/Reimbursement Agreement (the "Agreement") is entered into by and between the City of Roseville (hereinafter the "City") and **[list developer here, including form of entity]**, and/or its successors in interest, (hereinafter the "Developer") as of the \_\_\_\_ day of \_\_\_\_\_ 20\_\_ (the "**Effective Date**").

#### RECITALS

**WHEREAS**, Developer is developing the **[list name of development]** (the "Project"), including backbone infrastructure that will serve the Project; and,

**WHEREAS**, Developer is required, as a condition of development of the Project **[reference condition of approval and the relevant ordinance or resolution number]**, to construct or cause to be constructed the facilities and improvements described in **Exhibit "A"** hereto, which are included within the improvement plans titled **[list Name of Improvement Plan Set]**, dated **[list Date of Improvement Plan Set]** (hereinafter the "Facilities"); and

**WHEREAS**, on \_\_\_\_\_, 20\_\_, the City Council of City of Roseville adopted Ordinance No. \_\_\_\_\_ which approved the Sierra Vista Infrastructure Fee Program (the "SV Fee Program"); implemented fees to pay for a variety of public lands and public facilities (the "SV Fees"), including the Facilities; and set forth policies associated with fee credits and reimbursements within the Sierra Vista Specific Plan ("SVSP") area. The SV Fee related to the construction of the Facilities is referred to herein as the "SV Infrastructure Fee; and

**WHEREAS**, City has agreed to allow Developer to execute a contract to design and construct the Facilities; and

**WHEREAS**, Developer has entered into a contract with (*name of Contractor*) for construction of the Facilities (the "Construction Contract"); and

**WHEREAS**, City and Developer desire to enter into an agreement to provide for allowable credits and reimbursements by the City to Developer for certain costs of design and construction of the Facilities; and

**WHEREAS**, this Agreement will not apportion the credits granted herein to any particular real property. Such apportionment shall be accomplished at Developer's discretion as described herein;

**NOW, THEREFORE**, in consideration of the mutual promises contained herein, City and Developer agree as follows:

## **SECTION 1. DEFINITIONS**

All capitalized terms used herein, including, but not limited to the definition of the "Administrator", shall have the meaning described thereto in the Ordinance.

## **SECTION 2. CONSTRUCTION OF FACILITIES**

Developer shall complete construction of the Facilities in accordance with the plans and specifications approved by City staff, and in accordance with City improvement standards and this Agreement. Developer understands and acknowledges that the terms and conditions contained in any contract that Developer has or may execute with any contractors or material suppliers regarding the construction of the Facilities have no force or effect upon this Agreement.

## **SECTION 3 BONDS**

Developer has posted performance bonds for the Facilities in favor of the City in an amount and form acceptable to the City.

## **SECTION 4. ALLOWABLE CREDIT/REIMBURSEMENT**

The City shall credit/reimburse the Developer for all amounts spent, or authorized to be spent, in connection with the planning, financing, acquisition and development of a public facility or infrastructure, based upon the price included in the Construction Contract, (hereinafter the "Contract Costs"), plus an allowance for storm water pollution prevention monitoring & management, engineering, inspection, testing, surveying and bonding (hereinafter the "Soft Costs") determined by multiplying the Contract Costs for the Facilities, including traffic control, staging and storm water pollution prevention implementation measures that qualify for credit/reimbursement (as determined by the City Engineer), by twenty percent (20%), subject to the final "true up" as described in Section 7 hereof.

## **SECTION 5. LIMITATION ON FEE CREDITS**

Notwithstanding Section 4 above, the amount of fee credits granted to Developer pursuant to this Agreement shall not exceed the amount of SV Infrastructure Fees due from the Developer arising out of the Project based upon the approved small lot tentative subdivision map for the Project (the "SV Infrastructure Fee Obligation"). If the amount of credit/reimbursement from Section 4 exceeds the SV Infrastructure Fee Obligation of the Developer for the Project, the remaining balance shall be paid as a reimbursement to Developer pursuant to the procedures set forth in Section 6 below. City and Developer agree that the amount of fee credits granted to Developer hereunder, and the amount of reimbursement owed to Developer hereunder, if any, shall be as set forth on Exhibit B hereto and made a part hereof, subject to the final "true up" as described in Section 7 hereof.

No credits shall be available for the Administrative Fee and the City Park Land Fee and such Fees shall be due and payable at such time as the Developer, or its successors or assigns, are issued building permits.

## **SECTION 6. REIMBURSEMENTS**

If, pursuant to Section 5 above, Developer is owed a reimbursement for any costs of the Facilities, the priority of such reimbursement shall be on a "First-in, First-out" basis ("FIFO") as described in the SV Fee Program. Reimbursements shall be paid by the City as fee revenues are collected within the SV Fee Program area; such payments shall be made by the City at least quarterly throughout the year as funds become available. Notwithstanding the foregoing, the obligation arising from the agreement is not a debt of the City, nor a legal or equitable pledge, charge, lien, or encumbrance, upon any of its property, or upon any of its income, receipts, or revenues, and is payable only from the SV Infrastructure Fees deposited in the SV Fee Program.

## **SECTION 7. "TRUE UP" OF CREDIT/REIMBURSEMENT**

The final determination of actual Contract Costs upon which Credit/Reimbursement amounts shall be determined shall be based on the unit bid prices set forth in the Construction Contract multiplied by the actual installed quantities as approved by the City. For construction change orders to be given consideration for reimbursement, the Developer must:

- Present the change order request and estimated cost along with supporting information to City.
- Fully document any work performed under a change order to verify all associated costs.

Failure to comply with any of these procedures may result in the ineligibility of the requested change order for credit/reimbursement.

In order to secure final credit and/or commitment for reimbursement, Developer shall provide the following items to the City in order for the City to determine the actual construction costs for the Facilities that qualify for credit/reimbursement:

- (1) Copies of the original Construction Contract and any change orders that have been agreed to by the Developer, contractor, and the City. The portion of each change order associated with the Facilities must be itemized separately;
- (2) Copies of all invoices, with unconditional lien releases, submitted by the contractor;
- (3) Copies of all checks issued by the Developer with related invoices indicated;
- (4) A summary tabulation of all contractor invoices and Developer payments; and
- (5) Prevailing Wage Certification.

If, when the final reconciliation of construction costs for the Facilities is conducted by the Administrator, the actual construction costs for any of the Facilities exceeds the Contract Costs for such Facilities, the Administrator shall review items (1) through (4) above and determine if the actual costs that will serve as the basis for determination of the amount of Credit/Reimbursement owed to the Developer should be increased above the amount described

in Exhibit B of this Agreement. The City Engineer in consultation with the Administrator shall determine how much of the actual construction costs should be included in an increase to the Contract Costs.

#### **SECTION 8. APPLICATION OF FEE CREDIT**

Fee credits provided pursuant to this Agreement are personal to Developer and are not limited to the Project. Fee Credits may be applied by Developer to any property located in the SVSP, upon request of the Developer, in accordance with the form attached hereto as **Exhibit "C."** Such fee credits shall only apply to the SV Infrastructure Fees within the SV Fee Program.

#### **SECTION 9. DISCLOSURE RE TIMING OF PAYMENT OF INFRASTRUCTURE FEES**

As of the Effective Date of this Agreement, there [\_\_\_\_\_] ARE] [\_\_\_\_\_] ARE NO] [*check applicable blank*] outstanding fee reimbursements ("**Outstanding Fee Reimbursements**") payable to other developers under other credit/reimbursement agreements with the City for improvements within the SVSP. Accordingly, if the final small-lot subdivision map for the Project (the "**Final Project Map**") is being recorded as of the Effective Date of this Agreement, Developer acknowledges that:

\_\_\_\_\_ Because there are Outstanding Fee Reimbursements, the Infrastructure Fees for the Project will need to be paid for all the lots within the Project upon recordation of the Final Project Map.

\_\_\_\_\_ Because there are no Outstanding Fee Reimbursements, the Infrastructure Fees for the Project will not be required to be paid upon recordation of the Final Project Map, but will be required to be paid upon issuance of each building permit for the lots within the Project.

If the Final Project Map is not being recorded as of the Effective Date, then the timing for payment of the Infrastructure Fees for the Project may be contingent on whether Outstanding Fee Reimbursements exist as of the recordation of the Final Project Map. The amount of such Infrastructure Fees to be paid by Developer may be reduced by Developer's election to apply Fee Credits against such Fees in accordance with Section 8 above.

#### **SECTION 10. TRANSFER OF FEE CREDITS/REIMBURSEMENTS**

Fee credits/reimbursements granted to Developer pursuant to this Agreement may be transferred to other owners, builders, or developers. To effect such a transfer, Developer shall submit a completed form to the Administrator and the City in substantially the same format as set forth in **Exhibit "D"** that will (i) reference this Agreement; (ii) identify the Developer and assignee if credits or reimbursements are being assigned to a builder or other party; and (iii) identify the fee credit or fee reimbursement balance before and after the transfer. The form must be signed by the Developer, its Assignee, and the Administrator, and an executed copy of the form shall be kept on file.

#### **SECTION 11. INSPECTION**

City shall, at all times, upon reasonable advance notice, have access to the construction site during construction of the Facilities and Developer shall furnish City with all reasonable information necessary for ascertaining full knowledge of the Facilities with respect to the

progress, workmanship, and character of materials and equipment used and employed in the work.

Whenever the contractors retained by Developer vary the normal period during which work or any portion of it is carried out on each day, Developer shall give timely notice to the City so that the City's representative may, if he or she wishes, be present to observe the work in progress. If Developer fails to give such timely notice, any work done in the absence of the City representative will be subject to rejection. Developer shall give timely notice to the City in advance of backfilling or otherwise covering any part of the work so that the City's representative may, if he or she wishes, observe the work before it is concealed.

Observation of the work by the City shall not relieve Developer of any of its obligations to complete construction in accordance with the plans and specifications approved by the City Engineer.

## **SECTION 12. PREVAILING WAGES**

Pursuant to the provisions of Articles 1 and 2 of Chapter 1, Part 7, Division II of the Labor Code of the State of California, not less than the general prevailing rate of per diem wages, and not less than the general prevailing rate of per diem wages for holidays and overtime work, for each craft, classification or type of worker needed to execute the work contemplated under this Agreement shall be paid to all workers, laborers, and mechanics employed in the execution of said work by Developer's contractor, or by any subcontractor doing or contracting to do any part of said work. The appropriate determination of the Director of the California Department of Industrial Relations is filed with, and available for inspection at the office of, the City Clerk.

Developer shall require its contractor to post, at each jobsite, a copy of such prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations.

## **SECTION 13. INSURANCE**

Developer shall require its contractor to carry and maintain during the life of this Agreement, such public liability, property damage and contractual liability, auto, Workers' Compensation and Builders' Risk Insurance as required by the improvement plan specifications for the Facilities. The contractor shall name the City as an additional insured.

## **SECTION 14. ACCEPTANCE AND CONVEYANCE OF FACILITIES**

Once Developer has completed construction of the Facilities and the Facilities are accepted and deemed satisfactory by the City, the Facilities automatically become the property of the City. Developer shall take any and all actions necessary to convey and vest full, complete and clear title in said Facilities to the City. [THIS SECTION TO BE ELIMINATED IN THE CASE OF FACILITIES THAT ARE TO BE OWNED BY OTHER JURISDICTIONS]

## **SECTION 15. LIENS, CLAIMS, AND ENCUMBRANCES**

Notwithstanding any other provision or term of this Agreement, the City shall have no obligation to apply credits/reimbursements after final acceptances for the Facilities until Developer has cleared any and all liens, claims and encumbrances from said facility, and provided the required guarantee documentation, guarantee, and assurance in writing, to the satisfaction of the City.

## **SECTION 16. DELIVERY OF AS-BUILT PLANS AND SPECIFICATIONS**

Prior to acceptance of the Facilities by City, Developer shall deliver to City copies of all as-built plans (if any), specifications, operating manuals, service manuals, warranties and other documents relating to the design, construction, and operation of the Facilities described in this Agreement.

## **SECTION 17. INDEMNIFICATION**

The Developer, by execution of this Agreement, specifically agrees to assume the defense of, indemnify and hold harmless City and its elected representatives, officers, employees, agents and consultants (the "Indemnitees"), from and against all liabilities, actions, damages, claims, losses, or expenses of every type and description, including attorneys' and consultants' fees and expenses, (collectively, "Liabilities"), to which they may be subjected or put, by reason of or resulting from the design, construction, or installation of the Facilities, except to the extent the Liabilities arise from the sole negligence, active negligence, or willful misconduct of City and/or the Indemnitees. This indemnification shall extend to Liabilities occurring after this Agreement is terminated as well as while it is in force. Notwithstanding the foregoing, following the acceptance of the improvements by City, or if there is an applicable warranty, following the end of any applicable warranty period, the Developer shall not be obligated to indemnify the Indemnitees for Liabilities to the extent that such Liabilities arise from Indemnitees' active or passive negligence.

## **SECTION 18. THIRD PARTY LIABILITY**

City does not assume any liability, duty or obligation to Developer's contractors, subcontractors or agents by execution or performance of this Agreement and no contractors, subcontractors, agents or any parties are third party beneficiaries of this Agreement.

## **SECTION 19. WARRANTY**

Developer hereby warrants the Facilities as to materials, design and workmanship and should any failure of the Facilities or any parts thereof occur within a period of one (1) year after final acceptance by City, Developer shall promptly cause the needed repairs to be made without any expense or cost to the City. Final acceptance shall be deemed to have occurred under this Agreement when the Facilities have been accepted by the City and may be placed into service. City shall provide written notification to Developer of final acceptance by the City.

City is hereby authorized to make repairs if Developer fails to make, or undertake with due diligence, the aforesaid repairs within twenty (20) days after it is given written notice of such failure. In case of emergency, where in the opinion of the City Engineer delay may cause serious hazard to the public, the necessary repairs may be made by the City without prior notice to Developer. In all cases of failure within the warranty period where the City has taken action in accordance with this paragraph, Developer shall reimburse City for any and all costs or expenses, direct or indirect, incurred by the City.



## **SECTION 20. BINDING ON SUCCESSORS AND ASSIGNS**

Each and every provision of this Agreement shall be binding upon and shall inure to the benefit of the respective successors and assigns of the parties hereto, in the same manner as if such parties had been expressly named herein.

## **SECTION 21. ATTORNEY'S FEES**

If any suit, action or proceeding in law or equity is brought to enforce the provisions of this Agreement, the prevailing party shall be entitled to reasonable costs and attorneys' fees.

## **SECTION 22. AUTHORITY TO ENTER INTO AGREEMENT**

Developer and City certify that they are legally empowered to enter into this Agreement.

## **SECTION 23. NOTICES**

Any notices, requests, demands or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given on the date of service if served personally (FedEx and similar services, each of which is hereinafter called an "Express Courier," shall be considered to be personal service) or by telephone facsimile or other electronic transmission (provided that the sender of a telephone facsimile or other electronic transmission has received confirmation of successful transmission by the sending fax machine), and upon receipt, if mailed to the party to whom notice is to be given, by first-class mail, registered or certified, postage prepaid, return receipt requested, and properly addressed as follows:

(a) If to City:

City of Roseville  
Attn: City Engineer  
311 Vernon Street  
Roseville, CA 95678  
Telephone: (916) \_\_\_\_\_  
Facsimile: (916) \_\_\_\_\_

(b) If to Developer:

**[fill in notice information for Developer]**

Either party may change its mailing address at any time by giving written notice of such changes to the other party in the manner provided herein.

**SECTION 24. NOTICE OF CONTRACTORS**

Developer shall provide a copy of this Agreement to any contractors, subcontractors, or other parties performing work on the Facilities, prior to commencement of construction by said party.

**SECTION 25. TERM**

The term of this Agreement shall start on the day and year duly executed by all parties and shall remain in effect until all the terms and conditions contained in this Agreement have been satisfied.

**SECTION 26. SEVERABILITY**

If any provision of this Agreement shall be held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining portions hereof shall not in any way be affected or impaired thereby.

**SECTION 27. CONFLICTS**

This agreement is intended to implement and be consistent with the requirements of Ordinance No. \_\_\_\_\_. Therefore, in the event of any conflicts between Ordinance \_\_\_\_\_ and this Agreement, the requirements of the Ordinance shall prevail and control.

**SECTION 28. EXHIBITS**

The Exhibits attached hereto are hereby incorporated herein by this reference.

**SECTION 29. ENTIRE AGREEMENT**

This Agreement constitutes the entire understanding of the parties regarding the subject matter hereof. The Agreement may be amended only by writing executed by both parties.

**SECTION 30. EFFECTIVE DATE**

The City's execution of this Agreement shall be contingent upon confirmation by the City that (i) a contract has been properly bid and entered into for construction of the Facilities, (ii) performance and payment bonds have been posted in form and amount required by the City, and (iii) a Notice to Proceed has been given to the contractor for the Facilities. Upon execution of this Agreement by the City, the City shall insert the date of such execution in the Preamble to this Agreement, which date shall serve as the Effective Date hereof.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above-written.

**CITY:**

CITY OF ROSEVILLE,  
a municipal corporation

**DEVELOPER:**

*(INSERT DEVELOPER SIGNATURE BLOCK)*

By: \_\_\_\_\_  
Its: City Manager

a \_\_\_\_\_

**ATTEST:**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Its: City Clerk

**APPROVED AS TO FORM:**

By: \_\_\_\_\_  
Its: City Attorney

**EXHIBIT "A"**

**IDENTIFICATION OF FACILITIES**

(to be attached)

**EXHIBIT "B"**

**IDENTIFICATION OF CREDITS AND REIMBURSEMENTS**

**SIERRA VISTA INFRASTRUCTURE FEE PROGRAM**

[Insert Name of Developer Here]

[List Facility Here]

Date of Agreement: \_\_\_\_\_, 20\_\_

SV Infrastructure Fee Credits: \$ \_\_\_\_\_

SV Infrastructure Fee Reimbursements: \$ \_\_\_\_\_

**EXHIBIT "C"**

**FORM OR CERTIFICATE OF APPLICATION OF  
SIERRA VISTA INFRASTRUCTURE FEE CREDITS**

The undersigned Developer, as the holder of certain Sierra Vista Infrastructure Fee Credits related to the Credit / Reimbursement Agreement between Developer and the City of Roseville, dated \_\_\_\_\_ (the "Agreement"), hereby elects to apply the amount of Fee Credits indicated below as a credit against the Infrastructure Fee otherwise payable in connection with the recordation of a small-lot subdivision map or issuance of building permit(s) for development of the property within the Sierra Vista Specific Plan described below:

Developer's Legal Name: \_\_\_\_\_

Project Name: \_\_\_\_\_

Amount of Applied Fee Credits:                      \$ \_\_\_\_\_

Fee Credit Balance Available under Agreement Before Application:                      \$ \_\_\_\_\_

Fee Credit Balance Available under Agreement After Application:                      \$ \_\_\_\_\_

APPROVED: Administrator: \_\_\_\_\_

**DEVELOPER:**

\_\_\_\_\_  
a \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT "D"**

**FORM OF CERTIFICATE OF ASSIGNMENT AND TRANSFER OF  
SIERRA VISTA INFRASTRUCTURE FEE CREDIT**

The undersigned Developer, as the holder of certain Sierra Vista Infrastructure Fee Credits related to the Credit / Reimbursement Agreement between Developer and the City of Roseville, dated \_\_\_\_\_ (the "Agreement"), hereby assigns, transfers and conveys to the undersigned Assignee the amount of Sierra Vista Infrastructure Fee Credits as indicated below:

Developer's Legal Name: \_\_\_\_\_

Assignee's Legal Name: \_\_\_\_\_

Amount of Assigned Fee Credits:                      \$ \_\_\_\_\_

Fee Credit Balance Available under Agreement Before Transfer:                      \$ \_\_\_\_\_

Fee Credit Balance Available under Agreement After Transfer:                      \$ \_\_\_\_\_

APPROVED: Administrator: \_\_\_\_\_

**DEVELOPER:**

**ASSIGNEE/HOME BUILDER:**

\_\_\_\_\_  
a \_\_\_\_\_

\_\_\_\_\_  
a \_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**Developer Contact:**

**Assignee/Home Builder Contact:**

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Telephone: \_\_\_\_\_

Facsimile: \_\_\_\_\_

Facsimile: \_\_\_\_\_

E-Mail: \_\_\_\_\_

E-Mail: \_\_\_\_\_

**SCHEDULE JJ-5**

**OWNER PERCENTAGES BY IMPROVEMENT  
FOR THIRD PARTY REIMBURSEMENTS**

| <b><u>Owner</u></b> | <b><u>Water</u></b> | <b><u>Sewer</u></b> | <b><u>Recycled<br/>Water</u></b> | <b><u>Planning/<br/>Environmental</u></b> |
|---------------------|---------------------|---------------------|----------------------------------|-------------------------------------------|
| CGB                 | 7.56%               | 10.62%              | 7.56%                            | 5.0%                                      |
| Conley              | 8.10%               | 7.32%               | 8.10%                            | 8.6%                                      |
| DF Properties       | 10.36%              | 8.64%               | 10.36%                           | 9.8%                                      |
| Frederico           | 27.64%              | 28.96%              | 27.64%                           | 31.1%                                     |
| JMC                 | 17.79%              | 17.72%              | 17.79%                           | 17.4%                                     |
| AKT                 | 28.55%              | 26.73%              | 28.55%                           | 28.1%                                     |
| Total               | 100%                | 100%                | 100%                             | 100%                                      |

Note: Allocations of Water, Sewer and Recycled Water based on Relative EDUs for Owners' Properties for the applicable Improvement Categories; Allocation of Planning/Environmental based on Relative Gross Acreage



**APPENDIX H:**  
**SVSP Fee Credit and**  
**Reimbursement Agreement (Template)**



**CITY OF ROSEVILLE  
SIERRA VISTA SPECIFIC PLAN  
INFRASTRUCTURE FEE PROGRAM  
INFRASTRUCTURE FEE CREDIT/FEE REIMBURSEMENT AGREEMENT**

**[LIST DEVELOPER HERE]  
[LIST FACILITY HERE]**

This Credit/Reimbursement Agreement (the "Agreement") is entered into by and between the City of Roseville, a municipal corporation, (hereinafter the "City") and **[list developer here, including form of entity]**, and/or its successors in interest, (hereinafter the "Developer") as of the \_\_\_\_ day of \_\_\_\_\_ 20\_\_ (the "**Effective Date**").

**RECITALS**

**WHEREAS**, Developer is the underlying owner of or has legal interest in certain real property under development within the City of Roseville, known as the **[list name of development]** (the "Project") located within the Sierra Vista Specific Plan ("SVSP"), as shown in Figure "A," attached hereto and incorporated herein by this reference; and

**WHEREAS**, Developer will be developing the Project, including all necessary backbone infrastructure that will serve the Project; and

**WHEREAS**, on April 20, 2011, the City Council of the City of Roseville adopted Ordinance No. 4932 which added Chapter 4.47 to Title 4 of the Roseville Municipal Code relating to the Sierra Vista Infrastructure Fee Program (the "SV Fee Program"); implemented fees to pay for a variety of public lands and public facilities (the "SV Fees"); and set forth policies associated with Infrastructure Fee Credits (as defined below) and Fee Reimbursements (as defined below) within the Sierra Vista Specific Plan ("SVSP") area. The SV Fee related to the construction of the Facilities (as defined below) is referred to herein as the "SV Infrastructure Fee"; and

**WHEREAS**, pursuant to the applicable Development Agreement ("DA") for the SVSP, Developer is required, as a condition of development of the Project, to construct or cause to be constructed those SV Fee Program eligible facilities and improvements shown on Exhibit "A" and described in Exhibit "B" attached hereto, which are included within the City approved improvement plans titled **[list Name of Improvement Plan Set]**, dated **[list Date of Improvement Plan Set]** (hereinafter the "Facilities"); and

**WHEREAS**, Developer has entered into a contract with (***name of Contractor***) for construction of the Facilities (the "Construction Contract"); and

**WHEREAS**, the total cost of the design and construction of the Facilities as estimated using current prevailing wages and in accordance with the Improvement Plans is estimated as approximately \_\_\_\_\_ (\$\_\_\_\_\_) ("Facility Improvement Costs"), as more particularly set out in the estimation of costs ("Estimated Eligible Facility Costs"), Exhibit "C," attached hereto and incorporated herein by this reference; and

**WHEREAS,** City and Developer desire to enter into an agreement to provide for allowable Infrastructure Fee Credits and/or Fee Reimbursements by the City to Developer for certain costs of design and construction of the Facilities; and

**WHEREAS,** this Agreement will not apportion the Infrastructure Fee Credits granted herein to any particular real property. Such apportionment shall be accomplished at Developer's discretion as described herein;

**NOW, THEREFORE,** in consideration of the mutual promises contained herein, City and Developer agree as follows:

## **SECTION 1. DEFINITIONS**

All capitalized terms used herein, including, but not limited to the definition of the "Administrator", shall have the meaning described thereto in the Ordinance.

## **SECTION 2. CONSTRUCTION OF FACILITIES**

Developer shall cause the construction of the Facilities in accordance with the plans and specifications accepted by City staff, and in accordance with City improvement standards and this Agreement. Developer understands and acknowledges that the terms and conditions contained in any contract that Developer has or may execute with any contractors or material suppliers regarding the construction of the Facilities have no force or effect upon this Agreement.

## **SECTION 3. PERMITS**

Developer shall be responsible for obtaining all necessary permits.

## **SECTION 4. PRIOR TO COMMENCEMENT OF WORK**

Prior to commencement of work on the Project, Developer shall comply with the following: (1) obtain pre-approval from City of Developer's construction documents; (2) cause its contractor to obtain an encroachment permit from City prior to commencement of construction activities in City's right of way (and adjacent thereto); and (3) cause its contractor to provide insurance and related documentation to City in accordance with Section 17 of this Agreement.

## **SECTION 5. BONDS**

Prior to commencement of work on the Project, Developer shall post, or cause its contractor to post, performance and payment bonds for the Facilities in favor of the City in an amount and form acceptable to the City. City acknowledges that performance and payment bonds posted and accepted by the City in connection with any community facilities district acquisition agreement with Developer for the Facilities will be acceptable to the City for this Agreement as well. In addition, prior to City acceptance of the completed Facilities, Developer shall post, or cause its contractor to post, a warranty bond in the amount of ten percent (10%) of the Facility Improvement Costs.

## **SECTION 6. REIMBURSEMENT/CREDIT OF THE COSTS FOR FACILITIES**

In consideration of the satisfactory completion of the Facilities as specified in Exhibits "A" through "C," City shall reimburse or credit Developer for the Facility Improvement Costs, with funds collected within the SVSP Infrastructure Mitigation Fee account, in accordance with the

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terms hereof (the "Reimbursable Costs"). City and Developer acknowledge that the actual Reimbursable Costs may vary from the estimated costs, depending upon the actual costs of constructing and installing the Facilities. Any variation in costs shall be agreed to and/or resolved by the parties as provided in Section 18 below.

The Reimbursable Costs shall include the contract bid amount for the Facilities as reflected on Exhibit "C" and reasonable change orders, as approved by the City.

## **SECTION 7. ALLOWABLE FEE CREDIT/REIMBURSEMENT**

In consideration of the satisfactory completion of the Facilities as specified in Exhibits "A" through "C," the City shall credit/reimburse the Developer for all amounts spent, or authorized to be spent, in connection with the planning, financing, acquisition and development of the Facilities, based upon the Eligible Hard Costs thereof, as approved by the Administrator in consultation with the City Engineer, plus an allowance for Soft Costs equal to twenty percent (20%) of the Eligible Hard Costs. The Infrastructure Fee Credits hereunder shall be available upon full execution of this Agreement and the posting of the performance and payment bonds, or other acceptable security, required above. Fee Reimbursements for the Facilities shall be payable to Developer only after satisfactory completion thereof by Developer and City acceptance thereof.

"Hard Costs" shall consist of the costs of (i) construction of the Facilities, based on the price included in the Construction Contract for the construction of the Facilities, and (ii) traffic control, staging and storm water pollution prevention implementation measures (i.e., structural BMPs) related to such construction. Hard Costs shall include the costs of any changes in scope or standards required by the City during the course of construction thereof that are added to the Construction Contract. Hard Costs shall also include the cost for any materials that exceeded the minimum specifications required by the City, so long as the bid for the contract clearly describes the allowed minimum specification. "Eligible Hard Costs" means all of the Hard Costs incurred by the Developer to construct the Facilities, except to the extent the Administrator excludes costs found to be commercially unreasonable. "Soft Costs" include the costs of storm water pollution prevention monitoring & management (i.e., non-structural BMPs), engineering, inspection, testing, surveying and bonding related to the construction of the Facilities; in consideration of the foregoing 20% allowance for Soft Costs based on the Eligible Hard Costs, Developer shall not be obligated to provide contracts, invoices or any other form of documentation to substantiate the actual amount of Soft Costs incurred, nor shall Developer be allowed to request a greater amount due to actual Soft Costs exceeding this fixed-percentage allowance. The amount of such Infrastructure Fee Credits, subject to the limitation set forth in Section 8 below, and subject to the final "true up" as described in Section 10 below, shall be set forth on Exhibit "D" upon execution of this Agreement.

In the event of any disagreement between the Developer and the City on the initial calculation of these Infrastructure Fee Credits, if all other conditions to the entry of this Agreement have been satisfied, the Developer may elect to enter this Agreement without having the amount of Infrastructure Fee Credits resolved and listed on Exhibit "D" (or having only the undisputed amount listed thereon). In such case, Developer's right to use any Infrastructure Fee Credits (or disputed amount) hereunder will be deferred until such disagreement is resolved by the Developer and Administrator. The parties shall meet and confer to resolve any such dispute within sixty (60) calendar days of the entry of this Agreement pursuant to Section 18 below. Pending the resolution of any such dispute, the Project will pay any and all required SV Infrastructure Fees (except as may be offset by Infrastructure Fee Credits assigned thereto pursuant to other fee credit agreements) and Developer may request

that the City retain any SV Infrastructure Fees paid by the Project after the Effective Date of this Agreement for potential refund upon resolution of such Infrastructure Fee Credit dispute. The amount of SV Infrastructure Fees that may be retained pending resolution of any Infrastructure Fee Credit dispute shall not exceed the maximum amount of Infrastructure Fee Credits that could be allocated to Developer hereunder, as may be limited by Section 8 below. Upon resolution of any Infrastructure Fee Credit dispute, the amount of Infrastructure Fee Credits allowed hereunder, as may be limited by Section 8, shall be completed on Exhibit "D." Developer shall then have fifteen (15) calendar days after receipt of the completed Exhibit "D" to retroactively apply such Infrastructure Fee Credits to the Project and obtain an equivalent refund of SV Infrastructure Fees that were collected and retained from the Project after the effective date of this Agreement pending the resolution of the Infrastructure Fee Credit dispute. If Developer does not elect within such time to have any of the Infrastructure Fee Credits applied to the Project in order to receive an equivalent refund of SV Infrastructure Fees, then the SV Infrastructure Fees previously collected and retained from the Project shall be deposited into the SV Fee Program and no longer restrained by this Agreement.

#### **SECTION 8. LIMITATION ON AND ANNUAL ADJUSTMENTS TO INFRASTRUCTURE FEE CREDITS**

Notwithstanding Section 7 above, the amount of fee credits granted to Developer pursuant to this Agreement (the "Infrastructure Fee Credits") shall not exceed the amount of SV Infrastructure Fees due from the Developer arising out of the Project based upon the approved small lot tentative subdivision map for the Project (the "SV Infrastructure Fee Obligation"). If the amount of Infrastructure Fee Credit/Fee Reimbursement from Section 7, when aggregated with any Infrastructure Fee Credits previously issued to Developer pursuant to any other fee credit agreements, exceeds the SV Infrastructure Fee Obligation of the Developer for the Project, the remaining balance shall be paid as a reimbursement to Developer pursuant to the procedures set forth in Section 9 below (the "Fee Reimbursement").

City and Developer agree that the amount of Infrastructure Fee Credits granted to Developer hereunder, and the amount of the Fee Reimbursement owed to Developer hereunder, if any, shall be as set forth on Exhibit "D" hereto and made a part hereof, subject to the final "true up" as described in Section 10 hereof. As provided in the SV Fee Program, on each Annual Adjustment Date after the Effective Date, the amount of the Infrastructure Fee Credits shall be adjusted, up or down, by the annual change in the Engineering News Record Construction Cost Index or comparable index (the "CCI"), provided any such downward adjustment shall not go below the actual cost of the Facilities, as approved by the City. If the Effective Date of this Agreement occurs in June of any calendar year, then such CCI adjustment shall not be made until the Annual Adjustment Date for the following calendar year.

No fee credits shall be available for the Administrative Fee and the City Park Land Fee and such fees shall be due and payable at such time as the Developer, or its successors or assigns, are issued building permits.

#### **SECTION 9. FEE REIMBURSEMENTS**

If, pursuant to Section 8 above, Developer is owed a Fee Reimbursement for any costs of the Facilities, the priority of payment of such Fee Reimbursement shall be on a "First-in, First-out" basis ("FIFO") as described in the SV Fee Program. Such Fee Reimbursement shall be paid to Developer when the Facilities are complete and accepted for ownership by the City ("Completion").

The Fee Reimbursement, if any, shall be paid by the City as fee revenues are collected within the SV Fee Program area. After Completion of the Facilities, such payments shall be made by the City at least quarterly throughout the year as funds become available. Prior to such Completion, if the Fee Reimbursement hereunder is eligible for payment on a FIFO basis subject only to Completion of the Facilities (including acceptance thereof by the City), then fee revenues collected within the SV Fee Program area, up to the outstanding amount of the Fee Reimbursement, shall be held by the City in reserve for payment of the Fee Reimbursement pending Completion of the Facilities.

In accordance with the SV Fee Program, any Fee Reimbursement shall accrue interest thereon at the simple rate of Four Percent (4%) per annum, commencing as of the Effective Date of this Agreement and continuing until the Fee Reimbursement is paid in full. The amount of such accrued interest shall be adjusted in accordance with any adjustment to the amount of the Fee Reimbursement pursuant to the "true up" provisions of Section 10 below. Payments of the Fee Reimbursement shall be credited first against accrued interest, and then against the principal amount of the Fee Reimbursement.

The obligation arising from this Agreement is not a debt of the City, nor a legal or equitable pledge, charge, lien, or encumbrance, upon any of its property, or upon any of its income, receipts, or revenues, and is payable only from the SV Infrastructure Fees deposited in the SV Fee Program.

#### **SECTION 10. "TRUE UP" OF INFRASTRUCTURE FEE CREDIT/FEE REIMBURSEMENT**

Upon Completion of the Facilities, the final determination of actual Eligible Hard Costs upon which Infrastructure Fee Credit/Fee Reimbursement amounts are based shall be determined by the Administrator, in consultation with the City Engineer, based on documentation thereof provided by Developer to the Administrator's and City Engineer's reasonable satisfaction. For construction change orders to be given consideration for Fee Reimbursement, the Developer must:

- Present the change order request and estimated cost along with supporting information to City upon Completion of the Facilities.
- Fully document any work performed under a change order to verify all associated costs.

Failure to comply with any of these procedures may result in the ineligibility of the requested change order for Infrastructure Fee Credit/Fee Reimbursement.

In order to secure final Infrastructure Fee Credit and/or commitment for Fee Reimbursement, Developer shall provide the following items to the Administrator upon Completion of the Facilities in order for the City to determine the actual Eligible Hard Costs incurred by Developer for the Facilities that qualify for Infrastructure Fee Credits/Fee Reimbursement:

(1) Copies of the original Construction Contract and any change orders that have been agreed to by the Developer, contractor, and the City. The portion of each change order associated with the Facilities must be itemized separately;

(2) Copies of all invoices and certified payroll records, with unconditional lien releases, submitted by the contractor;

- (3) Copies of all checks issued by the Developer with related invoices indicated;
- (4) A summary tabulation of all contractor invoices and Developer payments;
- and

If, when the final reconciliation of Eligible Hard Costs for the Facilities is conducted by the Administrator, the actual Eligible Hard Costs for the Facilities, together with the 20% allowance for Soft Costs, exceeds the amount of Infrastructure Fee Credits/Fee Reimbursements initially provided hereunder, the Administrator shall review items (1) through (4) above and determine if the actual Eligible Hard Costs that will serve as the basis for determination of the amount of the Infrastructure Fee Credits/Fee Reimbursements due or owed to the Developer should be increased above the amount described in Exhibit "D" of this Agreement. The Administrator, in consultation with the City Engineer, shall determine how much of the actual construction costs should be included in any increase to the Eligible Hard Costs.

If the final reconciliation determines that total Eligible Hard Costs of the Facilities, together with the 20% allowance for Soft Costs, is less than the amount of Infrastructure Fee Credits/Fee Reimbursements initially provided hereunder, the Administrator shall notify the City that the Developer is required to first reduce the amount of any Fee Reimbursement and then relinquish the amount of the unused Infrastructure Fee Credits comprising any remaining difference. If and to the extent any Infrastructure Fee Credits have been used in excess of such adjustment, Developer, or Developer's assigns, shall repay such excess in cash, within thirty (30) calendar days of receipt of notice from the Administrator of the amount to be repaid.

#### **SECTION 11. APPLICATION OF INFRASTRUCTURE FEE CREDITS**

Infrastructure Fee Credits provided pursuant to this Agreement are personal to Developer and are not limited to the Project. Infrastructure Fee Credits may be applied by Developer to any property located in the SVSP, upon request of the Developer, in accordance with the form attached hereto as Exhibit "E." Such Infrastructure Fee Credits shall only apply to the SV Infrastructure Fees within the SV Fee Program.

#### **SECTION 12. DISCLOSURE RE TIMING OF PAYMENT OF INFRASTRUCTURE FEES**

As of the Effective Date of this Agreement, there [\_\_\_\_\_] ARE [\_\_\_\_\_] ARE NO] *[check applicable blank]* outstanding fee reimbursements ("**Outstanding Fee Reimbursements**") payable to other developers under other fee credit/fee reimbursement agreements with the City for improvements within the SVSP. Accordingly, if the final small lot subdivision map for the Project (the "**Final Project Map**") is being recorded as of the Effective Date of this Agreement, Developer acknowledges that:

- \_\_\_\_\_ Because there are Outstanding Fee Reimbursements, the Infrastructure Fees for the Project will need to be paid for all the lots within the Project upon recordation of the Final Project Map.
- \_\_\_\_\_ Because there are no Outstanding Fee Reimbursements, the Infrastructure Fees for the Project will not be required to be paid upon recordation of the Final Project Map, but will be required to be paid upon issuance of each building permit for the lots within the Project.

If the Final Project Map is not being recorded as of the Effective Date, then the timing for payment of the SV Infrastructure Fees for the Project may be contingent on whether

Outstanding Fee Reimbursements exist as of the recordation of the Final Project Map. The amount of such SV Infrastructure Fees to be paid by Developer may be reduced by Developer's election to apply Infrastructure Fee Credits against such SV Fees in accordance with Section 11 above.

### **SECTION 13. TRANSFER OF INFRASTRUCTURE FEE CREDITS/FEE REIMBURSEMENTS**

Infrastructure Fee Credits/Fee Reimbursements granted to Developer pursuant to this Agreement may be transferred to other owners, builders, or developers. To effect such a transfer, Developer shall submit a completed form to the Administrator and the City in substantially the same format as set forth in Exhibit "F" that will (i) reference this Agreement; (ii) identify the Developer and assignee if Infrastructure Fee Credits or Fee Reimbursements are being assigned to a builder or other party; and (iii) identify the Infrastructure Fee Credit or Fee Reimbursement balance before and after the transfer. The form must be signed by the Developer, its Assignee, and the Administrator, and an executed copy of the form shall be kept on file. The parties acknowledge that, except in the limited case where a Fee Reimbursement is in first priority for payment, Fee Reimbursements generally may not be converted to be used as Infrastructure Fee Credits by the Assignee of such Fee Reimbursements.

### **SECTION 14. INSPECTION**

City shall, at all times, upon reasonable advance notice, have access to the construction site during construction of the Facilities and Developer shall furnish City with all reasonable information necessary for ascertaining full knowledge of the Facilities with respect to the progress, workmanship, and character of materials and equipment used and employed in the work.

Whenever the contractors retained by Developer vary the normal period during which work or any portion of it is carried out on each day, Developer shall give timely notice to the City so that the City's representative may, if he or she wishes, be present to observe the work in progress. If Developer fails to give such timely notice, any work done in the absence of the City representative will be subject to rejection. Developer shall give timely notice to the City in advance of backfilling or otherwise covering any part of the work so that the City's representative may, if he or she wishes, observe the work before it is concealed.

Observation of the work by the City shall not relieve Developer of any of its obligations to complete construction in accordance with the plans and specifications approved by the City Engineer.

### **SECTION 15. PREVAILING WAGES**

Pursuant to the provisions of Articles 1 and 2 of Chapter 1, Part 7, Division II of the Labor Code of the State of California, not less than the general prevailing rate of per diem wages, and not less than the general prevailing rate of per diem wages for holidays and overtime work, for each craft, classification or type of worker needed to execute the work contemplated under this Agreement shall be paid to all workers, laborers, and mechanics employed in the execution of said work by Developer's contractor, or by any subcontractor doing or contracting to do any part of said work. The appropriate determination of the Director of the California Department of Industrial Relations is filed with, and available for inspection at the office of, the City Clerk.



Developer shall require its contractor to post, at each jobsite, a copy of such prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations.

## **SECTION 16. CONTRACTOR REGISTRATION**

No contractor or subcontractor may be listed on a bid proposal for construction of the Facilities or work on construction of the Facilities unless registered with the Department of Industrial Relations pursuant to Labor Code Section 1725.5. Developer shall be responsible for ensuring that these contractor registration requirements are adhered to.

## **SECTION 17. INSURANCE**

Developer shall require its contractor to carry and maintain during the life of this Agreement, commercial general liability, property damage and contractual liability, auto, Workers' Compensation and Builders' Risk Insurance as follows:

| <u>POLICY</u>                                                                                                                                                                                                                                                                         | <u>LIMITS OF LIABILITY</u>                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commercial General Liability,<br>Including endorsements for<br>comprehensive form, premises<br>operations, products/completed<br>operations, broad form property<br>damage, independent contractors,<br>contractual, personal injury,<br>explosion/collapse and underground<br>hazard | Bodily Injury:<br>\$5,000,000 each occurrence<br>\$10,000,000 aggregate<br>Property Damage:<br>\$5,000,000 each occurrence<br>Personal Injury:<br>\$5,000,000 each occurrence<br>\$10,000,000 aggregate |
| Workers' Compensation                                                                                                                                                                                                                                                                 | Statutory                                                                                                                                                                                               |
| Automobile Liability                                                                                                                                                                                                                                                                  | \$1,000,000 combined single limit                                                                                                                                                                       |

The contractor shall name the City as an additional insured and adhere to any additional insurance requirements required by the City's Risk Manager.

## **SECTION 18. APPEALS/DISPUTE RESOLUTION**

Developer may appeal any final determination by the Administrator to the City Manager and thereafter to the City Council. Prior to submitting the matter to the City Council, the City Manager may, in his/her discretion, elect to engage the services of a mediator to attempt to mediate the dispute in a non-binding fashion, not to exceed a total of thirty (30) calendar days. Any decision of the City Council shall be final with no right of further appeal or action thereafter.

## **SECTION 19. ACCEPTANCE AND CONVEYANCE OF FACILITIES**

Once Developer has completed construction of the Facilities and the Facilities are accepted and deemed satisfactory by the City, the Facilities automatically become the property of the City. Developer shall take any and all actions necessary to convey and vest full, complete and clear title in said Facilities to the City. [THIS SECTION TO BE ELIMINATED IN THE CASE OF FACILITIES THAT ARE TO BE OWNED BY OTHER JURISDICTIONS]

## **SECTION 20. LIENS, CLAIMS, AND ENCUMBRANCES**

Notwithstanding any other provision or term of this Agreement, the City shall have no obligation to apply Infrastructure Fee Credits or pay Fee Reimbursements after final acceptances for the Facilities until Developer has cleared any and all liens, claims and encumbrances from said facility, and provided the required guarantee documentation, guarantee, and assurance in writing, to the satisfaction of the City. Nothing herein shall prevent the application of Infrastructure Fee Credits prior to final acceptance of the Facilities, so long as Developer is not otherwise in breach of this Agreement and the required performance and payment bonds have been posted and have been accepted by the City.

## **SECTION 21. DELIVERY OF AS-BUILT PLANS AND SPECIFICATIONS**

Prior to acceptance of the Facilities by City, Developer shall deliver to City copies of all as-built plans (if any), specifications, operating manuals, service manuals, warranties and other documents relating to the design, construction, and operation of the Facilities described in this Agreement.

## **SECTION 22. INDEMNIFICATION**

The Developer, by execution of this Agreement, specifically agrees to assume the defense of, indemnify and hold harmless City and its elected representatives, officers, employees, agents, consultants, and volunteers (the "Indemnitees"), from and against all liabilities, actions, damages, claims, losses, or expenses of every type and description, including attorneys' and consultants' fees and expenses, (collectively, "Liabilities"), to which they may be subjected or put, by reason of or resulting from the design, construction, or installation of the Facilities, except to the extent the Liabilities arise from the sole negligence, active negligence, or willful misconduct of City and/or the Indemnitees. This indemnification shall extend to Liabilities occurring after this Agreement is terminated as well as while it is in force. Notwithstanding the foregoing, following the acceptance of the improvements by City, or if there is an applicable warranty, following the end of any applicable warranty period, the Developer shall not be obligated to indemnify the Indemnitees for Liabilities to the extent that such Liabilities arise from Indemnitees' active or passive negligence. 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. The parties intend that this provision shall be broadly construed.

## **SECTION 23. THIRD PARTY LIABILITY**

City does not assume any liability, duty or obligation to Developer's contractors, subcontractors or agents by execution or performance of this Agreement and no contractors, subcontractors, agents or any parties are third party beneficiaries of this Agreement.

## **SECTION 24. WARRANTY**

Developer hereby warrants the Facilities as to materials, design and workmanship and should any failure of the Facilities or any parts thereof occur within a period of one (1) year after final acceptance by City, Developer shall promptly cause the needed repairs to be made without any expense or cost to the City. Final acceptance shall be deemed to have occurred under this Agreement when the Facilities have been accepted by the City and may be placed into service. City shall provide written notification to Developer of final acceptance by the City.

City is hereby authorized to make repairs if Developer fails to make, or undertake with due diligence, the aforesaid repairs within twenty (20) calendar days after it is given written notice of such failure. In case of emergency, where in the opinion of the City Engineer delay may cause serious hazard to the public, the necessary repairs may be made by the City without prior notice to Developer. In all cases of failure within the warranty period where the City has taken action in accordance with this paragraph, Developer shall reimburse City for any and all costs or expenses, direct or indirect, incurred by the City.

#### **SECTION 25. BINDING ON SUCCESSORS AND ASSIGNS**

Each and every provision of this Agreement shall be binding upon and shall inure to the benefit of the respective successors and assigns of the parties hereto, in the same manner as if such parties had been expressly named herein.

#### **SECTION 26. ATTORNEY'S FEES**

If any suit, action or proceeding in law or equity is brought to enforce the provisions of this Agreement, the prevailing party shall be entitled to reasonable costs and attorneys' fees.

#### **SECTION 27. AUTHORITY TO ENTER INTO AGREEMENT**

Developer and City certify that they are legally empowered to enter into this Agreement.

#### **SECTION 28. NOTICES**

Any notices, requests, demands or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given on the date of service if served personally (FedEx and similar services, each of which is hereinafter called an "Express Courier," shall be considered to be personal service) or by telephone facsimile or other electronic transmission (provided that the sender of a telephone facsimile or other electronic transmission has received confirmation of successful transmission by the sending fax machine), and upon receipt, if mailed to the party to whom notice is to be given, by first-class mail, registered or certified, postage prepaid, return receipt requested, and properly addressed as follows:

(a) If to City:

City of Roseville  
Development Services, Engineering  
Attn: City Engineer  
311 Vernon Street  
Roseville, CA 95678  
Telephone: (916) 774-5339  
Email – DSEngineering@Rosville.ca.us

With a copy to:

Economic & Planning Systems, Inc.  
Attn: SV Infrastructure Fee Administrator  
400 Capitol Mall, 28<sup>th</sup> Floor  
Sacramento, CA 95814  
Telephone: (916) 649-8010

Facsimile: (916) 649-2070

(b) If to Developer:

**[fill in notice information for Developer]**

Either party may change its mailing address at any time by giving written notice of such changes to the other party in the manner provided herein.

**SECTION 29. NOTICE OF CONTRACTORS**

Developer shall provide a copy of this Agreement to any contractors, subcontractors, or other parties performing work on the Facilities, prior to commencement of construction by said party.

**SECTION 30. TERM**

The term of this Agreement shall start on the day and year duly executed by all parties and shall remain in effect until all the terms and conditions contained in this Agreement have been satisfied.

**SECTION 31. SEVERABILITY**

If any provision of this Agreement shall be held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining portions hereof shall not in any way be affected or impaired thereby.

**SECTION 32. CONFLICTS**

This Agreement is intended to implement and be consistent with the requirements of Ordinance No. 4932. Therefore, in the event of any conflicts between Ordinance 4932 and this Agreement, the requirements of the Ordinance shall prevail and control.

**SECTION 33. EXHIBITS**

The Exhibits attached hereto are hereby incorporated herein by this reference. In the event of any conflict between this Agreement and its Exhibits, the provisions of this Agreement shall govern.

**SECTION 34. ENTIRE AGREEMENT**

This Agreement constitutes the entire understanding of the parties regarding the subject matter hereof. The Agreement may be amended only by writing executed by both parties.

**SECTION 35. EFFECTIVE DATE**

The City's execution of this Agreement shall be contingent upon confirmation by the City that (i) a Construction Contract has been properly bid and entered into for construction of the Facilities, (ii) performance and payment bonds have been posted in form and amount required by the City, and (iii) a Notice to Proceed has been given to the contractor for the Facilities. The date of approval by the City Council of this Agreement, based in part on the City's confirmation of the satisfaction of the foregoing conditions, shall be deemed to be the "**Effective Date**" of this Agreement. Upon execution of this Agreement by the City, the City shall insert the Effective

Date in the Preamble to this Agreement and provide a copy of this fully executed and dated Agreement to Developer.

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. 18-\_\_\_\_, adopted by the Council of the City of Roseville on the \_\_\_\_ day of \_\_\_\_\_, 2018, and DEVELOPER has caused this Agreement to be executed.

**CITY:**

CITY OF ROSEVILLE,  
a municipal corporation

**DEVELOPER:**

*(INSERT DEVELOPER SIGNATURE BLOCK)*

By: \_\_\_\_\_  
Its: City Manager

By: \_\_\_\_\_  
a \_\_\_\_\_

**ATTEST:**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Its: City Clerk

and

**APPROVED AS TO FORM:**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Its: City Attorney

**APPROVED AS TO SUBSTANCE:**

By: \_\_\_\_\_  
Its: Development Services Director

**FIGURE “A”**

**PROJECT LOCATION MAP  
SIERRA VISTA INFRASTRUCTURE FEE PROGRAM**

(Insert name of Developer here)  
(List Project Name Here)  
(Date)

**EXHIBIT "A"**

**DEPICTION OF ELIGIBLE FACILITY IMPROVEMENTS  
SIERRA VISTA INFRASTRUCTURE FEE PROGRAM**

(Insert name of Developer here)  
(List Project Name Here)  
(Date)

This Exhibit shows a depiction of the eligible improvements subject to the SVSP Fee Program.

**EXHIBIT “B”**

**DESCRIPTION OF ELIGIBLE FACILITY IMPROVEMENTS  
SIERRA VISTA INFRASTRUCTURE FEE PROGRAM**

(Insert name of Developer here)  
(List Project Name Here)  
(Date)

This Exhibit describes the eligible improvements subject to the SVSP Fee Program.



**EXHIBIT “C”**

**ESTIMATED ELIGIBLE FACILITY COSTS  
SIERRA VISTA INFRASTRUCTURE FEE PROGRAM**

(Insert name of Developer here)  
(List Project Name Here)  
(Date)

This Exhibit to show a detailed cost estimate of the eligible improvements subject to the SVSP  
Fee Program.

**EXHIBIT "D"**

**IDENTIFICATION OF INFRASTRUCTURE FEE CREDITS AND FEE REIMBURSEMENTS**

**SIERRA VISTA INFRASTRUCTURE FEE PROGRAM**

[Insert Name of Developer Here]

[List Project Name Here]

Date of Agreement: \_\_\_\_\_, 20\_\_\_\_

**Project Obligation per SV Infrastructure Fee:**

Infrastructure Fee =  $\frac{\text{_____}}{\text{(no of lots)}} \times \frac{\text{_____}}{\text{(fee per lot)}} = \frac{\text{_____}}{\text{(Total Due)}}$

- MINUS -

Estimated Infrastructure Fee Credits = \_\_\_\_\_  
(From Exhibit "C")

- EQUALS -

Total Infrastructure Fee Due (positive no.) or  
Fee Reimbursement Due (negative no.) = \_\_\_\_\_

**EXHIBIT "E"**

**FORM OR CERTIFICATE OF APPLICATION OF  
SIERRA VISTA INFRASTRUCTURE FEE CREDITS**

The undersigned Developer, as the holder of certain Sierra Vista Infrastructure Fee Credits related to the Credit / Reimbursement Agreement between Developer and the City of Roseville, dated \_\_\_\_\_ (the "Agreement"), hereby elects to apply the amount of Infrastructure Fee Credits indicated below as a credit against the SV Infrastructure Fee otherwise payable in connection with the recordation of a small-lot subdivision map or issuance of building permit(s) for development of the property within the Sierra Vista Specific Plan described below:

Developer's Legal Name: \_\_\_\_\_

Project Name: \_\_\_\_\_

Amount of Applied Infrastructure Fee Credits:        \$\_\_\_\_\_

Infrastructure Fee Credit Balance Available under Agreement Before Application: \$\_\_\_\_\_

Infrastructure Fee Credit Available under Agreement After Application:        \$\_\_\_\_\_

APPROVED: Administrator: \_\_\_\_\_

**DEVELOPER:**

\_\_\_\_\_  
a \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT "F"**

**FORM OF CERTIFICATE OF ASSIGNMENT AND TRANSFER OF  
SIERRA VISTA INFRASTRUCTURE FEE CREDIT**

The undersigned Developer, as the holder of certain Sierra Vista Infrastructure Fee Credits related to the Credit / Reimbursement Agreement between Developer and the City of Roseville, dated \_\_\_\_\_ (the "Agreement"), hereby assigns, transfers and conveys to the undersigned Assignee the amount of Sierra Vista Infrastructure Fee Credits as indicated below:

Developer's Legal Name: \_\_\_\_\_

Assignee's Legal Name: \_\_\_\_\_

Amount of Assigned Infrastructure Fee Credits:     \$ \_\_\_\_\_

Infrastructure Fee Credit Balance Available under Agreement Before Transfer:     \$ \_\_\_\_\_

Infrastructure Fee Credit Balance Available under Agreement After Transfer:     \$ \_\_\_\_\_

APPROVED: Administrator: \_\_\_\_\_

**DEVELOPER:**

**ASSIGNEE/HOME BUILDER:**

\_\_\_\_\_  
a \_\_\_\_\_

\_\_\_\_\_  
a \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**Developer Contact:**

**Assignee/Home Builder Contact:**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Telephone: \_\_\_\_\_  
Facsimile: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Telephone: \_\_\_\_\_  
Facsimile: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

ORDINANCE NO. \_\_\_\_

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS  
4.47.040, 4.47.070, 4.47.080, 4.47.090, 4.47.100, 4.47.110, 4.47.120, 4.47.130, 4.47.140 AND  
4.47.150 OF CHAPTER 4.47 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE  
REGARDING SIERRA VISTA SPECIFIC PLAN MITIGATION FEE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 4.47.040 of Chapter 4.47 of Title 4 of the Roseville Municipal  
Code is hereby amended to read as follows:

**4.47.040 Payment of SVSP mitigation fee.**

Except as otherwise provided by this chapter, the fee imposed pursuant to this chapter shall be paid at or prior to the issuance of any building permit within the SVSP. If a fee reimbursement is then outstanding pursuant to a fee credit and reimbursement agreement when an owner seeks to record a small-lot final map for single-family development, [the improvement fee portion of](#) the fee imposed pursuant to this chapter shall be paid at or prior to the recordation of such small-lot final map, in accordance with the Study, [and the administrative and park portion of the fee will continue to be-](#) [paid at or prior to the issuance of any building permit.](#)

Calculation of the fee shall be determined in accordance with the Study and this chapter depending upon where within the SVSP such development occurs, the type of development, and the extent of development. Descriptions of land use categories in this chapter, except as

otherwise noted in the Study or the SVSP, are utilized in the same manner as in the general plan. Portions of the specific plan planned for public facilities and for church use are exempt from the fee.

**SECTION 2.** Section 4.47.070 of Chapter 4.47 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

**4.47.070 SVSP mitigation fee—CG Barbaccia Trust.**

The fee in that portion of the SVSP which is in the CG Barbaccia Trust owner subarea shall be:

| Fee                                         | Source    | Residential     |                 |                 |                 | Nonresidential     |                    |                    |
|---------------------------------------------|-----------|-----------------|-----------------|-----------------|-----------------|--------------------|--------------------|--------------------|
|                                             |           | LDR             | MDR             | HDR             | MU<br>[1]       | CC<br>[1]          | BP<br>[1]          | MU<br>[1]          |
|                                             |           | <i>per unit</i> | <i>per unit</i> | <i>per unit</i> | <i>per unit</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> |
| <b>City Park Land Fee</b>                   | Table 8   | <b>\$2,329</b>  | <b>\$1,990</b>  | <b>\$1,650</b>  | <b>\$1,650</b>  | <b>\$0.00</b>      | <b>\$0.00</b>      | <b>\$0.00</b>      |
| <b>Infrastructure Fee</b>                   |           |                 |                 |                 |                 |                    |                    |                    |
| Gross Fee                                   | Table 1   | \$17,301        | \$15,920        | \$9,946         | \$10,321        | \$19.39            | \$20.52            | \$19.39            |
| Open Space Allocation                       | Table E-1 | \$1,403         | \$1,198         | \$994           | \$0             | \$0.00             | \$0.00             | \$0.00             |
| Public Land Allocation                      | Table D-1 | \$1,354         | \$1,354         | \$840           | \$0             | \$0.00             | \$0.00             | \$0.00             |
| <b>Net Infrastructure Fee</b>               |           | <b>\$20,058</b> | <b>\$18,472</b> | <b>\$11,780</b> | <b>\$10,321</b> | <b>\$19.39</b>     | <b>\$20.52</b>     | <b>\$19.39</b>     |
| <b>Administration Fee (2% of Gross Fee)</b> |           | <b>\$346</b>    | <b>\$318</b>    | <b>\$199</b>    | <b>\$206</b>    | <b>\$0.39</b>      | <b>\$0.41</b>      | <b>\$0.39</b>      |
| <b>Total SVSP Fee</b>                       |           | <b>\$22,733</b> | <b>\$20,780</b> | <b>\$13,629</b> | <b>\$12,177</b> | <b>\$19.78</b>     | <b>\$20.93</b>     | <b>\$19.78</b>     |

"fee\_CGB"

[1] Net Infrastructure Fee equals Gross Fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.



| Land Use                        | Residential     |                 |                 |                 | Nonresidential     |                    |                    |
|---------------------------------|-----------------|-----------------|-----------------|-----------------|--------------------|--------------------|--------------------|
|                                 | LDR             | MDR             | HDR<br>[1]      | MU<br>[1]       | CC                 | BP<br>[1]          | MU<br>[1]          |
| <b>Net Fee Rates</b>            | <i>per unit</i> | <i>per unit</i> | <i>per unit</i> | <i>per unit</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> |
| City Park Land Fee              | \$933           | \$797           | \$661           | \$661           | \$0.00             | \$0.00             | \$0.00             |
| Infrastructure Fee              | \$11,003        | \$9,672         | \$7,480         | \$7,763         | \$12.82            | \$16.02            | \$15.17            |
| Administration Fee (Gross) @ 2% | \$276           | \$243           | \$150           | \$155           | \$0.30             | \$0.32             | \$0.30             |
| <b>Total SVSP Fee</b>           | <b>\$12,212</b> | <b>\$10,712</b> | <b>\$8,291</b>  | <b>\$8,579</b>  | <b>\$13.12</b>     | <b>\$16.34</b>     | <b>\$15.47</b>     |

"fee\_Mi"

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

#### SECTION 4. Section 4.47.090 of Chapter 4.47 of Title 4 of the Roseville Municipal

Code is hereby amended to read as follows:

#### 4.47.090 SVSP mitigation fee—DF Properties.

The fee in that portion of the SVSP which is in the DF Properties owner subarea shall be:

| Fee                                         | Source    | Residential     |                 |                 |                 | Nonresidential     |                    |                    |
|---------------------------------------------|-----------|-----------------|-----------------|-----------------|-----------------|--------------------|--------------------|--------------------|
|                                             |           | LDR             | MDR             | HDR<br>[1]      | MU<br>[1]       | CC                 | BP<br>[1]          | MU<br>[1]          |
|                                             |           | <i>per unit</i> | <i>per unit</i> | <i>per unit</i> | <i>per unit</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> |
| <b>City Park Land Fee</b>                   | Table 8   | <b>\$2,329</b>  | <b>\$1,990</b>  | <b>\$1,650</b>  | <b>\$1,650</b>  | <b>\$0.00</b>      | <b>\$0.00</b>      | <b>\$0.00</b>      |
| <b>Infrastructure Fee</b>                   |           |                 |                 |                 |                 |                    |                    |                    |
| Gross Fee                                   |           |                 |                 |                 |                 |                    |                    |                    |
| Open Space Allocation                       | Table 1   | \$17,301        | \$15,920        | \$9,946         | \$10,321        | \$19.39            | \$20.52            | \$19.39            |
| Public Land Allocation                      | Table E-3 | \$396           | \$338           | \$0             | \$0             | \$0.26             | \$0.00             | \$0.00             |
| <b>Net Infrastructure Fee</b>               | Table D-3 | <b>\$2,162</b>  | <b>\$2,162</b>  | <b>\$0</b>      | <b>\$0</b>      | <b>\$3.07</b>      | <b>\$0.00</b>      | <b>\$0.00</b>      |
|                                             |           | <b>\$19,859</b> | <b>\$18,420</b> | <b>\$9,946</b>  | <b>\$10,321</b> | <b>\$22.72</b>     | <b>\$20.52</b>     | <b>\$19.39</b>     |
| <b>Administration Fee (2% of Gross Fee)</b> |           | <b>\$346</b>    | <b>\$318</b>    | <b>\$199</b>    | <b>\$206</b>    | <b>\$0.39</b>      | <b>\$0.41</b>      | <b>\$0.39</b>      |
| <b>Total SVSP Fee</b>                       |           | <b>\$22,534</b> | <b>\$20,728</b> | <b>\$11,795</b> | <b>\$12,177</b> | <b>\$23.11</b>     | <b>\$20.93</b>     | <b>\$19.78</b>     |

"fee\_DF"

[1] Net Infrastructure Fee equals Gross Fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.



| Land Use                        | Residential         |                     |                    |                    | Nonresidential     |                    |                    |
|---------------------------------|---------------------|---------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
|                                 | LDR                 | MDR                 | HDR<br>[1]         | MU<br>[1]          | CC                 | BP<br>[1]          | MU<br>[1]          |
| <b>Net Fee Rates</b>            | <i>per unit</i>     | <i>per unit</i>     | <i>per unit</i>    | <i>per unit</i>    | <i>per sq. ft.</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> |
| City Park Land Fee              | \$933               | \$797               | \$661              | \$661              | \$0.00             | \$0.00             | \$0.00             |
| <del>Infrastructure Fee</del>   | <del>\$14,076</del> | <del>\$13,214</del> | <del>\$7,480</del> | <del>\$7,763</del> | <del>\$16.60</del> | <del>\$16.02</del> | <del>\$15.17</del> |
| Administration Fee (Gross) @ 2% | \$276               | \$243               | \$150              | \$155              | \$0.30             | \$0.32             | \$0.30             |
| <b>Total SVSP Fee</b>           | <b>\$16,085</b>     | <b>\$14,254</b>     | <b>\$8,291</b>     | <b>\$8,579</b>     | <b>\$16.90</b>     | <b>\$16.34</b>     | <b>\$15.47</b>     |

\*fee\_DF\*

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

## SECTION 5. Section 4.47.100 of Chapter 4.47 of Title 4 of the Roseville Municipal

Code is hereby amended to read as follows:

### **4.47.100 SVSP mitigation fee—Westpark Federico/MILLC.**

The fee in that portion of the SVSP which is in the Westpark Federico/MILLC owner subarea shall be:

| Fee                                         | Source    | Residential      |                  |                  |                  | Nonresidential     |                    |                    |
|---------------------------------------------|-----------|------------------|------------------|------------------|------------------|--------------------|--------------------|--------------------|
|                                             |           | LDR              | MDR              | HDR              | MU               | CC                 | BP<br>[1]          | MU                 |
|                                             |           | <i>per unit</i>  | <i>per unit</i>  | <i>per unit</i>  | <i>per unit</i>  | <i>per sq. ft.</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> |
| <b>City Park Land Fee</b>                   | Table 8   | <b>\$2,329</b>   | <b>\$1,990</b>   | <b>\$1,650</b>   | <b>\$1,650</b>   | <b>\$0.00</b>      | <b>\$0.00</b>      | <b>\$0.00</b>      |
| <b>Infrastructure Fee</b>                   |           |                  |                  |                  |                  |                    |                    |                    |
| Gross Fee                                   |           |                  |                  |                  |                  |                    |                    |                    |
| Open Space Allocation                       | Table 1   | \$17,301         | \$15,920         | \$9,946          | \$10,321         | \$19.39            | \$20.52            | \$19.39            |
| Public Land Allocation                      | Table E-4 | (\$1,541)        | (\$1,316)        | (\$1,092)        | (\$1,092)        | (\$1.02)           | \$0.00             | (\$1.02)           |
| <b>Net Infrastructure Fee</b>               | Table D-4 | <b>(\$1,827)</b> | <b>(\$1,827)</b> | <b>(\$1,132)</b> | <b>(\$1,132)</b> | <b>(\$2.59)</b>    | <b>\$0.00</b>      | <b>(\$2.59)</b>    |
|                                             |           | <b>\$13,933</b>  | <b>\$12,777</b>  | <b>\$7,722</b>   | <b>\$8,097</b>   | <b>\$15.78</b>     | <b>\$20.52</b>     | <b>\$15.78</b>     |
| <b>Administration Fee (2% of Gross Fee)</b> |           | <b>\$346</b>     | <b>\$318</b>     | <b>\$199</b>     | <b>\$206</b>     | <b>\$0.39</b>      | <b>\$0.41</b>      | <b>\$0.39</b>      |
| <b>Total SVSP Fee</b>                       |           | <b>\$16,608</b>  | <b>\$15,085</b>  | <b>\$9,571</b>   | <b>\$9,953</b>   | <b>\$16.17</b>     | <b>\$20.93</b>     | <b>\$16.17</b>     |

\*fee\_FED\*

[1] Net Infrastructure Fee equals Gross Fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

| Land Use                        | Residential     |                 |                 |                 | Nonresidential     |                    |                    |
|---------------------------------|-----------------|-----------------|-----------------|-----------------|--------------------|--------------------|--------------------|
|                                 | LDR             | MDR             | HDR             | MU              | CC                 | BP<br>[1]          | MU                 |
| <b>Net Fee Rates</b>            | <i>per unit</i> | <i>per unit</i> | <i>per unit</i> | <i>per unit</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> |
| City Park Land Fee              | \$933           | \$797           | \$661           | \$661           | \$0.00             | \$0.00             | \$0.00             |
| Infrastructure Fee              | \$11,988        | \$10,442        | \$6,310         | \$6,593         | \$13.10            | \$16.02            | \$13.10            |
| Administration Fee (Gross) @ 2% | \$276           | \$243           | \$150           | \$155           | \$0.30             | \$0.32             | \$0.30             |
| <b>Total SVSP Fee</b>           | <b>\$13,197</b> | <b>\$11,482</b> | <b>\$7,121</b>  | <b>\$7,409</b>  | <b>\$13.40</b>     | <b>\$16.34</b>     | <b>\$13.40</b>     |

\*fee\_FED\*

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

SECTION 6. Section 4.47.110 of Chapter 4.47 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

**4.47.110 Reserved. SVSP mitigation fee—MILLC (Bagley).**

**The fee in that portion of the SVSP which is in the MILLC (Bagley) owner subarea shall be:**

| Land Use                        | Residential     |                 |                 |                 | Nonresidential     |                    |                    |
|---------------------------------|-----------------|-----------------|-----------------|-----------------|--------------------|--------------------|--------------------|
|                                 | LDR             | MDR             | HDR             | MU              | CC                 | BP<br>[1]          | MU                 |
| <b>Net Fee Rates</b>            | <i>per unit</i> | <i>per unit</i> | <i>per unit</i> | <i>per unit</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> |
| City Park Land Fee              | \$933           | \$797           | \$661           | \$661           | \$0.00             | \$0.00             | \$0.00             |
| Infrastructure Fee              | \$14,941        | \$13,128        | \$7,480         | \$8,586         | \$15.17            | \$16.02            | \$15.91            |
| Administration Fee (Gross) @ 2% | \$276           | \$243           | \$150           | \$155           | \$0.30             | \$0.32             | \$0.30             |
| <b>Total SVSP Fee</b>           | <b>\$16,150</b> | <b>\$14,168</b> | <b>\$8,291</b>  | <b>\$9,402</b>  | <b>\$15.47</b>     | <b>\$16.34</b>     | <b>\$16.21</b>     |

\*fee\_BAG\*

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

SECTION 7. Section 4.47.120 of Chapter 4.47 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

**4.47.120 Reserved. SVSP mitigation fee—MILLC (Computer).**

~~The fee in that portion of the SVSP which is in the MILLC (Computer) owner subarea shall be:~~

| Land Use                        | Residential         |                     |                    |                    | Nonresidential     |                    |                    |
|---------------------------------|---------------------|---------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
|                                 | LDR                 | MDR<br>[1]          | HDR                | MU<br>[1]          | CC<br>[1]          | BP                 | MU<br>[1]          |
| <b>Net Fee Rates</b>            | <i>per unit</i>     | <i>per unit</i>     | <i>per unit</i>    | <i>per unit</i>    | <i>per sq. ft.</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> |
| City Park Land Fee              | \$933               | \$797               | \$661              | \$661              | \$0.00             | \$0.00             | \$0.00             |
| Infrastructure Fee              | <del>\$14,562</del> | <del>\$12,146</del> | <del>\$7,990</del> | <del>\$7,763</del> | <del>\$15.17</del> | <del>\$16.89</del> | <del>\$15.17</del> |
| Administration Fee (Gross) @ 2% | \$276               | \$243               | \$150              | \$155              | \$0.30             | \$0.32             | \$0.30             |
| <b>Total SVSP Fee</b>           | <b>\$15,771</b>     | <b>\$13,186</b>     | <b>\$8,801</b>     | <b>\$8,579</b>     | <b>\$15.47</b>     | <b>\$17.21</b>     | <b>\$15.47</b>     |

\*fee\_COMP\*

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

SECTION 8. Section 4.47.130 of Chapter 4.47 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

**4.47.130 Reserved. SVSP mitigation fee—MILLC (Wealth).**

~~The fee in that portion of the SVSP which is in the MILLC (Wealth) owner subarea shall be:~~

| Land Use                        | Residential         |                     |                    |                    | Nonresidential     |                    |                    |
|---------------------------------|---------------------|---------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
|                                 | LDR                 | MDR                 | HDR<br>[1]         | MU<br>[1]          | CC<br>[1]          | BP<br>[1]          | MU<br>[1]          |
| <b>Net Fee Rates</b>            | <i>per unit</i>     | <i>per unit</i>     | <i>per unit</i>    | <i>per unit</i>    | <i>per sq. ft.</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> |
| City Park Land Fee              | \$933               | \$797               | \$661              | \$661              | \$0.00             | \$0.00             | \$0.00             |
| Infrastructure Fee              | <del>\$13,847</del> | <del>\$12,379</del> | <del>\$7,480</del> | <del>\$7,763</del> | <del>\$15.17</del> | <del>\$16.02</del> | <del>\$15.17</del> |
| Administration Fee (Gross) @ 2% | \$276               | \$243               | \$150              | \$155              | \$0.30             | \$0.32             | \$0.30             |
| <b>Total SVSP Fee</b>           | <b>\$15,056</b>     | <b>\$13,419</b>     | <b>\$8,291</b>     | <b>\$8,579</b>     | <b>\$15.47</b>     | <b>\$16.34</b>     | <b>\$15.47</b>     |

\*fee\_WEALTH\*

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

SECTION 9. Section 4.47.140 of Chapter 4.47 of Title 4 of the Roseville Municipal

Code is hereby amended to read as follows:

#### 4.47.140 SVSP mitigation fee—Baseline P&R LLC.

The fee in that portion of the SVSP which is in the Baseline P&R LLC owner subarea shall be:

| Fee                                  | Source    | Residential     |                 |                 |                 | Nonresidential     |                    |                    |
|--------------------------------------|-----------|-----------------|-----------------|-----------------|-----------------|--------------------|--------------------|--------------------|
|                                      |           | LDR             | MDR             | HDR             | MU              | CC                 | BP                 | MU                 |
|                                      |           | <i>per unit</i> | <i>per unit</i> | <i>per unit</i> | <i>per unit</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> |
| City Park Land Fee                   | Table 8   | \$2,329         | \$1,990         | \$1,650         | \$1,650         | \$0.00             | \$0.00             | \$0.00             |
| Infrastructure Fee                   |           |                 |                 |                 |                 |                    |                    |                    |
| Gross Fee                            |           |                 |                 |                 |                 |                    |                    |                    |
| Open Space Allocation                | Table 1   | \$17,301        | \$15,920        | \$9,946         | \$10,321        | \$19.39            | \$20.52            | \$19.39            |
| Public Land Allocation               | Table E-5 | \$1,997         | \$1,706         | \$1,415         | \$1,415         | \$1.33             | \$1.33             | \$1.33             |
| Net Infrastructure Fee               | Table D-5 | \$391           | \$391           | \$243           | \$243           | \$0.56             | \$0.60             | \$0.56             |
|                                      |           | \$19,689        | \$18,017        | \$11,604        | \$11,979        | \$21.28            | \$22.45            | \$21.28            |
| Administration Fee (2% of Gross Fee) |           | \$346           | \$318           | \$199           | \$206           | \$0.39             | \$0.41             | \$0.39             |
| Total SVSP Fee                       |           | \$22,364        | \$20,325        | \$13,453        | \$13,835        | \$21.67            | \$22.86            | \$21.67            |

"fee\_BASE"

| Land Use                        | Residential     |                 |                 |                 | Nonresidential     |                    |                    |
|---------------------------------|-----------------|-----------------|-----------------|-----------------|--------------------|--------------------|--------------------|
|                                 | LDR             | MDR             | HDR             | MU              | CC                 | BP                 | MU                 |
| <b>Net Fee Rates</b>            | <i>per unit</i> | <i>per unit</i> | <i>per unit</i> | <i>per unit</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> |
| City Park Land Fee              | \$933           | \$797           | \$661           | \$661           | \$0.00             | \$0.00             | \$0.00             |
| Infrastructure Fee              | \$14,828        | \$13,073        | \$8,199         | \$8,482         | \$16.05            | \$16.90            | \$16.05            |
| Administration Fee (Gross) @ 2% | \$276           | \$243           | \$150           | \$155           | \$0.30             | \$0.32             | \$0.30             |
| <b>Total SVSP Fee</b>           | <b>\$16,037</b> | <b>\$14,113</b> | <b>\$9,010</b>  | <b>\$9,298</b>  | <b>\$16.35</b>     | <b>\$17.22</b>     | <b>\$16.35</b>     |

"fee\_BASE"

#### SECTION 10. Section 4.47.150 of Chapter 4.47 of Title 4 of the Roseville Municipal

Code is hereby amended to read as follows:

#### 4.47.150 SVSP mitigation fee—Baybrook LP.

The fee in that portion of the SVSP which is in the Baybrook LP owner subarea shall be:

| Fee                                  | Source    | Residential     |                 |                 |                 | Nonresidential     |                    |                    |
|--------------------------------------|-----------|-----------------|-----------------|-----------------|-----------------|--------------------|--------------------|--------------------|
|                                      |           | LDR             | MDR<br>[1]      | HDR<br>[1]      | MU              | CC<br>[1]          | BP<br>[1]          | MU                 |
|                                      |           | <i>per unit</i> | <i>per unit</i> | <i>per unit</i> | <i>per unit</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> |
| City Park Land Fee                   | Table 8   | \$2,329         | \$1,990         | \$1,650         | \$1,650         | \$0.00             | \$0.00             | \$0.00             |
| Infrastructure Fee                   |           |                 |                 |                 |                 |                    |                    |                    |
| Gross Fee                            |           |                 |                 |                 |                 |                    |                    |                    |
| Open Space Allocation                | Table 1   | \$17,301        | \$15,920        | \$9,946         | \$10,321        | \$19.39            | \$20.52            | \$19.39            |
| Public Land Allocation               | Table E-6 | (\$7,596)       | \$0             | \$0             | (\$5,383)       | \$0.00             | \$0.00             | (\$5.05)           |
| Net Infrastructure Fee               | Table D-6 | (\$4,246)       | \$0             | \$0             | (\$2,633)       | \$0.00             | \$0.00             | (\$6.03)           |
|                                      |           | \$5,459         | \$15,920        | \$9,946         | \$2,305         | \$19.39            | \$20.52            | \$8.31             |
| Administration Fee (2% of Gross Fee) |           | \$346           | \$318           | \$199           | \$206           | \$0.39             | \$0.41             | \$0.39             |
| Total SVSP Fee                       |           | \$8,134         | \$18,228        | \$11,795        | \$4,161         | \$19.78            | \$20.93            | \$8.70             |

"fee\_BAY"

[1] Net Infrastructure Fee equals Gross Fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

| Land Use                        | Residential     |                 |                 |                 | Nonresidential     |                    |                    |
|---------------------------------|-----------------|-----------------|-----------------|-----------------|--------------------|--------------------|--------------------|
|                                 | LDR             | MDR<br>[1]      | HDR<br>[1]      | MU              | CC<br>[1]          | BP<br>[1]          | MU                 |
| Net Fee Rates                   | <i>per unit</i> | <i>per unit</i> | <i>per unit</i> | <i>per unit</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> | <i>per sq. ft.</i> |
| City Park Land Fee              | \$933           | \$797           | \$661           | \$661           | \$0.00             | \$0.00             | \$0.00             |
| Infrastructure Fee              | \$9,695         | \$12,146        | \$7,480         | \$4,959         | \$15.17            | \$16.02            | \$11.66            |
| Administration Fee (Gross) @ 2% | \$276           | \$243           | \$150           | \$155           | \$0.30             | \$0.32             | \$0.30             |
| Total SVSP Fee                  | \$10,904        | \$13,186        | \$8,291         | \$5,775         | \$15.47            | \$16.34            | \$11.96            |

"fee\_BAY"

[1] Equals unadjusted gross infrastructure fee amount because this ownership entity does not currently have any of this type of land use within its area. Amounts would be adjusted if necessary because of land use changes.

SECTION 11. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 12. 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

RESOLUTION NO. 18-222

APPROVING A FORM OF INFRASTRUCTURE FEE CREDIT/FEE REIMBURSEMENT AGREEMENT, AUTHORIZING THE ACTING CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE AND AUTHORIZING THE CITY ATTORNEY TO MODIFY THE FORM AS NECESSARY

WHEREAS, on April 20, 2011, the Council approved an Ordinance to add Chapter 4.47 to Title 4 of the Roseville Municipal Code relating to the Sierra Vista Specific Plan (SVSP) Mitigation Fee; and

WHEREAS, this fee program provides City oversight of a private developer fee agreement intended to equitably share the costs of the infrastructure and public land dedications within the specific plan area; and

WHEREAS, in an effort to streamline the implementation of the fee program process, staff is seeking Council approval to allow staff the authority to accept and process the Infrastructure Fee Credit/Fee Reimbursement Agreements, the City Manager the authority to execute said form agreements, and to provide the City Attorney the authority to modify the form as necessary to conform to any new legal requirements or for project specific reasons.

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

1. The standard form Infrastructure Fee Credit/Fee Reimbursement Agreement for the SVSP, attached to the staff report as Exhibit A is hereby approved; and
2. The City Manager may execute the form Infrastructure Fee Credit/Fee Reimbursement Agreements on behalf of the City of Roseville; and
3. The City Attorney is hereby authorized to modify the form as necessary to conform to any new legal requirements or for project specific reasons.

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  
SIERRA VISTA SPECIFIC PLAN  
INFRASTRUCTURE FEE PROGRAM  
INFRASTRUCTURE FEE CREDIT/FEE REIMBURSEMENT AGREEMENT**

**[LIST DEVELOPER HERE]  
[LIST FACILITY HERE]**

This Credit/Reimbursement Agreement (the "Agreement") is entered into by and between the City of Roseville, a municipal corporation, (hereinafter the "City") and **[list developer here, including form of entity]**, and/or its successors in interest, (hereinafter the "Developer") as of the \_\_\_\_ day of \_\_\_\_\_ 20\_\_ (the "**Effective Date**").

**RECITALS**

**WHEREAS**, Developer is the underlying owner of or has legal interest in certain real property under development within the City of Roseville, known as the **[list name of development]** (the "Project") located within the Sierra Vista Specific Plan ("SVSP"), as shown in Figure "A," attached hereto and incorporated herein by this reference; and

**WHEREAS**, Developer will be developing the Project, including all necessary backbone infrastructure that will serve the Project; and

**WHEREAS**, on April 20, 2011, the City Council of the City of Roseville adopted Ordinance No. 4932 which added Chapter 4.47 to Title 4 of the Roseville Municipal Code relating to the Sierra Vista Infrastructure Fee Program (the "SV Fee Program"); implemented fees to pay for a variety of public lands and public facilities (the "SV Fees"); and set forth policies associated with Infrastructure Fee Credits (as defined below) and Fee Reimbursements (as defined below) within the Sierra Vista Specific Plan ("SVSP") area. The SV Fee related to the construction of the Facilities (as defined below) is referred to herein as the "SV Infrastructure Fee"; and

**WHEREAS**, pursuant to the applicable Development Agreement ("DA") for the SVSP, Developer is required, as a condition of development of the Project, to construct or cause to be constructed those SV Fee Program eligible facilities and improvements shown on Exhibit "A" and described in Exhibit "B" attached hereto, which are included within the City approved improvement plans titled **[list Name of Improvement Plan Set]**, dated **[list Date of Improvement Plan Set]** (hereinafter the "Facilities"); and

**WHEREAS**, Developer has entered into a contract with (***name of Contractor***) for construction of the Facilities (the "Construction Contract"); and

**WHEREAS**, the total cost of the design and construction of the Facilities as estimated using current prevailing wages and in accordance with the Improvement Plans is estimated as approximately \_\_\_\_\_ (\$\_\_\_\_\_) ("Facility Improvement Costs"), as more particularly set out in the estimation of costs ("Estimated Eligible Facility Costs"), Exhibit "C," attached hereto and incorporated herein by this reference; and



**WHEREAS,** City and Developer desire to enter into an agreement to provide for allowable Infrastructure Fee Credits and/or Fee Reimbursements by the City to Developer for certain costs of design and construction of the Facilities; and

**WHEREAS,** this Agreement will not apportion the Infrastructure Fee Credits granted herein to any particular real property. Such apportionment shall be accomplished at Developer's discretion as described herein;

**NOW, THEREFORE,** in consideration of the mutual promises contained herein, City and Developer agree as follows:

## **SECTION 1. DEFINITIONS**

All capitalized terms used herein, including, but not limited to the definition of the "Administrator", shall have the meaning described thereto in the Ordinance.

## **SECTION 2. CONSTRUCTION OF FACILITIES**

Developer shall cause the construction of the Facilities in accordance with the plans and specifications accepted by City staff, and in accordance with City improvement standards and this Agreement. Developer understands and acknowledges that the terms and conditions contained in any contract that Developer has or may execute with any contractors or material suppliers regarding the construction of the Facilities have no force or effect upon this Agreement.

## **SECTION 3. PERMITS**

Developer shall be responsible for obtaining all necessary permits.

## **SECTION 4. PRIOR TO COMMENCEMENT OF WORK**

Prior to commencement of work on the Project, Developer shall comply with the following: (1) obtain pre-approval from City of Developer's construction documents; (2) cause its contractor to obtain an encroachment permit from City prior to commencement of construction activities in City's right of way (and adjacent thereto); and (3) cause its contractor to provide insurance and related documentation to City in accordance with Section 17 of this Agreement.

## **SECTION 5. BONDS**

Prior to commencement of work on the Project, Developer shall post, or cause its contractor to post, performance and payment bonds for the Facilities in favor of the City in an amount and form acceptable to the City. City acknowledges that performance and payment bonds posted and accepted by the City in connection with any community facilities district acquisition agreement with Developer for the Facilities will be acceptable to the City for this Agreement as well. In addition, prior to City acceptance of the completed Facilities, Developer shall post, or cause its contractor to post, a warranty bond in the amount of ten percent (10%) of the Facility Improvement Costs.

## **SECTION 6. REIMBURSEMENT/CREDIT OF THE COSTS FOR FACILITIES**

In consideration of the satisfactory completion of the Facilities as specified in Exhibits "A" through "C," City shall reimburse or credit Developer for the Facility Improvement Costs, with funds collected within the SVSP Infrastructure Mitigation Fee account, in accordance with the

terms hereof (the "Reimbursable Costs"). City and Developer acknowledge that the actual Reimbursable Costs may vary from the estimated costs, depending upon the actual costs of constructing and installing the Facilities. Any variation in costs shall be agreed to and/or resolved by the parties as provided in Section 18 below.

The Reimbursable Costs shall include the contract bid amount for the Facilities as reflected on Exhibit "C" and reasonable change orders, as approved by the City.

## **SECTION 7. ALLOWABLE FEE CREDIT/REIMBURSEMENT**

In consideration of the satisfactory completion of the Facilities as specified in Exhibits "A" through "C," the City shall credit/reimburse the Developer for all amounts spent, or authorized to be spent, in connection with the planning, financing, acquisition and development of the Facilities, based upon the Eligible Hard Costs thereof, as approved by the Administrator in consultation with the City Engineer, plus an allowance for Soft Costs equal to twenty percent (20%) of the Eligible Hard Costs. The Infrastructure Fee Credits hereunder shall be available upon full execution of this Agreement and the posting of the performance and payment bonds, or other acceptable security, required above. Fee Reimbursements for the Facilities shall be payable to Developer only after satisfactory completion thereof by Developer and City acceptance thereof.

"Hard Costs" shall consist of the costs of (i) construction of the Facilities, based on the price included in the Construction Contract for the construction of the Facilities, and (ii) traffic control, staging and storm water pollution prevention implementation measures (i.e., structural BMPs) related to such construction. Hard Costs shall include the costs of any changes in scope or standards required by the City during the course of construction thereof that are added to the Construction Contract. Hard Costs shall also include the cost for any materials that exceeded the minimum specifications required by the City, so long as the bid for the contract clearly describes the allowed minimum specification. "Eligible Hard Costs" means all of the Hard Costs incurred by the Developer to construct the Facilities, except to the extent the Administrator excludes costs found to be commercially unreasonable. "Soft Costs" include the costs of storm water pollution prevention monitoring & management (i.e., non-structural BMPs), engineering, inspection, testing, surveying and bonding related to the construction of the Facilities; in consideration of the foregoing 20% allowance for Soft Costs based on the Eligible Hard Costs, Developer shall not be obligated to provide contracts, invoices or any other form of documentation to substantiate the actual amount of Soft Costs incurred, nor shall Developer be allowed to request a greater amount due to actual Soft Costs exceeding this fixed-percentage allowance. The amount of such Infrastructure Fee Credits, subject to the limitation set forth in Section 8 below, and subject to the final "true up" as described in Section 10 below, shall be set forth on Exhibit "D" upon execution of this Agreement.

In the event of any disagreement between the Developer and the City on the initial calculation of these Infrastructure Fee Credits, if all other conditions to the entry of this Agreement have been satisfied, the Developer may elect to enter this Agreement without having the amount of Infrastructure Fee Credits resolved and listed on Exhibit "D" (or having only the undisputed amount listed thereon). In such case, Developer's right to use any Infrastructure Fee Credits (or disputed amount) hereunder will be deferred until such disagreement is resolved by the Developer and Administrator. The parties shall meet and confer to resolve any such dispute within sixty (60) calendar days of the entry of this Agreement pursuant to Section 18 below. Pending the resolution of any such dispute, the Project will pay any and all required SV Infrastructure Fees (except as may be offset by Infrastructure Fee Credits assigned thereto pursuant to other fee credit agreements) and Developer may request

that the City retain any SV Infrastructure Fees paid by the Project after the Effective Date of this Agreement for potential refund upon resolution of such Infrastructure Fee Credit dispute. The amount of SV Infrastructure Fees that may be retained pending resolution of any Infrastructure Fee Credit dispute shall not exceed the maximum amount of Infrastructure Fee Credits that could be allocated to Developer hereunder, as may be limited by Section 8 below. Upon resolution of any Infrastructure Fee Credit dispute, the amount of Infrastructure Fee Credits allowed hereunder, as may be limited by Section 8, shall be completed on Exhibit "D." Developer shall then have fifteen (15) calendar days after receipt of the completed Exhibit "D" to retroactively apply such Infrastructure Fee Credits to the Project and obtain an equivalent refund of SV Infrastructure Fees that were collected and retained from the Project after the effective date of this Agreement pending the resolution of the Infrastructure Fee Credit dispute. If Developer does not elect within such time to have any of the Infrastructure Fee Credits applied to the Project in order to receive an equivalent refund of SV Infrastructure Fees, then the SV Infrastructure Fees previously collected and retained from the Project shall be deposited into the SV Fee Program and no longer restrained by this Agreement.

#### **SECTION 8. LIMITATION ON AND ANNUAL ADJUSTMENTS TO INFRASTRUCTURE FEE CREDITS**

Notwithstanding Section 7 above, the amount of fee credits granted to Developer pursuant to this Agreement (the "Infrastructure Fee Credits") shall not exceed the amount of SV Infrastructure Fees due from the Developer arising out of the Project based upon the approved small lot tentative subdivision map for the Project (the "SV Infrastructure Fee Obligation"). If the amount of Infrastructure Fee Credit/Fee Reimbursement from Section 7, when aggregated with any Infrastructure Fee Credits previously issued to Developer pursuant to any other fee credit agreements, exceeds the SV Infrastructure Fee Obligation of the Developer for the Project, the remaining balance shall be paid as a reimbursement to Developer pursuant to the procedures set forth in Section 9 below (the "Fee Reimbursement").

City and Developer agree that the amount of Infrastructure Fee Credits granted to Developer hereunder, and the amount of the Fee Reimbursement owed to Developer hereunder, if any, shall be as set forth on Exhibit "D" hereto and made a part hereof, subject to the final "true up" as described in Section 10 hereof. As provided in the SV Fee Program, on each Annual Adjustment Date after the Effective Date, the amount of the Infrastructure Fee Credits shall be adjusted, up or down, by the annual change in the Engineering News Record Construction Cost Index or comparable index (the "CCI"), provided any such downward adjustment shall not go below the actual cost of the Facilities, as approved by the City. If the Effective Date of this Agreement occurs in June of any calendar year, then such CCI adjustment shall not be made until the Annual Adjustment Date for the following calendar year.

No fee credits shall be available for the Administrative Fee and the City Park Land Fee and such fees shall be due and payable at such time as the Developer, or its successors or assigns, are issued building permits.

#### **SECTION 9. FEE REIMBURSEMENTS**

If, pursuant to Section 8 above, Developer is owed a Fee Reimbursement for any costs of the Facilities, the priority of payment of such Fee Reimbursement shall be on a "First-in, First-out" basis ("FIFO") as described in the SV Fee Program. Such Fee Reimbursement shall be paid to Developer when the Facilities are complete and accepted for ownership by the City ("Completion").

The Fee Reimbursement, if any, shall be paid by the City as fee revenues are collected within the SV Fee Program area. After Completion of the Facilities, such payments shall be made by the City at least quarterly throughout the year as funds become available. Prior to such Completion, if the Fee Reimbursement hereunder is eligible for payment on a FIFO basis subject only to Completion of the Facilities (including acceptance thereof by the City), then fee revenues collected within the SV Fee Program area, up to the outstanding amount of the Fee Reimbursement, shall be held by the City in reserve for payment of the Fee Reimbursement pending Completion of the Facilities.

In accordance with the SV Fee Program, any Fee Reimbursement shall accrue interest thereon at the simple rate of Four Percent (4%) per annum, commencing as of the Effective Date of this Agreement and continuing until the Fee Reimbursement is paid in full. The amount of such accrued interest shall be adjusted in accordance with any adjustment to the amount of the Fee Reimbursement pursuant to the "true up" provisions of Section 10 below. Payments of the Fee Reimbursement shall be credited first against accrued interest, and then against the principal amount of the Fee Reimbursement.

The obligation arising from this Agreement is not a debt of the City, nor a legal or equitable pledge, charge, lien, or encumbrance, upon any of its property, or upon any of its income, receipts, or revenues, and is payable only from the SV Infrastructure Fees deposited in the SV Fee Program.

#### **SECTION 10. "TRUE UP" OF INFRASTRUCTURE FEE CREDIT/FEE REIMBURSEMENT**

Upon Completion of the Facilities, the final determination of actual Eligible Hard Costs upon which Infrastructure Fee Credit/Fee Reimbursement amounts are based shall be determined by the Administrator, in consultation with the City Engineer, based on documentation thereof provided by Developer to the Administrator's and City Engineer's reasonable satisfaction. For construction change orders to be given consideration for Fee Reimbursement, the Developer must:

- Present the change order request and estimated cost along with supporting information to City upon Completion of the Facilities.
- Fully document any work performed under a change order to verify all associated costs.

Failure to comply with any of these procedures may result in the ineligibility of the requested change order for Infrastructure Fee Credit/Fee Reimbursement.

In order to secure final Infrastructure Fee Credit and/or commitment for Fee Reimbursement, Developer shall provide the following items to the Administrator upon Completion of the Facilities in order for the City to determine the actual Eligible Hard Costs incurred by Developer for the Facilities that qualify for Infrastructure Fee Credits/Fee Reimbursement:

(1) Copies of the original Construction Contract and any change orders that have been agreed to by the Developer, contractor, and the City. The portion of each change order associated with the Facilities must be itemized separately;

(2) Copies of all invoices and certified payroll records, with unconditional lien releases, submitted by the contractor;

- (3) Copies of all checks issued by the Developer with related invoices indicated;
- (4) A summary tabulation of all contractor invoices and Developer payments;
- and

If, when the final reconciliation of Eligible Hard Costs for the Facilities is conducted by the Administrator, the actual Eligible Hard Costs for the Facilities, together with the 20% allowance for Soft Costs, exceeds the amount of Infrastructure Fee Credits/Fee Reimbursements initially provided hereunder, the Administrator shall review items (1) through (4) above and determine if the actual Eligible Hard Costs that will serve as the basis for determination of the amount of the Infrastructure Fee Credits/Fee Reimbursements due or owed to the Developer should be increased above the amount described in Exhibit "D" of this Agreement. The Administrator, in consultation with the City Engineer, shall determine how much of the actual construction costs should be included in any increase to the Eligible Hard Costs.

If the final reconciliation determines that total Eligible Hard Costs of the Facilities, together with the 20% allowance for Soft Costs, is less than the amount of Infrastructure Fee Credits/Fee Reimbursements initially provided hereunder, the Administrator shall notify the City that the Developer is required to first reduce the amount of any Fee Reimbursement and then relinquish the amount of the unused Infrastructure Fee Credits comprising any remaining difference. If and to the extent any Infrastructure Fee Credits have been used in excess of such adjustment, Developer, or Developer's assigns, shall repay such excess in cash, within thirty (30) calendar days of receipt of notice from the Administrator of the amount to be repaid.

#### **SECTION 11. APPLICATION OF INFRASTRUCTURE FEE CREDITS**

Infrastructure Fee Credits provided pursuant to this Agreement are personal to Developer and are not limited to the Project. Infrastructure Fee Credits may be applied by Developer to any property located in the SVSP, upon request of the Developer, in accordance with the form attached hereto as Exhibit "E." Such Infrastructure Fee Credits shall only apply to the SV Infrastructure Fees within the SV Fee Program.

#### **SECTION 12. DISCLOSURE RE TIMING OF PAYMENT OF INFRASTRUCTURE FEES**

As of the Effective Date of this Agreement, there [\_\_\_\_\_] ARE [\_\_\_\_\_] ARE NO] *[check applicable blank]* outstanding fee reimbursements ("**Outstanding Fee Reimbursements**") payable to other developers under other fee credit/fee reimbursement agreements with the City for improvements within the SVSP. Accordingly, if the final small lot subdivision map for the Project (the "**Final Project Map**") is being recorded as of the Effective Date of this Agreement, Developer acknowledges that:

- \_\_\_\_\_ Because there are Outstanding Fee Reimbursements, the Infrastructure Fees for the Project will need to be paid for all the lots within the Project upon recordation of the Final Project Map.
- \_\_\_\_\_ Because there are no Outstanding Fee Reimbursements, the Infrastructure Fees for the Project will not be required to be paid upon recordation of the Final Project Map, but will be required to be paid upon issuance of each building permit for the lots within the Project.

If the Final Project Map is not being recorded as of the Effective Date, then the timing for payment of the SV Infrastructure Fees for the Project may be contingent on whether

\\Rosenet\Rosenetdfs\City Attorney\Cycom\Wpdocs\D014\P003\00034116.doc: 5/8/18]

Outstanding Fee Reimbursements exist as of the recordation of the Final Project Map. The amount of such SV Infrastructure Fees to be paid by Developer may be reduced by Developer's election to apply Infrastructure Fee Credits against such SV Fees in accordance with Section 11 above.

### **SECTION 13. TRANSFER OF INFRASTRUCTURE FEE CREDITS/FEE REIMBURSEMENTS**

Infrastructure Fee Credits/Fee Reimbursements granted to Developer pursuant to this Agreement may be transferred to other owners, builders, or developers. To effect such a transfer, Developer shall submit a completed form to the Administrator and the City in substantially the same format as set forth in Exhibit "F" that will (i) reference this Agreement; (ii) identify the Developer and assignee if Infrastructure Fee Credits or Fee Reimbursements are being assigned to a builder or other party; and (iii) identify the Infrastructure Fee Credit or Fee Reimbursement balance before and after the transfer. The form must be signed by the Developer, its Assignee, and the Administrator, and an executed copy of the form shall be kept on file. The parties acknowledge that, except in the limited case where a Fee Reimbursement is in first priority for payment, Fee Reimbursements generally may not be converted to be used as Infrastructure Fee Credits by the Assignee of such Fee Reimbursements.

### **SECTION 14. INSPECTION**

City shall, at all times, upon reasonable advance notice, have access to the construction site during construction of the Facilities and Developer shall furnish City with all reasonable information necessary for ascertaining full knowledge of the Facilities with respect to the progress, workmanship, and character of materials and equipment used and employed in the work.

Whenever the contractors retained by Developer vary the normal period during which work or any portion of it is carried out on each day, Developer shall give timely notice to the City so that the City's representative may, if he or she wishes, be present to observe the work in progress. If Developer fails to give such timely notice, any work done in the absence of the City representative will be subject to rejection. Developer shall give timely notice to the City in advance of backfilling or otherwise covering any part of the work so that the City's representative may, if he or she wishes, observe the work before it is concealed.

Observation of the work by the City shall not relieve Developer of any of its obligations to complete construction in accordance with the plans and specifications approved by the City Engineer.

### **SECTION 15. PREVAILING WAGES**

Pursuant to the provisions of Articles 1 and 2 of Chapter 1, Part 7, Division II of the Labor Code of the State of California, not less than the general prevailing rate of per diem wages, and not less than the general prevailing rate of per diem wages for holidays and overtime work, for each craft, classification or type of worker needed to execute the work contemplated under this Agreement shall be paid to all workers, laborers, and mechanics employed in the execution of said work by Developer's contractor, or by any subcontractor doing or contracting to do any part of said work. The appropriate determination of the Director of the California Department of Industrial Relations is filed with, and available for inspection at the office of, the City Clerk.

Developer shall require its contractor to post, at each jobsite, a copy of such prevailing rate of per diem wages as determined by the Director of the California Department of Industrial Relations.

## **SECTION 16. CONTRACTOR REGISTRATION**

No contractor or subcontractor may be listed on a bid proposal for construction of the Facilities or work on construction of the Facilities unless registered with the Department of Industrial Relations pursuant to Labor Code Section 1725.5. Developer shall be responsible for ensuring that these contractor registration requirements are adhered to.

## **SECTION 17. INSURANCE**

Developer shall require its contractor to carry and maintain during the life of this Agreement, commercial general liability, property damage and contractual liability, auto, Workers' Compensation and Builders' Risk Insurance as follows:

| <u>POLICY</u>                                                                                                                                                                                                                                                                         | <u>LIMITS OF LIABILITY</u>                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Commercial General Liability,<br>Including endorsements for<br>comprehensive form, premises<br>operations, products/completed<br>operations, broad form property<br>damage, independent contractors,<br>contractual, personal injury,<br>explosion/collapse and underground<br>hazard | Bodily Injury:<br>\$5,000,000 each occurrence<br>\$10,000,000 aggregate<br>Property Damage:<br>\$5,000,000 each occurrence<br>Personal Injury:<br>\$5,000,000 each occurrence<br>\$10,000,000 aggregate |
| Workers' Compensation                                                                                                                                                                                                                                                                 | Statutory                                                                                                                                                                                               |
| Automobile Liability                                                                                                                                                                                                                                                                  | \$1,000,000 combined single limit                                                                                                                                                                       |

The contractor shall name the City as an additional insured and adhere to any additional insurance requirements required by the City's Risk Manager.

## **SECTION 18. APPEALS/DISPUTE RESOLUTION**

Developer may appeal any final determination by the Administrator to the City Manager and thereafter to the City Council. Prior to submitting the matter to the City Council, the City Manager may, in his/her discretion, elect to engage the services of a mediator to attempt to mediate the dispute in a non-binding fashion, not to exceed a total of thirty (30) calendar days. Any decision of the City Council shall be final with no right of further appeal or action thereafter.

## **SECTION 19. ACCEPTANCE AND CONVEYANCE OF FACILITIES**

Once Developer has completed construction of the Facilities and the Facilities are accepted and deemed satisfactory by the City, the Facilities automatically become the property of the City. Developer shall take any and all actions necessary to convey and vest full, complete and clear title in said Facilities to the City. [THIS SECTION TO BE ELIMINATED IN THE CASE OF FACILITIES THAT ARE TO BE OWNED BY OTHER JURISDICTIONS]

## **SECTION 20. LIENS, CLAIMS, AND ENCUMBRANCES**

Notwithstanding any other provision or term of this Agreement, the City shall have no obligation to apply Infrastructure Fee Credits or pay Fee Reimbursements after final acceptances for the Facilities until Developer has cleared any and all liens, claims and encumbrances from said facility, and provided the required guarantee documentation, guarantee, and assurance in writing, to the satisfaction of the City. Nothing herein shall prevent the application of Infrastructure Fee Credits prior to final acceptance of the Facilities, so long as Developer is not otherwise in breach of this Agreement and the required performance and payment bonds have been posted and have been accepted by the City.

## **SECTION 21. DELIVERY OF AS-BUILT PLANS AND SPECIFICATIONS**

Prior to acceptance of the Facilities by City, Developer shall deliver to City copies of all as-built plans (if any), specifications, operating manuals, service manuals, warranties and other documents relating to the design, construction, and operation of the Facilities described in this Agreement.

## **SECTION 22. INDEMNIFICATION**

The Developer, by execution of this Agreement, specifically agrees to assume the defense of, indemnify and hold harmless City and its elected representatives, officers, employees, agents, consultants, and volunteers (the "Indemnitees"), from and against all liabilities, actions, damages, claims, losses, or expenses of every type and description, including attorneys' and consultants' fees and expenses, (collectively, "Liabilities"), to which they may be subjected or put, by reason of or resulting from the design, construction, or installation of the Facilities, except to the extent the Liabilities arise from the sole negligence, active negligence, or willful misconduct of City and/or the Indemnitees. This indemnification shall extend to Liabilities occurring after this Agreement is terminated as well as while it is in force. Notwithstanding the foregoing, following the acceptance of the improvements by City, or if there is an applicable warranty, following the end of any applicable warranty period, the Developer shall not be obligated to indemnify the Indemnitees for Liabilities to the extent that such Liabilities arise from Indemnitees' active or passive negligence. 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. The parties intend that this provision shall be broadly construed.

## **SECTION 23. THIRD PARTY LIABILITY**

City does not assume any liability, duty or obligation to Developer's contractors, subcontractors or agents by execution or performance of this Agreement and no contractors, subcontractors, agents or any parties are third party beneficiaries of this Agreement.

## **SECTION 24. WARRANTY**

Developer hereby warrants the Facilities as to materials, design and workmanship and should any failure of the Facilities or any parts thereof occur within a period of one (1) year after final acceptance by City, Developer shall promptly cause the needed repairs to be made without any expense or cost to the City. Final acceptance shall be deemed to have occurred under this Agreement when the Facilities have been accepted by the City and may be placed into service. City shall provide written notification to Developer of final acceptance by the City.



City is hereby authorized to make repairs if Developer fails to make, or undertake with due diligence, the aforesaid repairs within twenty (20) calendar days after it is given written notice of such failure. In case of emergency, where in the opinion of the City Engineer delay may cause serious hazard to the public, the necessary repairs may be made by the City without prior notice to Developer. In all cases of failure within the warranty period where the City has taken action in accordance with this paragraph, Developer shall reimburse City for any and all costs or expenses, direct or indirect, incurred by the City.

#### **SECTION 25. BINDING ON SUCCESSORS AND ASSIGNS**

Each and every provision of this Agreement shall be binding upon and shall inure to the benefit of the respective successors and assigns of the parties hereto, in the same manner as if such parties had been expressly named herein.

#### **SECTION 26. ATTORNEY'S FEES**

If any suit, action or proceeding in law or equity is brought to enforce the provisions of this Agreement, the prevailing party shall be entitled to reasonable costs and attorneys' fees.

#### **SECTION 27. AUTHORITY TO ENTER INTO AGREEMENT**

Developer and City certify that they are legally empowered to enter into this Agreement.

#### **SECTION 28. NOTICES**

Any notices, requests, demands or other communications required or permitted to be given under this Agreement shall be in writing and shall be deemed to have been duly given on the date of service if served personally (FedEx and similar services, each of which is hereinafter called an "Express Courier," shall be considered to be personal service) or by telephone facsimile or other electronic transmission (provided that the sender of a telephone facsimile or other electronic transmission has received confirmation of successful transmission by the sending fax machine), and upon receipt, if mailed to the party to whom notice is to be given, by first-class mail, registered or certified, postage prepaid, return receipt requested, and properly addressed as follows:

(a) If to City:

City of Roseville  
Development Services, Engineering  
Attn: City Engineer  
311 Vernon Street  
Roseville, CA 95678  
Telephone: (916) 774-5339  
Email – DSEngineering@Rosville.ca.us

With a copy to:

Economic & Planning Systems, Inc.  
Attn: SV Infrastructure Fee Administrator  
400 Capitol Mall, 28<sup>th</sup> Floor  
Sacramento, CA 95814  
Telephone: (916) 649-8010

Facsimile: (916) 649-2070

(b) If to Developer:

**[fill in notice information for Developer]**

Either party may change its mailing address at any time by giving written notice of such changes to the other party in the manner provided herein.

**SECTION 29. NOTICE OF CONTRACTORS**

Developer shall provide a copy of this Agreement to any contractors, subcontractors, or other parties performing work on the Facilities, prior to commencement of construction by said party.

**SECTION 30. TERM**

The term of this Agreement shall start on the day and year duly executed by all parties and shall remain in effect until all the terms and conditions contained in this Agreement have been satisfied.

**SECTION 31. SEVERABILITY**

If any provision of this Agreement shall be held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining portions hereof shall not in any way be affected or impaired thereby.

**SECTION 32. CONFLICTS**

This Agreement is intended to implement and be consistent with the requirements of Ordinance No. 4932. Therefore, in the event of any conflicts between Ordinance 4932 and this Agreement, the requirements of the Ordinance shall prevail and control.

**SECTION 33. EXHIBITS**

The Exhibits attached hereto are hereby incorporated herein by this reference. In the event of any conflict between this Agreement and its Exhibits, the provisions of this Agreement shall govern.

**SECTION 34. ENTIRE AGREEMENT**

This Agreement constitutes the entire understanding of the parties regarding the subject matter hereof. The Agreement may be amended only by writing executed by both parties.

**SECTION 35. EFFECTIVE DATE**

The City's execution of this Agreement shall be contingent upon confirmation by the City that (i) a Construction Contract has been properly bid and entered into for construction of the Facilities, (ii) performance and payment bonds have been posted in form and amount required by the City, and (iii) a Notice to Proceed has been given to the contractor for the Facilities. The date of approval by the City Council of this Agreement, based in part on the City's confirmation of the satisfaction of the foregoing conditions, shall be deemed to be the "**Effective Date**" of this Agreement. Upon execution of this Agreement by the City, the City shall insert the Effective

Date in the Preamble to this Agreement and provide a copy of this fully executed and dated Agreement to Developer.

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. 18-\_\_\_\_, adopted by the Council of the City of Roseville on the \_\_\_\_ day of \_\_\_\_\_, 2018, and DEVELOPER has caused this Agreement to be executed.

**CITY:**

CITY OF ROSEVILLE,  
a municipal corporation

**DEVELOPER:**

*(INSERT DEVELOPER SIGNATURE BLOCK)*

By: \_\_\_\_\_  
Its: City Manager

By: \_\_\_\_\_  
a \_\_\_\_\_

**ATTEST:**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Its: City Clerk

and

**APPROVED AS TO FORM:**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Its: City Attorney

**APPROVED AS TO SUBSTANCE:**

By: \_\_\_\_\_  
Its: Development Services Director

**FIGURE “A”**

**PROJECT LOCATION MAP  
SIERRA VISTA INFRASTRUCTURE FEE PROGRAM**

(Insert name of Developer here)  
(List Project Name Here)  
(Date)

**EXHIBIT "A"**

**DEPICTION OF ELIGIBLE FACILITY IMPROVEMENTS  
SIERRA VISTA INFRASTRUCTURE FEE PROGRAM**

(Insert name of Developer here)  
(List Project Name Here)  
(Date)

This Exhibit shows a depiction of the eligible improvements subject to the SVSP Fee Program.

**EXHIBIT “B”**

**DESCRIPTION OF ELIGIBLE FACILITY IMPROVEMENTS  
SIERRA VISTA INFRASTRUCTURE FEE PROGRAM**

(Insert name of Developer here)  
(List Project Name Here)  
(Date)

This Exhibit describes the eligible improvements subject to the SVSP Fee Program.

**EXHIBIT “C”**

**ESTIMATED ELIGIBLE FACILITY COSTS  
SIERRA VISTA INFRASTRUCTURE FEE PROGRAM**

(Insert name of Developer here)  
(List Project Name Here)  
(Date)

This Exhibit to show a detailed cost estimate of the eligible improvements subject to the SVSP  
Fee Program.

**EXHIBIT "D"**

**IDENTIFICATION OF INFRASTRUCTURE FEE CREDITS AND FEE REIMBURSEMENTS**

**SIERRA VISTA INFRASTRUCTURE FEE PROGRAM**

[Insert Name of Developer Here]

[List Project Name Here]

Date of Agreement: \_\_\_\_\_, 20\_\_\_\_

**Project Obligation per SV Infrastructure Fee:**

Infrastructure Fee =  $\frac{\text{_____}}{\text{(no of lots)}} \times \frac{\text{_____}}{\text{(fee per lot)}} = \frac{\text{_____}}{\text{(Total Due)}}$

- MINUS -

Estimated Infrastructure Fee Credits = \_\_\_\_\_  
(From Exhibit "C")

- EQUALS -

Total Infrastructure Fee Due (positive no.) or  
Fee Reimbursement Due (negative no.) = \_\_\_\_\_



**EXHIBIT "E"**

**FORM OR CERTIFICATE OF APPLICATION OF  
SIERRA VISTA INFRASTRUCTURE FEE CREDITS**

The undersigned Developer, as the holder of certain Sierra Vista Infrastructure Fee Credits related to the Credit / Reimbursement Agreement between Developer and the City of Roseville, dated \_\_\_\_\_ (the "Agreement"), hereby elects to apply the amount of Infrastructure Fee Credits indicated below as a credit against the SV Infrastructure Fee otherwise payable in connection with the recordation of a small-lot subdivision map or issuance of building permit(s) for development of the property within the Sierra Vista Specific Plan described below:

Developer's Legal Name: \_\_\_\_\_

Project Name: \_\_\_\_\_

Amount of Applied Infrastructure Fee Credits:        \$\_\_\_\_\_

Infrastructure Fee Credit Balance Available under Agreement Before Application: \$\_\_\_\_\_

Infrastructure Fee Credit Available under Agreement After Application:        \$\_\_\_\_\_

APPROVED: Administrator: \_\_\_\_\_

**DEVELOPER:**

\_\_\_\_\_  
a \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT "F"**

**FORM OF CERTIFICATE OF ASSIGNMENT AND TRANSFER OF  
SIERRA VISTA INFRASTRUCTURE FEE CREDIT**

The undersigned Developer, as the holder of certain Sierra Vista Infrastructure Fee Credits related to the Credit / Reimbursement Agreement between Developer and the City of Roseville, dated \_\_\_\_\_ (the "Agreement"), hereby assigns, transfers and conveys to the undersigned Assignee the amount of Sierra Vista Infrastructure Fee Credits as indicated below:

Developer's Legal Name: \_\_\_\_\_

Assignee's Legal Name: \_\_\_\_\_

Amount of Assigned Infrastructure Fee Credits:     \$ \_\_\_\_\_

Infrastructure Fee Credit Balance Available under Agreement Before Transfer:     \$ \_\_\_\_\_

Infrastructure Fee Credit Balance Available under Agreement After Transfer:     \$ \_\_\_\_\_

APPROVED: Administrator: \_\_\_\_\_

**DEVELOPER:**

**ASSIGNEE/HOME BUILDER:**

\_\_\_\_\_  
a \_\_\_\_\_

\_\_\_\_\_  
a \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**Developer Contact:**

**Assignee/Home Builder Contact:**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Telephone: \_\_\_\_\_  
Facsimile: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Telephone: \_\_\_\_\_  
Facsimile: \_\_\_\_\_  
E-Mail: \_\_\_\_\_



## COUNCIL COMMUNICATION

**CC #: 9297**

**File #: 0400-08 & 401-02-02**

**Title:** Roseville Junction Crossing Project - Appeal of Planning Commission Decision

**Contact:** Gina McColl 916-774-5452 gmccoll@roseville.ca.us

**Meeting Date: 6/6/2018**

**Item #: 9.1.**

### RECOMMENDATION TO COUNCIL

Staff recommends the City Council deny the appeal of the Planning Commission's approval of the Roseville Junction Crossing project, and adopt the two (2) findings of fact and approve the Minor Design Review Permit (MDRP) subject to one hundred and six (106) conditions of approval and adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to thirty five (35) conditions of approval. This recommendation is made because the Project is a principally permitted use and the appropriate findings for a MDRP and Tentative Subdivision Map can be made.

A Resolution which embodies the above recommendations is attached for Council approval.

### BACKGROUND

At the April 26, 2018, Planning Commission hearing, the Planning Commission unanimously approved (5 aye, 0 nay, 2 absent) a Minor Design Review Permit (MDRP) and Tentative Subdivision Map to allow development of the Roseville Junction Crossing project, which includes a four-story, approximately 80,460 square foot, 80-unit affordable multi-family residential building, with associated parking and site improvements. The Planning Commission staff report is attached to provide background information and an evaluation of the requested MDRP and map entitlements. In summary, the staff report concludes that the proposed project is principally permitted on the project site and complies with the goals, policies, and regulations of the General Plan, Downtown Specific Plan (DTSP), Downtown Code, and Subdivision Ordinance.

Following the Planning Commission's approval of the project, on May 3, 2018, Richard Ryan, acting individually and on behalf of the Historic Roseville Preservation Association, filed an appeal of the Planning Commission's approval based on concerns that the lack of a public parking garage as part of the project is a burden to the existing businesses within Historic Old Town, and that the project constitutes a significant change to the DTSP. The appeal is now before the City Council, and based on the Planning Commission's approval and findings, staff recommends that the City Council deny the appeal and uphold the Planning Commission's action.

As background for Council, the project site is located at 120 Pacific Street in the Old Town Commercial (DT-4) District within the DTSP area. The DTSP identifies the property as a catalyst

site and, via the Downtown Code, includes a Pre-Design Plan for the site. The proposed project, as described above, deviates from the Pre-Design Plan. The DTSP and Downtown Code require the approval of a MDRP entitlement for projects that deviate from a Pre-Design Plan.

Based on the summary provided above and the analysis provided in the Planning Commission staff report, the following section provides responses to the concerns raised at the Planning Commission hearing and noted within the appeal letter dated April 27, 2018.

### **Issues Raised at Planning Commission hearing:**

- During the public comment portion of the Planning Commission hearing, three members of the public spoke in favor of the project and nine members of the public spoke in opposition of the project. Those that spoke in favor of the project, supported the affordable housing the project would provide. Those opposed to the project spoke on concerns related to parking. The Planning Commission received three letters regarding the project, one in support of affordable housing, one in support of affordable housing as long as sufficient parking is provided in HOT and one in opposition to the project. A brief summary of each issue raised is provided followed by staff's response.

#### **Concerns were expressed over the loss of the existing public parking on the project site and the resultant burden on Old Town business**

The project will provide 86 parking spaces, 36 of which will be available for public parking and three spaces reserved for an adjacent business. The result is a loss of 11 publicly available parking spaces. As described in the Planning Commission staff report, the Historic Old Town (HOT) Parking Study concluded that there is currently 74 percent utilization of the existing 532 parking spaces during the period of peak parking demand (7 pm Friday), leaving 136 spaces available. The HOT Parking Study concluded that there is currently adequate parking in HOT and the loss of 11 spaces will not cause a significant impact on the availability of public parking.

As discussed in the Planning Commission staff report, an economic impact study was completed to determine the projects potential economic impact on HOT due to the loss of public parking. The study determined the loss of 11 parking spaces is equivalent to a loss of approximately \$59,000 in annual revenue to businesses within the district. However, that loss would be fully mitigated for by the approximately \$59,850 to \$139,790 in annual spending by the project residents.

In addition to the 36 publicly available spaces and the 3 spaces reserved for the adjacent business, the project provides 47 on-site parking spaces for residents. The project meets the parking requirements allowed by state law for an affordable housing project near transit facilities.

#### **Concerns were expressed that the Project is not consistent with the DTSP because it does not include a parking garage**

The DTSP is a policy document meant to guide development of Downtown Roseville. The DTSP includes preliminary development plans (Pre-Design Projects) for six catalyst sites in the plan area. The Pre-Design Projects are provided to incentivize development by exempting projects from the entitlement process, including design review and environmental review. The DTSP does not require Pre-Design Projects to be constructed. A project proposed for a catalyst site that is not consistent with a Pre-Design Project can be approved with a Minor Design Review Permit (MDRP) provided the project is consistent with the allowed uses, development regulations, and design guidelines contained within the Downtown Code. The Roseville Junction Crossing project is a principally permitted use within the Old Town Commercial (DT-4) District and as evaluated in the Planning Commission staff report, has been determined to be consistent with the applicable regulations and design guidelines within the Downtown Code.

Because the Pre-Design Project for the site includes a private/public parking garage, the DTSP includes the site as a location for a proposed garage. While a garage at this site is one of several

means to satisfy the future parking demand identified in the DTSP, there is no requirement that a garage be constructed at this location. The DTSP includes several strategies for meeting future parking demand, including constructing public parking garages and at-grade parking lots, constructing parking associated with new development, promoting shared parking, and creating a parking management plan for the Downtown. Eliminating the private/public parking garage that is included in the Pre-Design Project for 120 Pacific Street does not require an amendment to the DTSP.

**The HOT Parking Study is not reflective of current demand**

The data for the HOT Parking Study was completed in late April and early May of 2017. Fehr & Peers evaluated the data and submitted the parking study findings in a memorandum (identified as the HOT Parking Study) on September 26, 2017. The City Council was presented with the Study on October 10, 2017. No new development projects have been added to the area since this time. Any new business that have since occupied existing buildings in the district, are assumed to be permitted and therefore within the existing parking demand assumptions.

**Issues Raised in the Appeal letter**

The issues raised in the appeal letter (attached) are summarized below followed by staff's response.

**Eliminating the parking garage on the project site will burden existing business and impede future development.**

As mentioned above, an economic analysis found the project would have a positive economic impact on existing businesses within HOT. All future development projects are required to provide parking per the standards of the Downtown Code. The City Council previously reviewed the HOT Parking Study and provided feedback in support of alternative parking supply options that would not rely on a public parking garage on the Roseville Junction Crossing project site.

**Removal of the parking garage is a change to the specific plan that shall be reviewed through the Specific Plan amendment procedure (i.e. public notice and City Council hearing)**

As described above, the Roseville Junction Crossing project does not require an amendment to the DTSP.

**The DTSP EIR requires the City provide 580 additional parking spaces, including with the parking garage on the project site.**

A mitigation measure of the DTSP EIR does require that the City provide an additional 580 parking spaces to support the plan at build out. Plan built out for the DTSP will include 4.4 million square feet of development and 1,020 residential units within the Downtown. The mitigation measure did not specify any particular location for the provision of these parking spaces. The City has already constructed 150 parking spaces in HOT (at the intersection of Main Street and Lincoln Street) and 429 parking spaces will soon be available in the Oak Street parking garage. The City also constructed 48 parking spaces as part of the HOT Streetscape and Infrastructure project located behind the Boxing Donkey and adjacent to the train tracks). Construction of these spaces will augment the parking needed to support the DTSP at buildout, and satisfies the requirements of the DTSP EIR Mitigation Measure.

Additional opportunities to provide public parking have been identified in the HOT Parking Study. Locations for additional parking include the Train Station parking lot, several on-street locations,

and on the Union Pacific Railroad property to the east of the Old Town business district. The City is continuing to explore providing public parking at these locations. Nevertheless, such public parking is not necessitated in the short term by construction of the Junction Crossing Project.

## FISCAL IMPACT

The project is required to pay all applicable impact fees, therefore there will be no significant fiscal impact to the City. As mentioned above, the economic impact study prepared for the project determined the loss of 11 parking spaces is equivalent to a loss of approximately \$59,000 in annual revenue to businesses within HOT. However, that loss would be fully mitigated for by the approximately \$59,850 to \$139,790 in annual spending by the project residents.

## ECONOMIC DEVELOPMENT / JOBS CREATED

This is a 100% residential project, so the majority of jobs generated from the project will be construction jobs. There will be on-site management jobs for both the tenanting of the building and on-going maintenance.

## ENVIRONMENTAL REVIEW

The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per several CEQA statutory exemptions: Public Resources Code (PRC) Section 21155.4 and Government Code (GC) Section 65457 (Sustainable Communities Strategy/Specific Plans), Section 21159.21 (Housing Project Exemptions) including Section 21159.23 (Low Income) and Section 21159.24 (Infill). In addition the project is also considered categorically exempt under Section 15332 (in-fill projects) of the CEQA Guidelines and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

Dudek was retained to assist the City in evaluating whether the Roseville Junction Crossing project is exempt from CEQA. In a 362 page memo (see Attachment 5 of the Planning Commission Staff Report), Dudek explains the justification for the various statutory and categorical exemptions listed above. The memo considers the Sacramento Area Council of Governments (SACOG's) confirmation that the project is consistent with the Metropolitan Transportation Plan/Sustainable Communities Strategy and is located in a Transit Priority Area (see Attachment 6 of the Planning Commission Staff Report). The memo also considers the projects compliance with the DTSP and provides a list of the applicable MMP measures from the DTSP EIR. The project has been conditioned to comply with the applicable MMP measures. The memo also included a Biological and Wetland Resource Constraints Analysis and Historical Resource Analysis. The Dudek memo is provided as Attachment 5 to the Planning Commission Staff Report, but due to the size of the report, the report attachments are provided on the City's project website: <https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774480> (select the DTSP PCL DT-4 Roseville Junction Crossing link).

Staff agrees with Dudek's evaluations and the Planning Manager has made the determination that the project is exempt from CEQA, as outlined above, and no further CEQA action is required.

Respectfully Submitted,

Gina McColl, Associate Planner

Mike Isom, Acting Development Services Director



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Dominick Casey, Acting City Manager

## **ATTACHMENTS:**

### **Description**

Resolution No. 18-226

Planning Commision April 26, 2018, Staff Report

Project Plans - Exhibit A to the Planning Commision staff report

Tentative Map - Exhibit B to the Planning Commission Staff Report

HOT Parking Study - Attachment 1 to the Planning Commission staff report

Economic Impact Study - Attachment 2 to the Planning Commission staff report

Noise Study - Attachment 3 to the Planning Commission staff report

Applicants letter -Attachment 4 to the Planning Commission staff report

CEQA Memo - Attachment 5 to the Planning Commission staff report

SACOG Letter - Attachment 6 to the Planning Commission staff report

Richard Ryan Appeal

Comment Letters Submitted to the Planning Commission

Conditions of Approval - April 30, 2018

RESOLUTION NO. 18-226

DENYING THE APPEAL FROM THE  
APRIL 26, 2018 APPROVAL BY THE PLANNING COMMISSION;  
ADOPTING THE TWO FINDINGS OF FACT FOR THE MINOR DESIGN REVIEW  
PERMIT; APPROVING THE MINOR DESIGN REVIEW PERMIT; ADOPTING THE  
THREE FINDINGS OF FACT FOR THE TENTATIVE SUBDIVISION MAP AND  
APPROVING THE TENTATIVE SUBDIVISION MAP

WHEREAS, on April 26, 2018, the Planning Commission held a public hearing on the Roseville Junction Crossing Project located at 120 Pacific Street; and

WHEREAS, the Roseville Junction Crossing Project is a 80,460 square-foot, 80-unit affordable multi-family residential building with associated parking and site improvements; and

WHEREAS, 120 Pacific Street is located in the Old Town Commercial Historic District (DT-4) within the Downtown Specific Plan which includes a Pre-Design Plan for the Project site; and

WHEREAS, the Roseville Junction Crossing Project deviates from the Pre-Design Plan; and

WHEREAS, the Downtown Specific Plan and the Downtown Code require approval of a Minor Design Review Permit entitlement for projects that deviate from a Pre-Design Plan; and

WHEREAS, on April 26, 2018, the Planning Commission voted 5-0 to approve a Minor Design Review Permit to allow construction of the Roseville Junction Crossing Project after finding that the project was consistent with the following two (2) Findings of Fact:

1. The project is within the Downtown Specific Plan area and is consistent with the design guidelines and regulations outlined within the Downtown Code; and
2. The proposed improvement complies with all applicable standards and requirements of the Downtown Code, with the applicable goals, policies and objectives set forth in the General Plan and the Downtown Specific Plan.

WHEREAS, on April 26, 2018, the Planning Commission also voted 5-0 to approve a Tentative Subdivision Map for the Roseville Junction Crossing Project after finding that the project was consistent with the following three (3) Findings of Fact:

1. The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative map are consistent with the density, uses, circulation and open space systems, applicable policies and



standards of the General Plan or any applicable Specific Plan for the area, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.

2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or some other physical condition of the area.
3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the water code.

WHEREAS, following the Planning Commission's approval, Richard Ryan, acting individually and on behalf of the Historic Roseville Preservation Association, filed an appeal of the Planning Commission's approval based on concerns that the project constitutes a significant change to the Downtown Specific Plan and concerns of the lack of a public parking garage as part of the project; and

WHEREAS, the Roseville Junction Crossing Project is a principally permitted use within the Old Town Commercial Historic District (DT-4) and has been determined to be consistent with the goals, policies, and regulations of the General Plan, Downtown Specific Plan, Downtown Code, and Subdivision Ordinance; and

WHEREAS, eliminating the private/public parking garage that is included in the Pre-Design Project for 120 Pacific Street does not require an amendment to the Downtown Specific Plan; and

WHEREAS, the Project will provide forty-seven (47) on-site parking spots for residents, three (3) parking spaces reserved for the adjacent businesses, and thirty-six (36) public parking spots, which is an overall loss of eleven (11) public parking spots; and

WHEREAS, the Historic Old Town Roseville Parking Study concluded that the loss of eleven (11) public parking spots will not cause a significant impact; and

WHEREAS, staff recommends that the City Council deny the appeal of the Planning Commission's approval of the Roseville Junction Crossing Project because it is a principally permitted use and because the necessary findings of fact for a Minor Design Review Permit and a Tentative Subdivision Map can be made; and

WHEREAS, staff also recommends that the City Council adopt the two (2) Findings of Fact for the Minor Design Review Permit and approve the Minor Design Review Permit subject to one hundred six (106) conditions of approval; and

WHEREAS, staff also recommends that the City Council adopt the three (3) Findings of Fact for the Tentative Subdivision Map and approve the Tentative Subdivision Map subject to thirty-five (35) conditions of approval; and

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Roseville hereby denies the appeal of the Planning Commission's April 26, 2018 approval of the Roseville Junction Crossing Project; and

BE IT FURTHER RESOLVED that the two (2) Findings of Fact for the Minor Design Review Permit are hereby adopted and the Minor Design Review Permit is hereby approved, subject to one hundred six (106) conditions of approval dated April 30, 2018 attached to the staff report; and

BE IT FURTHER RESOLVED, that the three (3) Findings of Fact for the Tentative Subdivision Map are hereby adopted and the Tentative Subdivision Map is hereby approved, subject to thirty-five (35) conditions of approval dated April 30, 2018 attached to the staff report.

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:

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MAYOR

ATTEST:

---

City Clerk



**ITEM 6.1:**      **MINOR DESIGN REVIEW PERMIT & TENTATIVE MAP – 120 PACIFIC STREET – DTSP  
DT-4 ROSEVILLE JUNCTION CROSSING– FILE # PL16-0115 & PL18-0036**

**REQUEST**

The applicant requests approval of a Minor Design Review Permit to allow a four-story, approximately 80,460 square foot, 80-unit affordable multi-family residential building, with associated parking. A Tentative Subdivision Map is also requested to allow the merging and resubdivision of 11 parcels, totaling approximately 1.38 acres, into two parcels (Parcel 1 = 0.07 acres, Parcel 2 = 1.31 acres), with right-of-way abandonments and dedications, consistent with Government Code Section 66499.20.2.

Applicant – Ardie Zahedani, St. Anton Communities  
Property Owner – Scott Diffenbaugh, Placer Equity Loans & City of Roseville

**SUMMARY RECOMMENDATION**

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the two (2) findings of fact and approve the Minor Design Review Permit subject to one-hundred and six (106) conditions of approval; and
- B. Adopt the three (3) findings of fact and approve the Tentative Map subject to thirty-five (35) conditions of approval.

**SUMMARY OF OUTSTANDING ISSUES**

This project includes two entitlement requests, a Minor Design Review Permit (MDRP) and a Tentative Subdivision Map. Typically only the map requires Planning Commission action, however, a verbal request for a public hearing was received for the MDRP application from Richard Ryan, a property owner and business owner in close proximity to the project site. Because evaluation of the MDRP is reliant on the evaluation of the Tentative Map, both entitlements are before the Planning Commission for action at this time.

At time of publication of this report, no formal letters of concern have been received on the project. The applicant has hosted two neighborhood meetings on the project and at both meetings, concerns regarding the project were expressed by the attendees. The first neighborhood meeting was held on September 21, 2016, and approximately 10 property owners, business owners and/or residents were in attendance. Concerns were expressed regarding parking impacts and economic impacts to the Old Town Commercial (DT-4) area. Following the neighborhood meeting a parking study and an economic impact study were prepared to address the property and business owner's concerns. The details of the studies are described in the Background and Evaluation sections below. The second neighborhood meeting was held on April 11, 2018, and was attended by approximately 15 property and business owners. Similar to the first meeting, concerns were expressed regarding impacts to parking and the desire for additional public parking near the project site and within the DT-4 district in general. Attendees expressed the belief that the loss of parking would result in the loss of customers and the possible closure of some businesses. During this second meeting, staff made attendees aware of the parking and economic impact studies. Regardless of the studies, attendees continue to believe the project would have a negative impact on businesses within the DT-4 district and want additional parking added to the area before the Junction Crossing project is completed.

## **BACKGROUND**

### ***Project Location***

The project site is located within the City's Old Town Commercial-Historic District (DT-4 district) within the Downtown Specific Plan (DTSP) area. The project site includes 11 parcels and City right-of way, totaling approximately 1.38 acres, bound by Church Street, Pacific Street, and the Washington Boulevard undercrossing (see Figure 1). The site is currently developed with approximately 50 at-grade public parking spaces, a commercial building, a former water well building, landscape area, plaza space, and previously developed or disturbed area.

**Figure 1 - Project Location**



### ***Downtown Specific Plan***

The DTSP is the result of the City's successful Downtown Visioning Project, which began in 2005 and included a series of workshops, community meetings, and investment of over 900 citizen hours, culminating with a clear vision for the Downtown area. In February 2006, the City Council directed staff to develop a specific plan and Environmental Impact Report (EIR) to implement the Downtown Vision. A 26 member Steering Committee was formed and tasked with finalizing the vision statement for the Downtown, identifying and prioritizing needed improvements, and producing a preferred development plan for the Downtown. The Committee worked in conjunction with the Roseville Revitalization Committee (RRC) to develop a conceptual phasing and implementation plan. From discussions and input received during multiple Steering Committee and RRC meetings, staff completed the DTSP. In conjunction with the DTSP, the Downtown Code was created for the purpose of encouraging public and private investment within the plan area through a regulatory framework that is consistent with the Vision and the DTSP. Community input was received during the Downtown Visioning Project, at the Steering Committee and RRC meetings, as well as at the nine public hearings on the DTSP and Downtown Code.

The DTSP and Downtown Code were adopted by City Council on April 1, 2009. The DTSP provides the vision and policies for redevelopment, revitalization and intensification of the 176 acre core of Roseville, including Historic Old Town, Vernon Street, and Royer and Saugstad Parks. The DTSP assumed that approximately 1,020 new residential units and 4.4 million square feet of development would be added in the plan area over a 20-year period. A comprehensive Environmental Impact Report (EIR) that evaluated potential impacts from the assumed development in the DTSP area was also certified for the specific plan. Unique to the plan area, parcels within the DTSP area are subject to the design and development standards within the Downtown Code rather than the Zoning Ordinance.

The Roseville Junction Crossing project site was identified as a catalyst site in the DTSP. Catalyst sites were chosen based on location, ownership, parcel size, feasibility of development, and the ability for development to further the major objectives associated with ensuring the further success of the plan area. In order to help expedite Downtown development, pre-development plans were generated for the catalyst sites (aka Pre-Design plans). The Pre-Design plans were reviewed by various City departments and outside agencies and determined to meet the standards for development in the DTSP area. Chapter 9 of the Downtown Code provides conditions for development of the catalyst site projects.

The Pre-Design for the Roseville Junction Crossing site included a multi-level approximately 400 space parking garage (of which approximately 273 spaces would be available for public parking) wrapped by a four story approximately 90,900 square foot mixed use building. At the time the DTSP was adopted, the parking structure portion of the Pre-Design project was to be funded with Redevelopment Bond funds. With the dissolution of Redevelopment, this funding source evaporated.

The DTSP does not require a Pre-Design project be constructed; rather, the intent of the Pre-Design plans is to offer an incentive to developers by outlining a predictable review process. Modifications to the Pre-Design project and/or development of catalyst sites are reviewed through the MDRP process.

### ***DTSP Parking Study***

During preparation of the DTSP, the City's traffic consultant, Fehr & Peers, conducted a parking demand study. The parking study evaluated existing parking demand (in 2009) and anticipated demand based on the assumed ultimate development potential identified in the DTSP. The DT-4 district and the areas surrounding the 100 and 200 blocks of Vernon Street were the only locations where a parking shortfall was identified. The DTSP identified strategies for addressing these shortfalls including providing public parking lots and garages, and encouraging mixed use projects, shared parking, alternative transportation, and development of a Downtown parking management plan. The DTSP designated the plan area as a pedestrian area and the parking strategies encourage a "park once" mentality with the reduction of on-site parking requirements directing parking to public facilities. The DTSP recommends providing additional parking opportunities when the parking demand exceeds 80% of the available parking. To address a portion of the anticipated parking shortfall, the City initiated the construction of Oak Street parking garage, a 429 space multi-level parking garage adjacent to the 200 block of Vernon Street that will be completed this spring. As development continues to occur in the DTSP, projects shall provide the required parking on-site or pay in-lieu fees toward the construction of the additional public parking facilities. Projects will need to verify they do not increase the parking impacts beyond those anticipated in the DTSP.

### ***Exclusive Right to Negotiate***

As mentioned, the project site includes 11 parcels and right-of-way area. All but two of the parcels are currently owned by the City of Roseville. The City Council has approved an Exclusive Right to Negotiate Agreement (ERN) with the applicant/developer, St. Anton Communities. The ERN provides the applicant a pathway for purchasing the property from the City, entitling the project and building the project. One of the requirements of the applicant is to work in good faith towards Planning Commission action on the necessary entitlements.



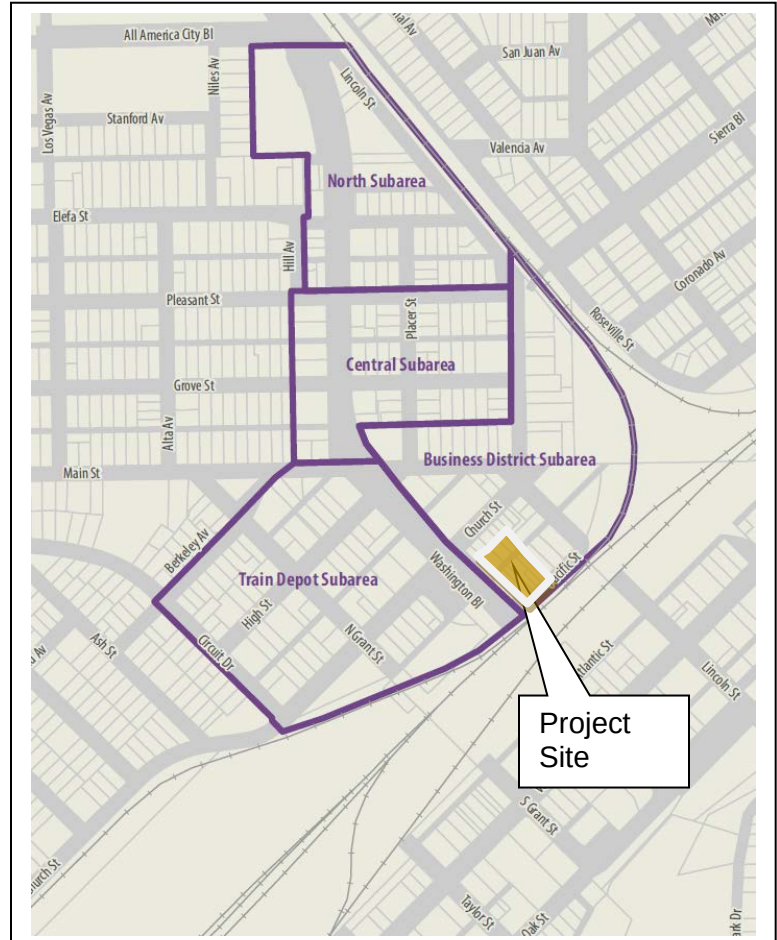
### **Capitol Corridor Third Track Project (3<sup>rd</sup> Track) and Historic Old Town Parking**

The City of Roseville has been working with the Capitol Corridor Joint Powers Authority (CCJPA) for several years on their project to expand rail service from Roseville to Sacramento. The CCJPA project, referred to as the 3<sup>rd</sup> Track project, would expand rail service, add a new layover facility and ultimately add a new track (the “3<sup>rd</sup> Track”) between Roseville and Sacramento. An Environmental Impact Report (EIR) was completed for the 3<sup>rd</sup> Track project and included a mitigation measure to prohibit the 3<sup>rd</sup> Track service expansion until sufficient all-day and multi-day parking supply is provided to meet the demands from the increase ridership.

**Figure 2 - HOT Parking Study Area**

To address the parking mitigation measure and determine the parking impacts from the 3<sup>rd</sup> Track project, the Historic Old Town (HOT) Parking Study was completed on September 26, 2017. For the purpose of the parking study, the HOT area included the area near the train station, the DT-4 district (referred to as the Business District in the parking study), and the DTSP neighborhoods north the DT-4 district (see Figure 2). The HOT Parking Study identified the current parking supply in HOT, the 3<sup>rd</sup> Track project impacts to the current parking supply, the anticipated near term (Phase 1) and long term parking demands from the 3<sup>rd</sup> Track project, and identified locations and designs for parking areas to meet the parking demand of the 3<sup>rd</sup> Track project. The parking study also considered the parking impacts from the Junction Crossings project.

The HOT Parking Study (Attachment 1) identified the highest parking demand areas as near the Train Depot and within the DT-4 district. The HOT Parking Study concluded that the peak parking demand within the DT-4 district occurs at 7 pm on Fridays. During this period of peak parking demand, the study shows there is 74% utilization of the existing 532 parking spaces, leaving 136 spaces available (see Table 2 of the HOT Parking Study). The study therefore concludes that adequate parking is currently available to support the Junction Crossing project needs as well as the current DT-4 District needs. Additional parking would be needed with the near term and long term phases of the 3<sup>rd</sup> Track project and/or once parking utilization exceeds 80% of the available parking.



The HOT Parking Study was presented to the City Council on October 18, 2017, for feedback on several parking mitigation options. Council provided staff with the following feedback:

- Support of Alternative 2 for an at-grade parking lot adjacent to the proposed layover facility as depicted in Figure A-29, to address the near term parking shortfall from Phase 1 of the 3<sup>rd</sup> Track project;
- Support for staff investigation of partnerships to leverage underutilized private parking and structuring lease agreements;

- Support for staff investigation of Transportation Demand Measures for parking;
- Support for the creation of additional on-street parking supporting the Train Depot as depicted in Alternative 1 (Figure A-31); and
- Support for development of two separate parking structures to service long term conditions, one located directly adjacent to the train station platform to serve the Train Depot and the second located near the proposed layover facility to serve the DT-4 district.

With this direction, Council supported alternative parking supply options that would not rely on a public parking garage on the Junction Crossing project site.

On October 18, 2017, the City Council adopted Resolution 17-441 approving a Memorandum of Understanding (MOU) between CCJPA and the City of Roseville to outline the collaborative process used to identify, fund, and construct the additional parking required of the 3<sup>rd</sup> Track project as identified in the HOT Parking Study. While the layover facility may not ultimately be constructed at the location described in the HOT Parking Study, the City is in discussions with Union Pacific Rail Road (UPRR) to pursue acquisition of the 3 acres depicted in Figure A-29 for the development of additional parking within the DT-4 district.

## **FINDINGS & EVALUATION**

The evaluation section of this report includes an analysis of each of the requested entitlements. Each of the entitlements are analyzed for consistency with the goals and policies of the applicable regulations (i.e. the General Plan, Zoning Ordinance, DTSP, Downtown Code, and Community Design Guidelines (CDG)).

### **MINOR DESIGN REVIEW PERMIT**

As mentioned, the Roseville Junction Crossing project includes a four-story, approximately 80,460 square foot, 80-unit apartment building wrapped around an at grade parking area, as shown in Figure 3. Additional site improvements include installation of a public sidewalk along the frontage of the project, relocation of dedicational bricks, relocation of a monument recognizing the first transcontinental railroad in Roseville, and landscaping.

**Figure 3 – Washington Bl. & Church St. Elevations**



Pursuant to Chapter 19.74 of the Zoning Ordinance, the following findings shall be made to approve a MDRP application:

- 1. The project is within the Downtown Specific Plan area and is consistent with the design guidelines and regulations outlined within the Downtown Code; and***
- 2. The proposed improvement complies with all applicable standards and requirements of the Downtown Code, with the applicable goals, policies and objectives set forth in the General Plan and the Downtown Specific Plan.***

The Roseville Junction Crossing project has been reviewed for consistency with the DTSP and the Downtown Code through the MDRP process. The Downtown Code includes development standards and design guidelines. The following is an evaluation of the project's conformance with the Downtown Code standards and guidelines.

### ***Development Standards***

As mentioned, the project is located within the DTSP Old Town Commercial (DT-4) district. The DT-4 district promotes development of the City's original commercial core and the implementation of a mixed use, retail, restaurant, entertainment and residential district while preserving the historic nature of this area. Parcels within the DT-4 district have a zoning designation of Historic District with a Special Area overlay of Old Town Commercial (HD/SA-DT-4). Multi-family residential is a permitted use in the HD/SA-DT-4 district.

The project was evaluated for compliance with the Downtown Code HD/SA-DT-4 development standards, as follows:

| <b>Junction Crossing - HD/SA-DT-4 Development Standards</b> |                                                                 |                                                                                             |
|-------------------------------------------------------------|-----------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| <b><i>Standard</i></b>                                      | <b><i>Required</i></b>                                          | <b><i>Proposed</i></b>                                                                      |
| Front Setback                                               | 0 -10 feet                                                      | Varies, 10 feet typical                                                                     |
| Side & Rear Setback                                         | 0 feet                                                          | Varies, 10 feet minimum                                                                     |
| Maximum Height                                              | Four Story (60 feet)                                            | Four Story (55 feet)                                                                        |
| Minimum FAR                                                 | 1.5                                                             | 1.57*                                                                                       |
| Maximum FAR                                                 | 3.0                                                             |                                                                                             |
| Minimum Density                                             | 16 units /acre                                                  | 60 units/acre                                                                               |
| Maximum Density                                             | As determined by the FAR or 32 units/acre, whichever is greater |                                                                                             |
| Parking                                                     | 0.5 spaces/unit = 40 spaces                                     | 86 spaces (36 spaces available for public parking, 3 spaces reserved for 127 Church Street) |

\*The FAR is based on net acreage after the area dedicated to public parking has been removed.

The DT-4 development standards encourage buildings to be built to or near the property lines and allow higher density development than other areas of the City. The project setbacks vary, but on average, meet the maximum setback of 10 feet from the property lines. The project exceeds the minimum Floor Area Ratio (FAR) requirements and density requirements with the exclusion of the area dedicated to public parking. Since the adoption of the DTSP, State legislation (AB 744) has been adopted requiring cities to reduce the parking requirements for affordable housing projects near transit facilities. The City has yet to update the Downtown Code to reflect the State mandates. Regardless, the City is required to abide by the State parking standards of 0.5 parking spaces per studio or 1 bedroom unit. The Roseville Junction Crossing project meets the State criteria for this parking standard, and based the number and type of units, is required to provide 40 parking spaces. The project exceeds the parking requirement by providing a total of 86 parking spaces either at-grade or in tuck-under spaces. While the project



exceeds the parking requirements, due to the public concern expressed over parking in the area, additional evaluation of parking is provided below.

As demonstrated in the above table, the project complies with the development standards for the DT-4 district.

### ***Design Guidelines***

The Downtown Code includes design guidelines (Chapter 5) that apply to all improvement projects in the Downtown area, including exterior remodels and new buildings. The Downtown Code overall design principles are intended to promote sound architectural practices, encourage buildings to retain or repeat traditional façade components, develop a steady rhythm of façade widths, create a comfortable scale of structures, and distinguish between the upper and lower floors. The following discussion highlights the project's compliance with the Downtown Code design guidelines:

- 5.3 Site Planning – The building mass wraps the property and is located within the maximum 10 feet setback. The common use areas, such as the lobby, fitness room, and leasing areas are placed along the ground floor of the Church and Pacific Street frontages to place the more public type uses on the street. All residential units face the street or the parking areas to place “eyes” on these public areas. Walk-up units are provided on the ground floor to further activate the street. The parking and trash areas are located behind the building. The existing access to the parking area is maintained. A new pedestrian path will connect Church Street to the parking area and will allow for the relocation of dedication bricks and the Transcontinental Railroad monument. New sidewalks will wrap the project frontage and will connect Church Street to Pacific Street along the Washington Boulevard undercrossing frontage. The project respects the adjacent buildings through consideration of mass, rhythm and setbacks. The façade breaks add visual interest to the building elevation and segregate the building into shorter sections to respect the historic rhythm of the property widths.
- 5.4 Architectural Guidelines –The residential units are elevated above the pedestrian realm and include patios. The first floor common area provides tall storefront windows and canopies. The façade is divided into smaller increments by incorporating façade breaks, varied roof heights, and varying the setback. Balconies are incorporated into the building design to break up the building mass and provide visual surveillance of the street. The building provides a well-defined base, middle, and top. The Church and Pacific Street corners have been articulated. The building materials include color and texture with the introduction of the traditional brick material on the ground floor, are of high quality, and are harmonious with adjacent buildings.
- 5.5 Plaza, Paseos, & Courtyards – As an amenity the project will provide public benches and landscape areas along Church Street. Due to the existing noise levels at the project site, common outdoor space cannot be provided (see Noise Analysis, Attachment 3). Common indoor gathering and fitness areas are provided within the building.
- 5.8 Landscape Guidelines – The project includes a balance of trees, shrubs, groundcover, vines and hardscaping to enhance the architecture. The street trees will be provided along the frontage as part of the sidewalk improvements required of the project. The project has been conditioned to comply with the Water Efficient Landscape Ordinance requirements and the final landscape plans will be reviewed for conformance with the Downtown Code standards. The project has also been conditioned to repair and replace any existing landscaping damaged during the project construction.
- 5.9 Lighting – Lighting levels should be sufficient for safety yet should not cause light spillage onto adjacent properties. New pedestrian lighting will be added along all new pathways and will match the existing street lighting in the area. As conditioned, the exterior lighting details will be reviewed with the building permit and will be reviewed for conformance with the Downtown Code.

As summarized above, the project complies with the intent of the Downtown Code design guidelines.

### **Parking**

The project location currently contains approximately 50 public parking spaces and with development of the Junction Crossing project will provide 36 publicly available parking spaces. The DTSP identified the site as having the potential to provide 273 public parking spaces within a joint private/public parking garage. As mentioned above, the anticipated Redevelopment Bond funding for the public portion of the garage is no longer available. The HOT Parking Study determined that the public parking anticipated for the site could be accommodated elsewhere in the plan area. As described above, the study identified locations for future parking facilities. Council expressed support for the development of these alternative parking facilities that would provide for public parking without relying on the Roseville Junction Crossing project to provide a public parking garage. The City is in discussion with UPRR regarding property acquisition for future parking facilities.

The HOT Parking Study concluded that, within the DT-4 district, there is 74% utilization of the existing 532 parking spaces during peak parking demand (7 pm Friday), leaving 136 spaces available (see Table 2 of the HOT Parking Study). The study determined that the Roseville Junction Crossing project would create a demand for 43 parking space. The project exceeds the anticipated demand and provides 47 parking spaces reserved for the residents of the project. Additionally the project will provide 36 parking spaces made available for public use and three spaces dedicated to the tenants/customers of 127 Church Street, for a total of 86 parking spaces. The HOT parking study found that additional parking was not needed for the Roseville Junction Crossing project, but would be needed with Phase 1 of the 3<sup>rd</sup> Track project. As mentioned above, the Council will develop a plan for providing the additional parking in coordination with CCJPA with the 3<sup>rd</sup> Track project.

As mentioned, in addition to the HOT Parking Study, parking was evaluated with the DTSP. The DTSP EIR evaluated the amount of parking required based on the anticipated number of residential units and square footage. The following table shows the DTSP anticipated amount of new residential units and square footages for the DT-4 district at buildout and the remaining amount of units and square footage that would be available following completion of the proposed project:

| <b>Projected Build-out within DT-4</b> |         | <b>Proposed Project</b> | <b>Remaining</b> |
|----------------------------------------|---------|-------------------------|------------------|
| New Residential Units                  | 134     | 80                      | 54               |
| New Square Footage                     | 646,213 | 80,460                  | 565,753          |

As demonstrated above, the project will reduce the amount of units and square footages available for future development within the DT-4 district under the DTSP EIR, but will not increase the cumulative amount of residential units or square footages beyond what was anticipated for the DT-4 district. As the project will not exceed the anticipated number of residential units or square footages, no new parking impacts beyond those already considered in the DTSP EIR are anticipated.

In response to the neighborhood's parking concerns, the City requested the applicant evaluate the option for adding a parking garage on the site as anticipated in the DTSP. The applicant's response is provided as Attachment 4. In summary, adding a parking garage on the site would result in a loss of 30 units and cost an additional \$9.2 million. A redesign of the project to either a podium style or subterranean would result in between \$3.5 to \$5.4 million in additional costs and result in a height variance or a loss of parking. Based on this information, staff finds the parking garage is infeasible.

It is anticipated that the existing on-site parking lot will be unavailable at times during construction. The project has been conditioned to require the developer to receive approval of a parking management plan for the construction phase of the project. The plan shall identify the parking impacted at various phases of construction of the project and shall identify temporary opportunities for replacement of the impacted parking. The plan shall also identify a parking plan for contractors working on the project. The requirement

for a parking management plan is anticipated to reduce the projects parking impacts on the surrounding area during construction.

### ***Economic Impact Analysis***

Based on comments received at the neighborhood meeting, the City required an evaluation be completed to determine the projects potential impact on Old Town primarily from the loss of public parking. The economic analysis was completed by New Economics & Advisory and is provided as Attachment 2. The study found that the 80 units could generate between \$59,850 and \$139,790 per year in disposable income that is available to be spent in the retail businesses within the DT-4 District. The study provided an estimate of the annual value for each publicly available parking space (approximately \$5,400 per space) within the DT-4 District. As described above, the Junction Crossing project will provide 36 publicly available parking spaces and three spaces for tenants/customers of 127 Church Street, resulting in the loss of 11 publicly available parking spaces. This loss could result in a negative impact of \$59,000 in annual sales for local retailers. This potential loss is anticipated to be fully mitigated by the spending of the project residents. Once the 3<sup>rd</sup> Track project is constructed and additional parking is added to the district, the study found there to be the potential for \$270,000 in additional local retail sales.

### ***MDRP Conclusion***

Pursuant to the DTSP and the Downtown Code, and based on the evaluation in this report, staff finds the findings of fact can be made for the Roseville Junction Crossing project, and recommends approval of the MDRP as conditioned, with no recommended modifications.

### **TENTATIVE SUBDIVISION MAP**

The proposed Tentative Subdivision Map would merge and resubdivide 11 parcels into two parcels and would realign the adjacent right-of way. The map would also allocate easements for public utilities and public access and parking. The merging of the parcels facilitates development of the proposed Roseville Junction Crossing project.

As mentioned, the majority of the parcels are owned by the City. Council supported the development of the Roseville Junction Station project on the City projects. As outlined in the ERN, a Disposition and Development Agreement will go before the City Council at a later date to outline the sale of the property and dedication of excessive right of way.

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below.

- 1. The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan or any applicable Specific Plan for the area, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***
- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or some other physical condition of the area.***
- 3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the water code.***

As outlined in the MDRP evaluation above, the project is consistent with the DTSP. The MDRP and the map have been reviewed by City departments and found to meet City standards for development, utility service, and emergency access and circulation. Any comments have been incorporated into the conditions of approval.

Based on the evaluation above, staff believes that the required findings can be made to approve the Tentative Subdivision Map.

### **ENVIRONMENTAL DETERMINATION**

The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per several CEQA statutory exemptions: Public Resources Code (PRC) Section 21155.4 and Government Code (GC) Section 65457 (Sustainable Communities Strategy/Specific Plans), Section 21159.21 (Housing Project Exemptions) including Section 21159.23 (Low Income) and Section 21159.24 (Infill). In addition the project is also considered categorically exempt under Section 15332 (in-fill projects) of the CEQA Guidelines and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

Dudek was retained to assist the City in evaluating whether the Roseville Junction Crossing project is exempt from CEQA. In a 362 page memo (see Attachment 5), Dudek explains the justification for the various statutory and categorical exemptions listed above. The memo considers the Sacramento Area Council of Governments (SACOG's) confirmation that the project is consistent with the Metropolitan Transportation Plan/Sustainable Communities Strategy and is located in a Transit Priority Area (see Attachment 6). The memo also considers the projects compliance with the DTSP and provides a list of the applicable MMP measures from the DTSP EIR. The project has been conditioned to comply with the applicable MMP measures. The memo also included a Biological and Wetland Resource Constraints Analysis and Historical Resource Analysis. The Dudek memo is provided as Attachment 5 to this report, but due to the size of the report, the report attachments are provided on the City's project website: <https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774480> (select the DTSP PCL DT-4 Roseville Junction Crossing link).

Staff agrees with Dudek's evaluations and the Planning Manager has made the determination that the project is exempt from CEQA, as outlined above, and no further CEQA action is required.

### **PUBLIC OUTREACH**

As described above, two neighborhood meetings were held on the project. Early notification of the project was provided to the RCONA Board, and no comments were received as a result of the notice. A notice of the Planning Commission hearing was provided to property owners within 300 feet of the project site. To date, no comments, other than those received verbally at the neighborhood meetings, have been received on the project.

### **RECOMMENDATION**

The Planning Division recommends the Planning Commission take the following actions:

- A. Adopt the two (2) findings of fact as stated in the staff report and approve the MDRP for the **DTSP DT-4 Roseville Junction Crossing, 120 Pacific Street, File# PL16-0115**, subject to one-hundred and six (106) conditions of approval; and
- B. Adopt the three (3) findings of fact as stated in the staff report and approve the Tentative Subdivision Map for the **DTSP DT-4 Roseville Junction Crossing, 120 Pacific Street, File# PL18-0036**, subject to thirty-five (35) conditions of approval.

**CONDITIONS OF APPROVAL FOR MINOR DESIGN REVIEW PERMIT (MDRP) PL16-0115**

1. This design review permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **April 26, 2020**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **April 26, 2020**.
2. The project is approved as shown in Exhibit A and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the DTSP EIR. The applicable mitigation measures are outlined in the Junction Crossing MMP, contained within Attachment 5 to the 4/26/18 Planning Commission staff report. (Planning)
4. The developer shall be responsible for relocation of the California registered landmark, in coordination with the Office of Historic Preservation. (Planning)
5. The developer shall be responsible for relocating the dedicational bricks within the Church Street plaza area, in a manner and location approved by the City's Parks Department (Planning)
6. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Electric, Finance)
7. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
8. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Development Services Department (Engineering)
9. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
10. Existing ramp from sidewalk to crosswalk must connect to provide a connection to Amtrak. (Alternative Transportation).
11. A covered seating area shall be located near the front office visible from the drive aisle for our Dial-a-Ride passenger pick-up and drop-off (Alternative Transportation, Engineering)
12. The project will impact City maintained landscaping. Plans to repair and re-establish landscaping shall be part of the project and approved by the City. If construction impacts a part of the irrigation system, project shall be responsible for the health of all landscaping affected by the interruption. (Parks)
13. New off-site landscape improvements shall comply with the Parks Construction Standards, latest edition and shall be approved by the City prior to implementation. (Parks)

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

14. A parking management plan for the construction phase of the project shall be approved by the Planning Division. The plan shall identify any public parking spaces impacts by the construction

and outline temporary parking opportunities to replace the impacted parking. The plan shall also identify locations for contractor parking. (Planning)

15. The developer shall pay all applicable development fees including school fees. (Planning, Building)
16. Parking stalls shall meet, or exceed, the following minimum standards:
  - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall have a 6" raised curb or concrete bumper. (Planning)
  - b. Standard -- 9 feet x 18 feet; Compact--9 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
  - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
    - i) Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by current edition of the CBC Chapters 11A & 11B. (Building)
    - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by CBC Chapters 11A & 11B. (Building)
    - iii) Accessible parking and exterior route of travel shall comply with CBC, Chapters 11A & 11B. (Building)
17. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
18. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
19. The project Landscape Plans shall comply with the following:
  - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Engineering)
  - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
  - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)

- d. The landscape plan shall comply with the Landscape Guidelines for the Downtown Specific Plan and the City of Roseville Water Efficient Landscape ordinance. (Planning)
  - e. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
- 20. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
  - 21. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite and/or apartment numbering plan for individual tenant spaces and/or apartments within the building. The Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
  - 22. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
  - 23. For Multiple Building Complexes: As part of the required Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
  - 24. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, [California Green Building Standards Code-CGBSC](#), California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building ~~Department~~ Division for applicable Code editions). (Building)
  - 25. A complying Allowable Area Analysis will be required for this building complex. (Building)
  - 26. Public use areas, public accommodations, and public housing are subject to the accessibility provisions CBC Chapter 11B. (Building)
  - 27. Covered Multifamily Dwellings shall be accessible and constructed to CBC Chapter 11A. All ground-floor units in nonelevator buildings shall be adaptable and on an accessible route, unless an accessible route is not required as determined by site impracticality provision. (Building)  
  
Where the first floor containing dwelling units in a building is above grade, all units on that floor shall be served by an accessible route (i.e. – ramp, elevator, etc.). (Building)
  - 28. The building foundation adjacent to the relocated 36-inch storm drain main shall be designed such that future repair and trenching of the storm drain does not negatively impact the building foundation. (Building, Engineering)
  - 29. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the

building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address.

30. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)
31. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
32. A note shall be added to the grading plans that states:  
*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
33. Provide detail of the covered bicycle parking to be located near the Church Street foyer. (Alternative Transportation)
34. All properties will need to be acquired and merged prior to approval of any plans for construction. This shall include the dedication of any required public easements for existing facilities. (Engineering)
35. The site shall be accessed from Pacific Street by a 25-foot wide Type S driveway. (Engineering)
36. Sidewalk shall be constructed along the western perimeter of the site to connect Church Street to Pacific Street. (Engineering, Planning)
37. The removal of existing driveways will be replaced with standard vertical curb and gutter. (Engineering)
38. The relocated 36-inch storm drain main shall be constructed with reinforced concrete pipe, class 4 or greater. (Engineering)
39. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's West Placer Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
40. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Engineering)
41. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the



submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)

42. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
43. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
44. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Public Works)
45. The project shall be addressed as 120 Pacific Street. All projects with multi-tenants must submit a unit addressing plan to the Development Services Department (Business Services) for approval prior to or concurrent with initial building plan submittal. (Business Services)
46. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
47. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)"
48. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
49. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
  - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
  - b. Water, sewer and recycled mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
  - c. All sewer manholes shall have all-weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)

50. City well is to be destroyed and the well building removed prior to above ground construction. Contractor/developer is to provide sufficient access and work space for city forces and city contractor to complete the well destruction. (Environmental Utilities)
51. No trees are allowed over the water appurtenance. (Environmental Utilities)
52. Sewer easement is to be a minimum 15' (Environmental Utilities)
53. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
54. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
55. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
56. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting (Fire)
57. The fire flow required, at a 50% reduction due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 4,000 gpm based on the Appendix III-AA of the California Fire Code. (Fire)
58. The fire department access road shall meet the City's requirements for width and turning radii of 30 and 50 as noted on the fire department standards for access. This shall be enforced at the time plan are submitted for review, Additional information can be found on the City's web site [www.roseville.ca.us](http://www.roseville.ca.us) or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or [pchew@roseville.ca.us](mailto:pchew@roseville.ca.us) with the Fire Prevention Division for information. (Fire)
59. An **approved** automatic fire extinguishing system shall be provided for all buildings where the total fire area is **3,600** square feet or greater, as required by California Fire Code as adopted by this city for non-single family residential units. All amendments, standards and policies can be found on the City's web site [www.roseville.ca.us](http://www.roseville.ca.us) or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or [pchew@roseville.ca.us](mailto:pchew@roseville.ca.us) with the Fire and Life Safety Division for information. (Fire)
60. Every building three stories or more in height shall be provided with a Class 1 standpipe system in accordance with the California Fire Code as amended by the Fire Department by way ordinance. Standpipes shall be spaced every 300 feet of travel distance with the location(s) to be approved by this department. One standpipe shall extend to the roof dock if the roof slope is less than 4 & 12. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)
61. All fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five

- (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
62. The fire department shall have access to all bedroom windows located three-stories and below in accordance with the adopted building code. This provision shall also apply to all interior bedroom windows within the **court yard**. (Fire)
63. All stairwells and elevators shall be designed to accommodate first responders and their apparatuses such as gurneys. (Fire)
64. The fire department shall have access to all bedroom windows located three-stories and below in accordance with the adopted building code. This provision shall also apply to all interior bedroom windows within the **interior court and/or podium structure**. Provisions shall also be considered when installing trusses, trees, and other outdoor equipment. (Fire)
65. The phasing of this project shall not limit the fire department requirements for access and circulation throughout the project as a result of continuous construction in accordance with the California Fire Code, 2013 with the City of Roseville's Amendments. A separate phasing plan (and permit issued by the Building Department) shall be reviewed and approved by this department. (Fire)
66. If added cornice construction is involved, the design shall support the weight of a ladder leaning against the assembly as well as a 330-pound vertical load applied to the **leading edge** of the horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder onto the top of the cornice). (Fire)
67. Use, increase of hazardous materials or storage, liquids, gases and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Fire and Life Safety Division for review and approval. A permit application shall also be provided at the time of submittal. Contact Steve Anderson of our Hazardous Materials Division within the Fire Department at (916) 774-5821 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)
68. Adequate radio coverage shall be provided within all buildings for public safety agencies, as required by Roseville Municipal Code and the California Fire Code. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials in accordance with Section 510 of the California Fire Code.
- Adequate radio coverage shall include all of the following:
  - A minimum signal strength of 95 dBm available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.
  - A minimum signal strength of 95 dBm received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
  - The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
  - A 100 % reliability factor. (Fire, Police)

69. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
- one (1) set of improvement plans
  - load calculations
  - electrical panel one-line drawings
70. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot candle, and 0.5 foot candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning & Police)
71. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning & Police)
72. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

**DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:**

73. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:
- There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.
  - For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
  - The control valves and the water meter shall be physically unobstructed.
  - The backflow preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
74. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- Water, sewer, and reclaimed water easements.
  - Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric, Public Works, Environmental Utilities)
75. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)

76. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
- a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.
  - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
  - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
77. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Public Works)
78. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Public Works)
79. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
80. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
81. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
82. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
83. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
84. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
85. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
- a. Locate the metered service panel on the outside of the building.
  - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock

box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry.

86. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
87. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)
88. The electric department has identified several above ground and below ground facilities during the review of this project. The facilities located on this site will require the developer to provide access in accordance with the electric departments specifications and the municipal code. These facilities also have specific clearances identified in the National Electric Code and the Roseville Electric Specification for Commercial Construction, Section 10 that must be adhered to at all times.(Electric)
89. There are underground and pad mounted electric facilities in direct conflict with the proposed building improvements. These facilities will require relocation prior to the developer initiating any construction of the proposed buildings. Relocation of these facilities will be at the developer's expense.(Electric)
90. The service transformer or transformers' for the building will require an area adequate for the transformer and the clear space in order to properly maintain and operate the devices.(Electric)
91. Any relocation of electric facilities will require an Electric Department design and coordination with the proper Electric Department personnel.(Electric)
92. Easements will need to be provided for new facilities placed as a result of the proposed improvements.(Electric)
93. Construction of temporary electric facilities may be required in order to minimize outages for customers that may be impacted by these improvements and alteration of electric facilities as a result of these improvements.(Electric)
94. Many of these facilities have minimum clearance requirements to roadways and other facilities that can impact the area available for parking and landscape improvements.(Electric)
95. The cost to relocate these facilities along with necessary temporary facilities to alleviate long outages for businesses served by these facilities will be at the developer's expense.(Electric)
96. All new public right-of-way, including new sidewalk adjacent to the Washington Boulevard property line, shall have street lights installed per Roseville Electric's Standards.(Electric, Planning)

**OTHER CONDITIONS OF APPROVAL:**

97. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
98. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)

99. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Public Works)
100. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
101. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
102. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
103. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
104. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
105. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)
106. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)

#### **CONDITIONS OF APPROVAL FOR TENTATIVE MAP PL18-0036**

1. The project is approved as shown in Exhibit B and as conditioned or modified below. (Planning)
2. This map shall be valid for a period of two (2) years from this date and shall expire on **April 26, 2020**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, that this approval shall be extended for no more than six years from **April 26, 2020**. (Planning)
3. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

4. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
5. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
6. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)

**PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS**

7. Landscape Plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. The landscape plan shall comply with the Downtown Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)
8. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water and sewer utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water and sewer utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
9. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
  - a. Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter. (Environmental Utilities)
  - b. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes. (Environmental Utilities)
  - c. Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions. (Environmental Utilities)
  - d. All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
10. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
  - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.



- b. For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.
  - c. The control valves and the water meter shall be physically unobstructed.
  - d. The backflow preventer shall be covered with a green cover that will provide insulation. (Environmental Utilities)
- 11. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)
  - 12. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
  - 13. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)
  - 14. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
  - 15. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
  - 16. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

**PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP**

- 17. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
  - a. Water and sewer easements; and,
  - b. Public access easements to allow for public parking and pedestrian access, as shown on tentative map (Planning, Environmental Utilities)
- 18. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
- 19. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
- 20. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor (Environmental Utilities, Electric, Engineering)
- 21. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
- 22. The street names shall be approved by the City of Roseville. (Engineering)

23. The subject property is within the Historic District Landscaping and Lighting District and will continue be levied on the annual property tax bill based on the Method of Apportionment in the approved Engineer Report for the District.
24. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lot//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)
25. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
26. The Final/Lot/Parcel/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval (Engineering)
27. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
28. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
29. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

#### **OTHER CONDITIONS OF APPROVAL**

30. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services (Environmental Utilities, Engineering)
31. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
32. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
33. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)
34. All plant material shall be maintained under a 90 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee.

35. The project shall comply with all required environmental mitigation identified in the DTSP EIR. The applicable mitigation measures are outlined in the Junction Crossing MMP, contained within Attachment 5 to the 4/26/18 Planning Commission staff report. (Planning)

### **ATTACHMENTS**

1. Historic Old Town Parking Study, Fehr & Peers, 9/26/17
2. Economic Impact Analysis, New Economics & Advisory, 2/15/18
3. Noise Technical Report, RCH Group, 8/17/16
4. Applicant's Response to Project Impacts of a Parking Garage
5. CEQA Exemption Memo, Dudek, 3/28/18 (attachments to this memo are provided on the City's website <https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774480> under the DTSP DT-4 Roseville Junction Crossing)
6. Sacramento Area Council of Governments letter, dated 3/30/18

### **EXHIBITS**

- A. Project Plans (17 pages)
- B. Tentative Map (1 page)

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b><u>Note to Applicant and/or Developer:</u></b> Please contact Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.</p> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|





Project Team

Owner

St. Anton Communities  
1801 I Street  
Suite 200  
Sacramento, CA 95811  
916-471-3000

Architect

KTGY Group, Inc.  
17911 Von Karman Ave.  
Suite 200  
Irvine, CA 92614  
949-851-2133

Civil Engineer

Cunningham Engineering  
2120 20th Street #3  
Sacramento, CA 95818  
916-455-2026

Landscape

Fuhrman Leamy Land Group  
2140 Professional Dr #115  
Roseville, CA 95661  
916-783-5363

Sheet Index

Architectural

A1.0 Site Plan  
A1.1 Waste Disposal Exhibit

A2.0 Elevations  
A2.1 Elevations  
A2.2 Elevations  
A2.3 Elevations  
A2.4 Elevations

A3.0 Perspective  
A3.1 Perspective

Material Board

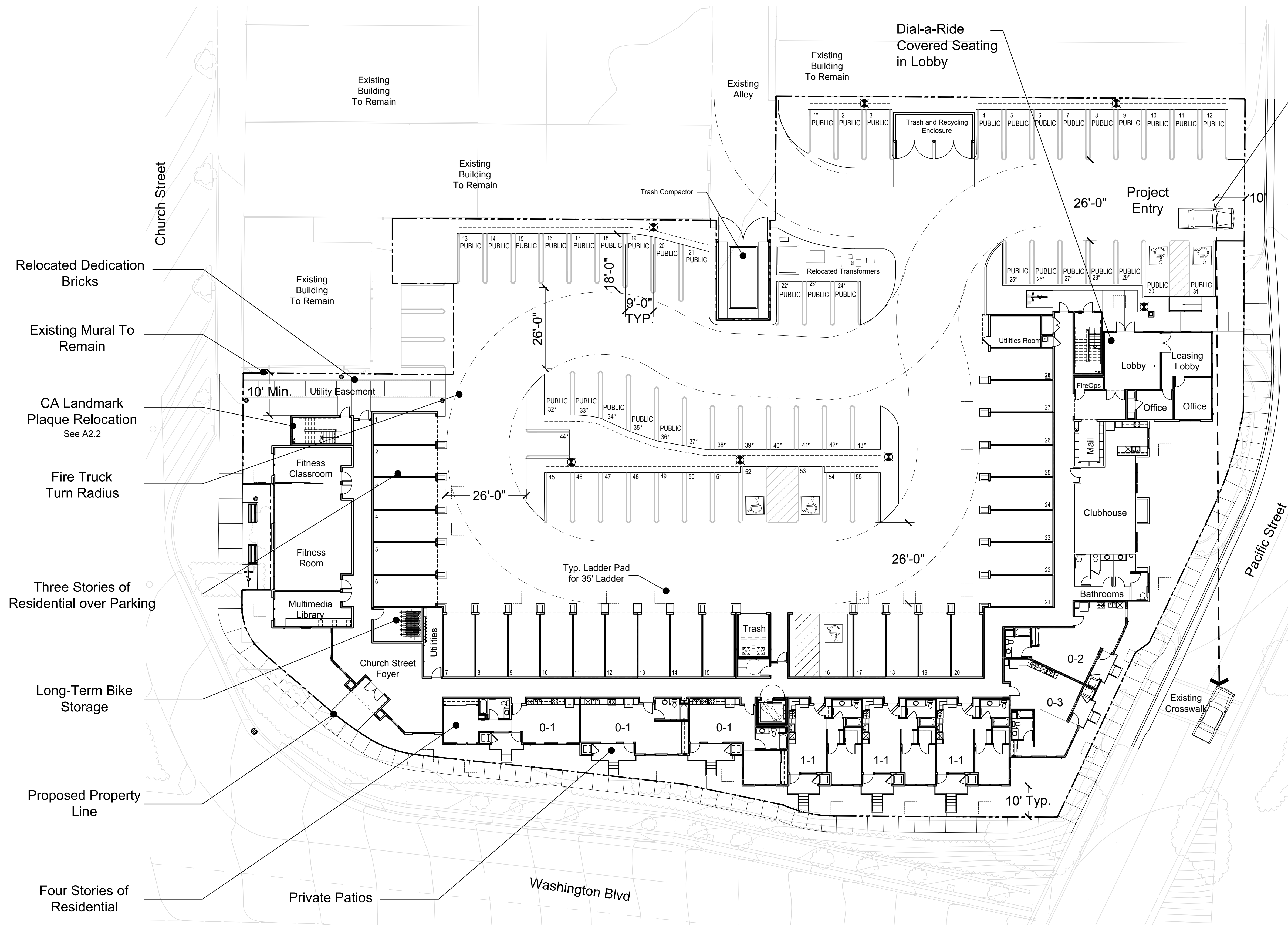
Landscape

PL1 Preliminary Landscape Plan  
PL2 Preliminary Landscape Plan

Civil

Grading & Darinage Plan  
SWQP Site Plan  
Utility Plan  
Storm Drain Relocation Exhibit





150' Min. Corner Site Distance at 25mph  
According to Caltrans Highway Design Manual Index  
405.1(2)(c) stopping and corner minimum sight distances from  
private driveways at 150' min. for 25 mph design speeds.

### Site Summary

|                               |              |
|-------------------------------|--------------|
| DTSP-Downtown Specific Plan   | 80 Units     |
| HD-Old Town Historic District | ±1.31 acres  |
|                               | 61.1 du/acre |
| 4 Stories of Residential      | 1.40 FAR     |
| 19,980 SF (Lot Coverage 35%)  |              |
| 80,460 Gross SF               |              |

### Building Summary

|           |     |          |
|-----------|-----|----------|
| Studio    | 25% | 20 units |
| 1 Bedroom | 75% | 60 units |
| Total     |     | 80 units |

### Parking Summary

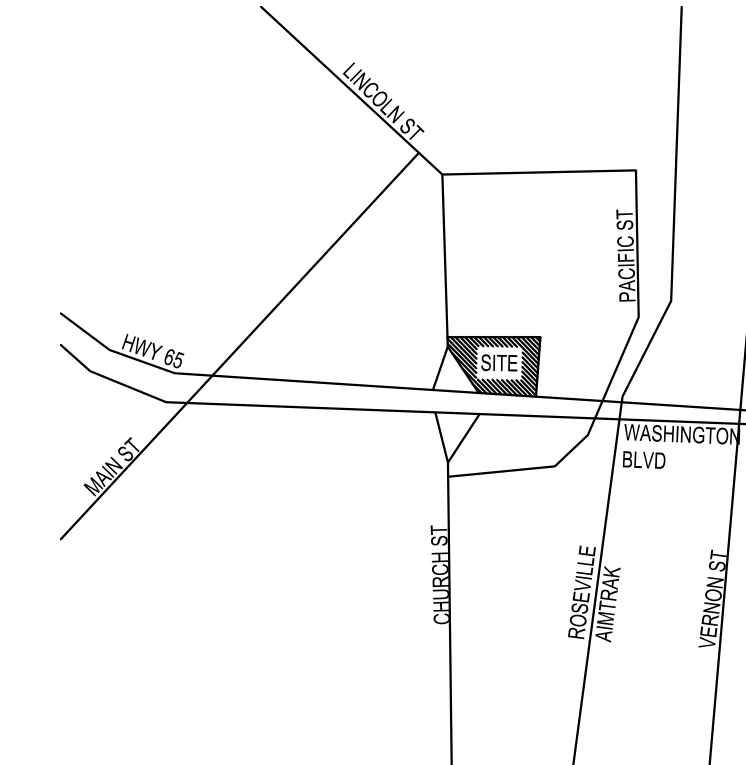
Parking Required:  
Per California Affordability Requirement

|                      |                |           |
|----------------------|----------------|-----------|
| Studio and 1br Units | .5 space/ unit | 40 spaces |
| Total                |                | 40 spaces |

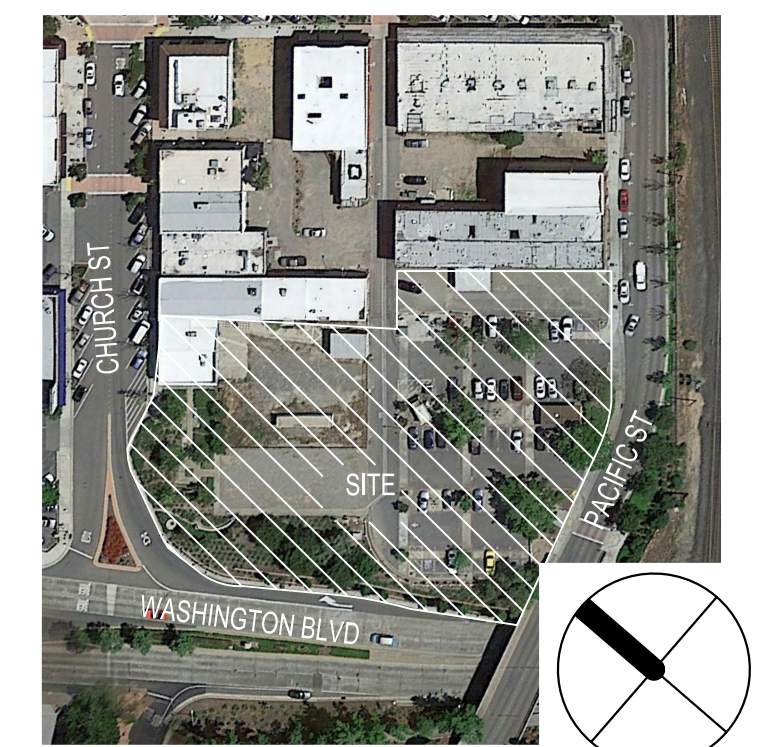
|                           |  |           |
|---------------------------|--|-----------|
| Parking Provided:         |  |           |
| Private Tuck-Under Spaces |  | 28 spaces |
| Standard Private Spaces   |  | 11 spaces |
| *Compact Private Spaces   |  | 8 spaces  |
| Total Private             |  | 47 spaces |

|                        |  |           |
|------------------------|--|-----------|
| Standard Public Spaces |  | 22 spaces |
| *Compact Public Spaces |  | 14 spaces |
| Total Public           |  | 36 spaces |

Vicinity Map  
N.T.S



Project Site  
N.T.S



0 10 20 40

## JUNCTION CROSSING

**ST. ANTON**  
COMMUNITIES

St. Anton Communities  
1801 I Street, Suite 200  
Sacramento, CA  
916.471.3000

## CONCEPTUAL SITE PLAN

120 Pacific Street  
ROSEVILLE, CALIFORNIA  
KTGY # 2016-0071

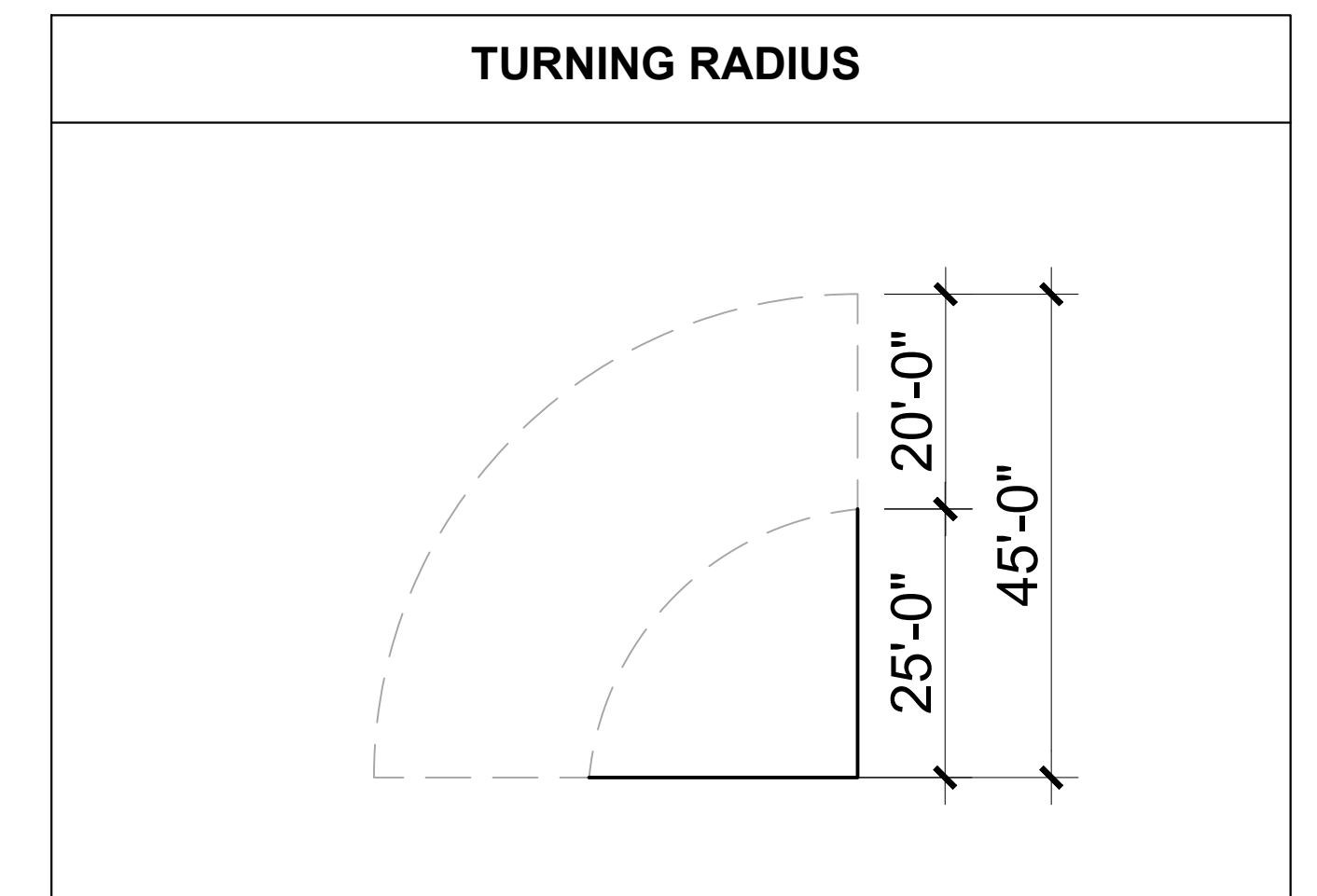
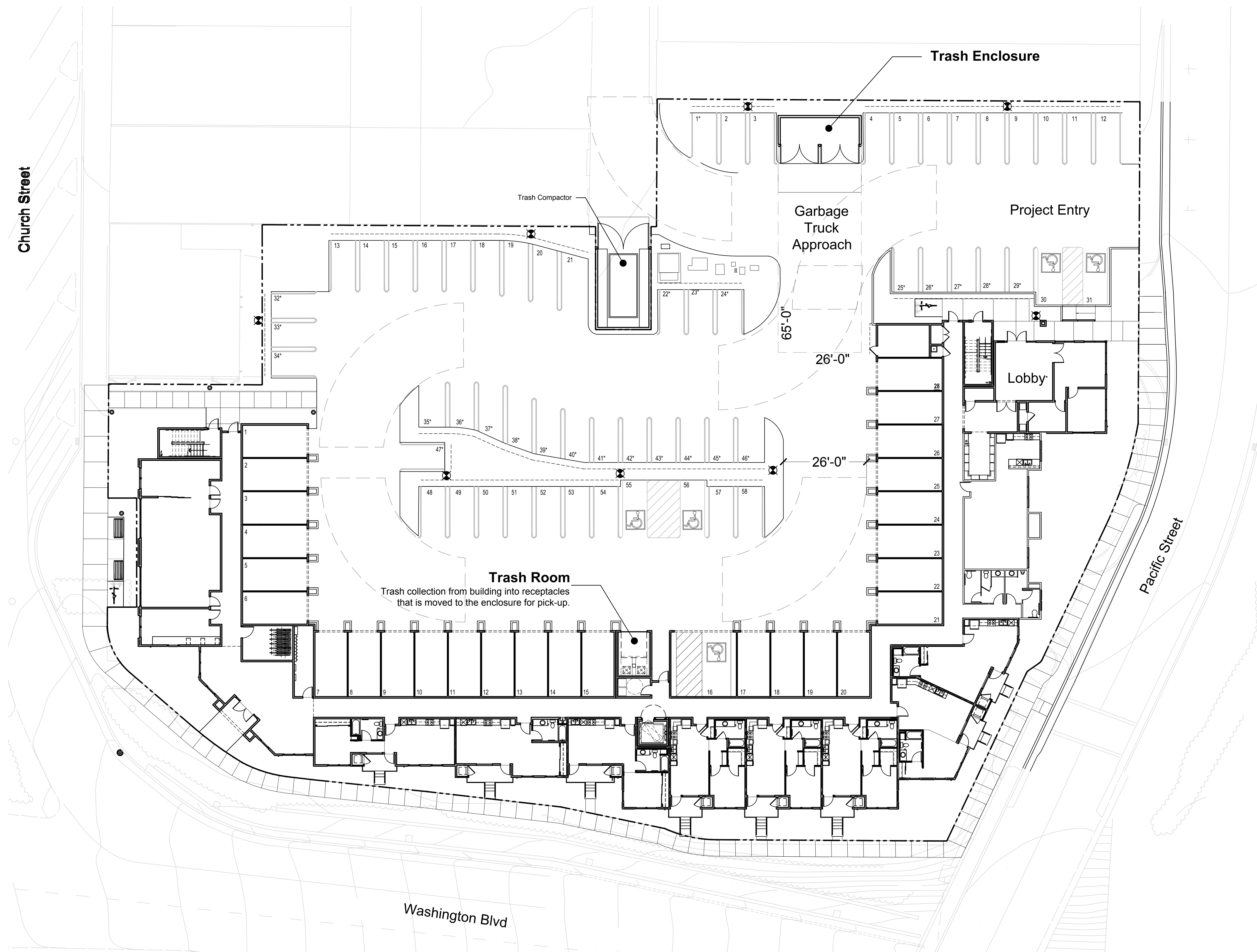
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949.851.2133  
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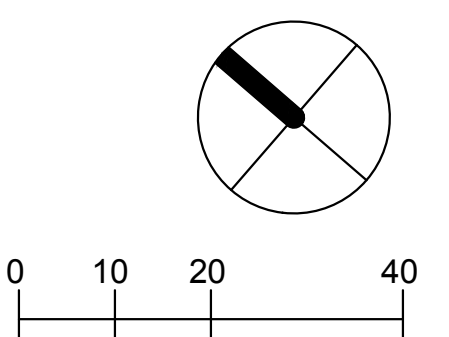
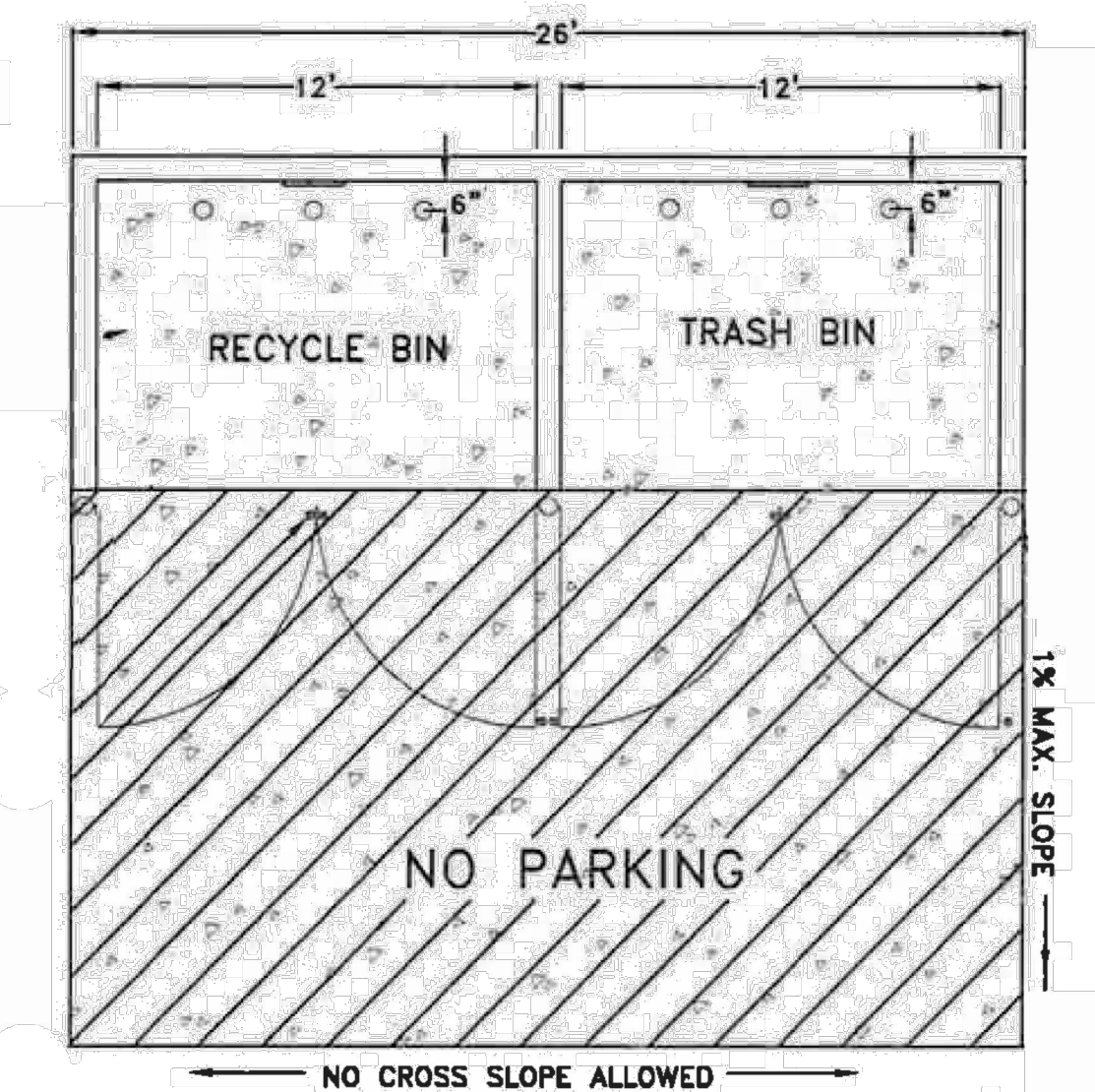


AI.0





Trash Enclosure Standard Detail  
3/16" = 1'-0" Scale



## JUNCTION CROSSING

**ST. ANTON**  
COMMUNITIES

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## WASTE DISPOSAL EXHIBIT

120 Pacific Street  
ROSEVILLE, CALIFORNIA  
KTGY # 2016-0071

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AI.1



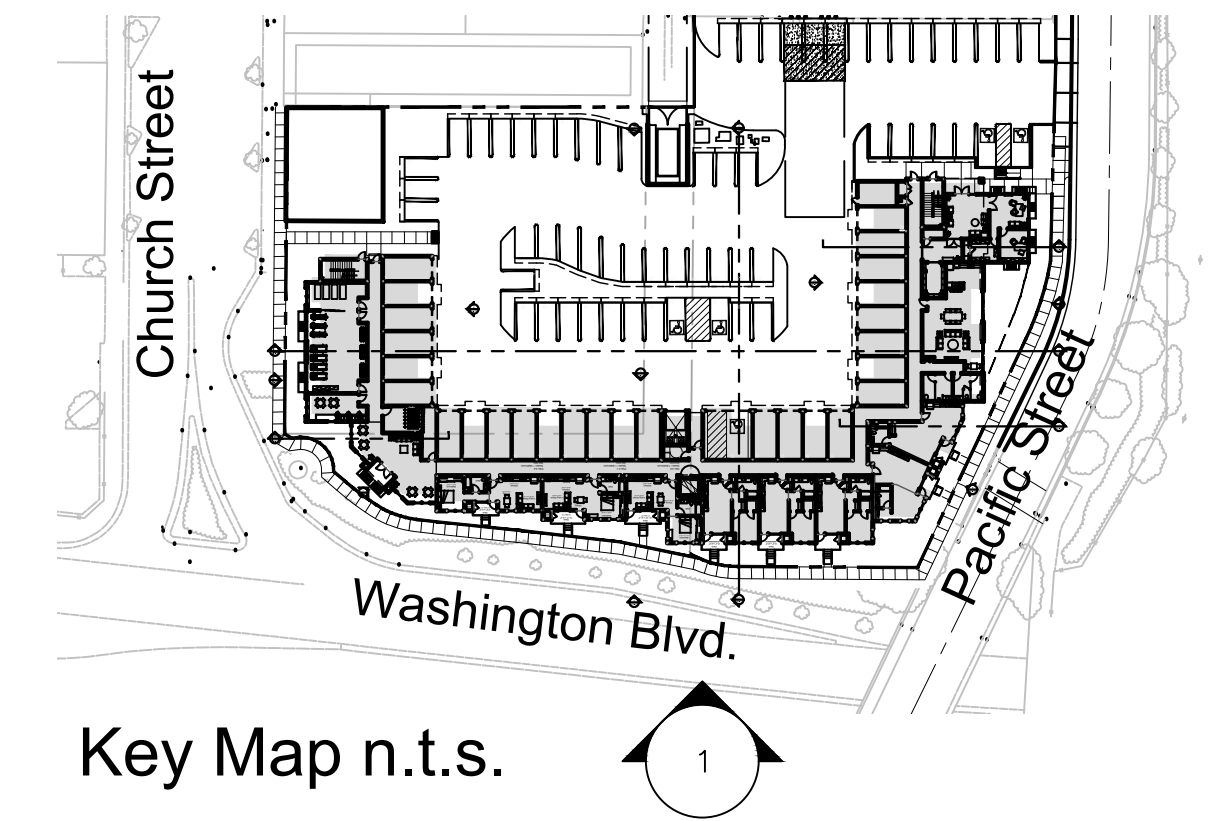


60'-0" Max. Building Height

Front Elevation - Overall  
Scale: 1/16" = 1'-0"

**Material Legend**

- 1. Stucco
- 2. Brick Veneer
- 3. Trim
- 4. Vinyl Window
- 5. Storefront Glazing
- 6. Metal Railing
- 7. Metal Shade
- 8. Accent Medallion
- \* Patio Gate



Key Map n.t.s.



I. SOUTH ELEVATION

0 4 8 16

# JUNCTION CROSSING

**ST. ANTON**  
COMMUNITIES

St. Anton Communities  
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## ELEVATIONS

120 Pacific Street  
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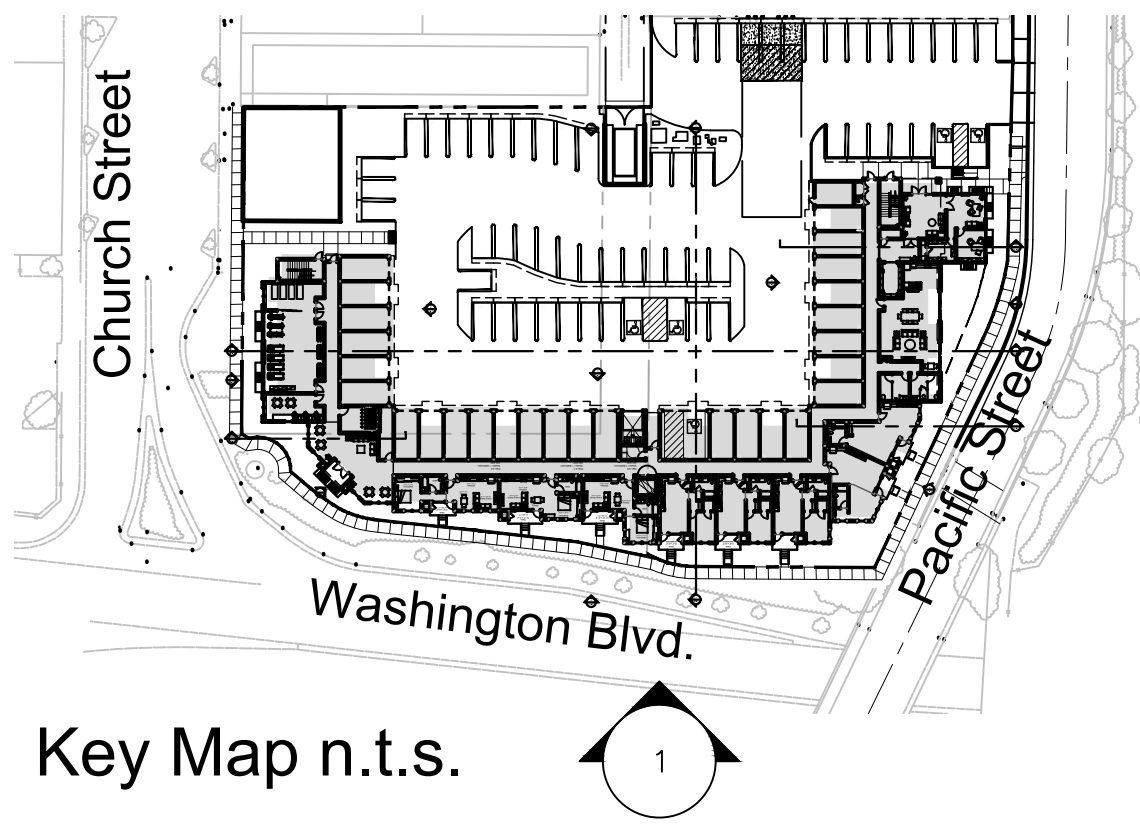
A2.0





60'-0" Max. Building Height

Front Elevation - Overall  
Scale: 1/16" = 1'-0"



Material Legend

- 1. Stucco
- 2. Brick Veneer
- 3. Trim
- 4. Vinyl Window
- 5. Storefront Glazing
- 6. Metal Railing
- 7. Metal Shade
- 8. Accent Medallion

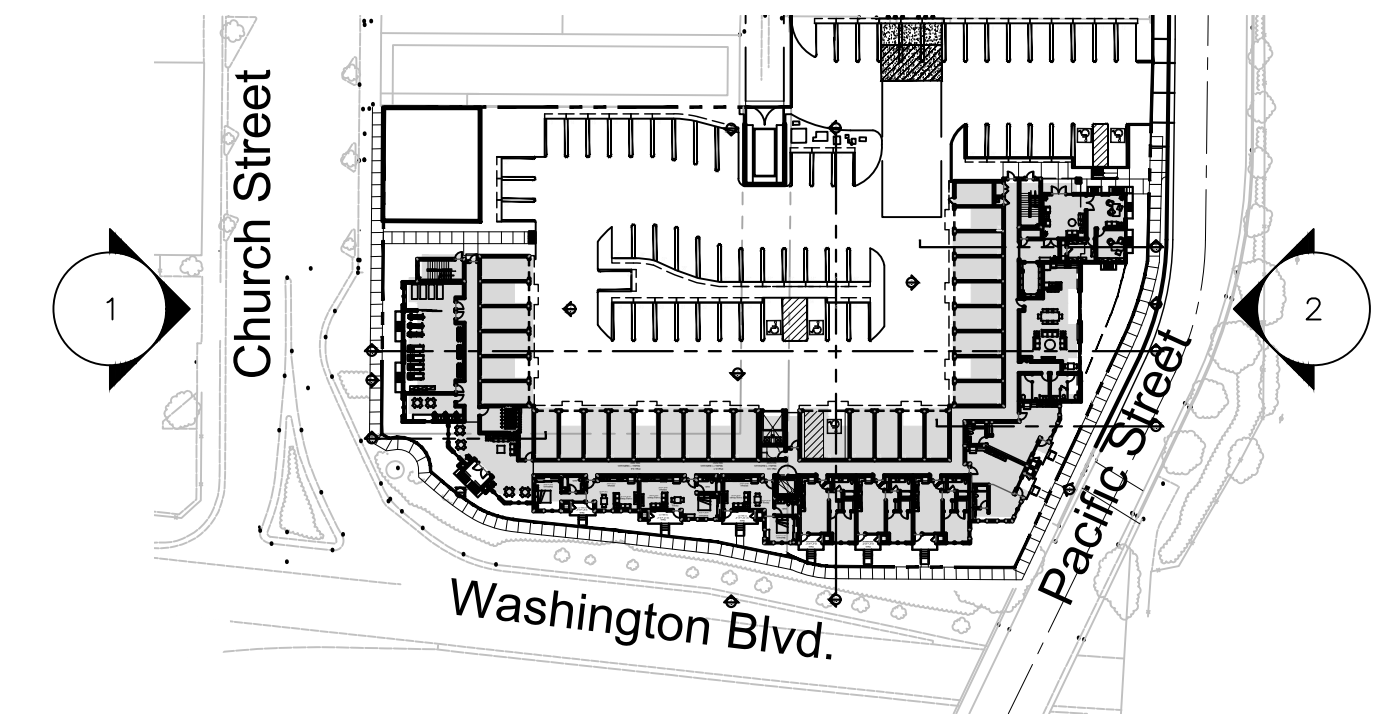


I. SOUTH ELEVATION

0 4 8 16



60'-0" Max. Building Height



Key Map n.t.s.

#### Material Legend

1. Stucco
2. Brick Veneer
3. Trim
4. Vinyl Window
5. Storefront Glazing
6. Metal Railing
7. Metal Shade
8. Accent Medallion
- \* Relocated CA Historic Landmark Plaque

1. WEST ELEVATION



2. EAST ELEVATION

0 4 8 16

## JUNCTION CROSSING

**ST. ANTON**  
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## ELEVATIONS

120 Pacific Street  
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A2.2



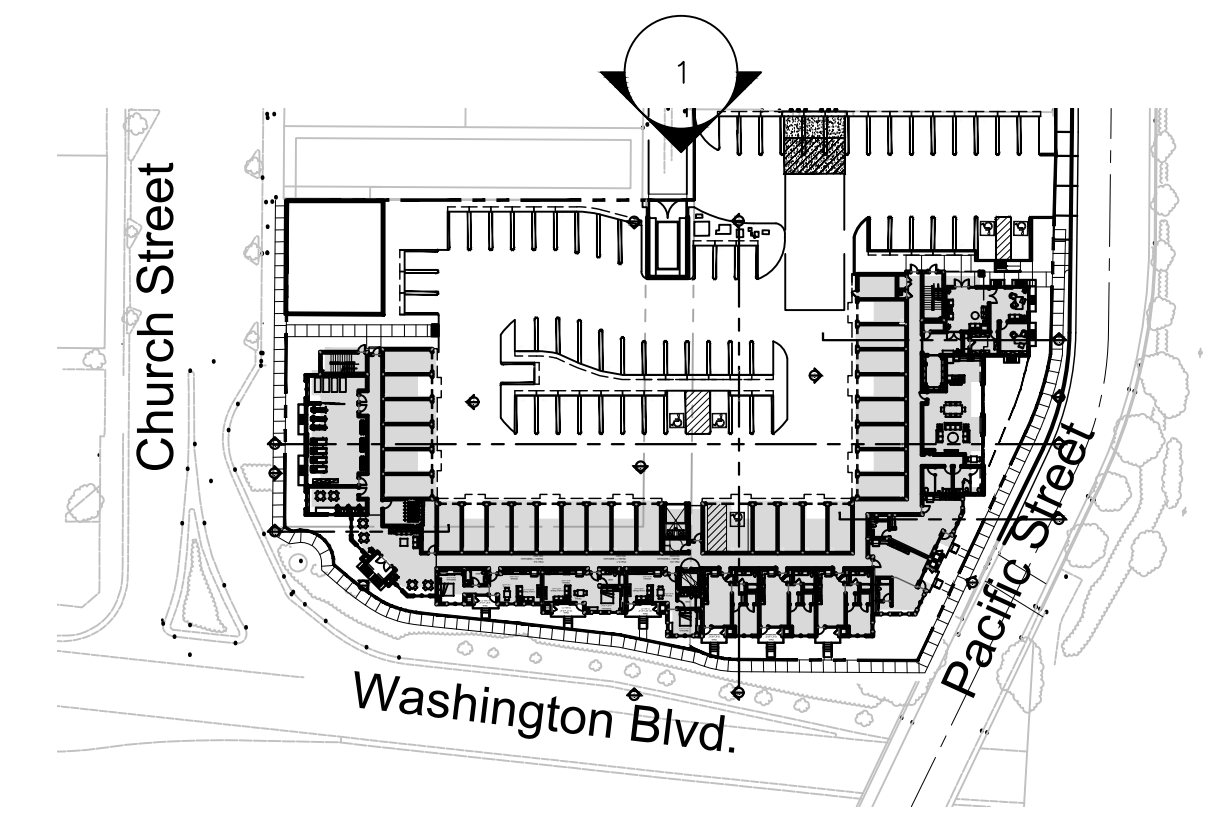
60'-0" Max. Building Height



Rear Elevation - Overall  
Scale: 1/16" = 1'-0"

#### Material Legend

1. Stucco
2. Brick Veneer
3. Trim
4. Vinyl Window
5. Storefront Glazing
6. Metal Railing
7. Metal Shade
8. Accent Medallion



Key Map n.t.s.



I. NORTH ELEVATION

0 4 8 16

## JUNCTION CROSSING

**ST. ANTON**  
COMMUNITIES

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## ELEVATIONS

120 Pacific Street  
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A2.3



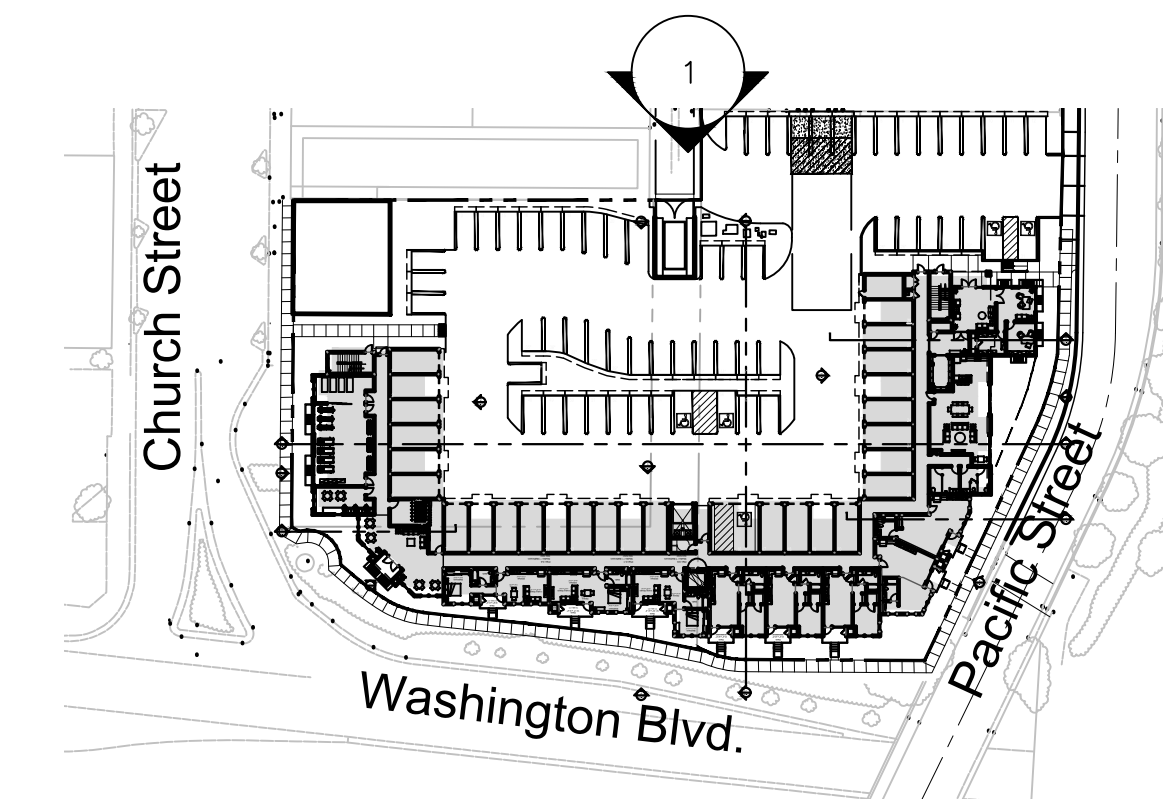
60'-0" Max. Building Height



Rear Elevation - Overall  
Scale: 1/16" = 1'-0"

### Material Legend

1. Stucco
2. Brick Veneer
3. Trim
4. Vinyl Window
5. Storefront Glazing
6. Metal Railing
7. Metal Shade
8. Accent Medallion



Key Map n.t.s.



I. NORTH ELEVATION

0 4 8 16

## JUNCTION CROSSING

**ST. ANTON**  
COMMUNITIES

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## ELEVATIONS

120 Pacific Street  
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A2.4





Key Map n.t.s.

# JUNCTION CROSSING

**ST. ANTON**  
COMMUNITIES

St. Anton Communities  
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## PERSPECTIVE - CHURCH ST FRONTAGE

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KTGY # 2016-0071

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A3.0





## JUNCTION CROSSING

**ST. ANTON**  
COMMUNITIES

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## PERSPECTIVE - WASHINGTON ST FRONTAGE

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KTGY # 2016-0071

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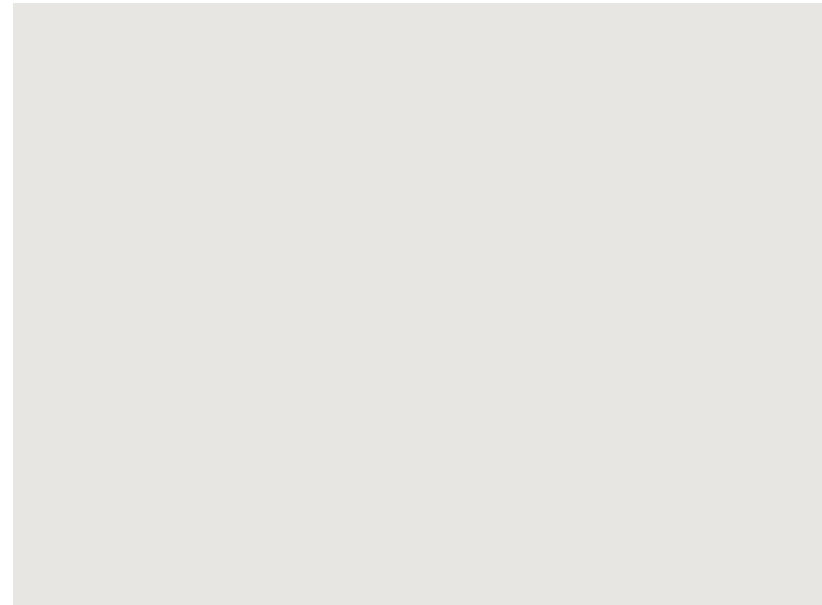


A3.1





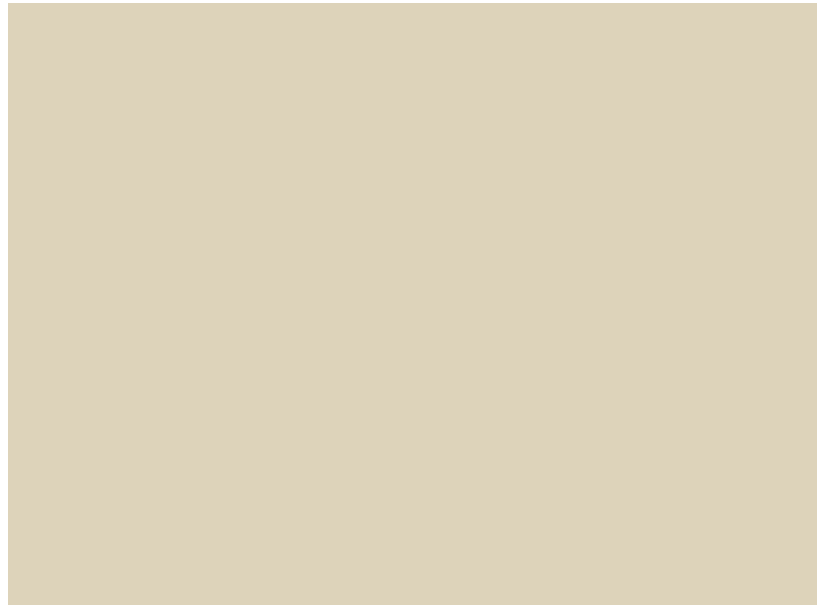
Washington Street Elevation N.T.S.



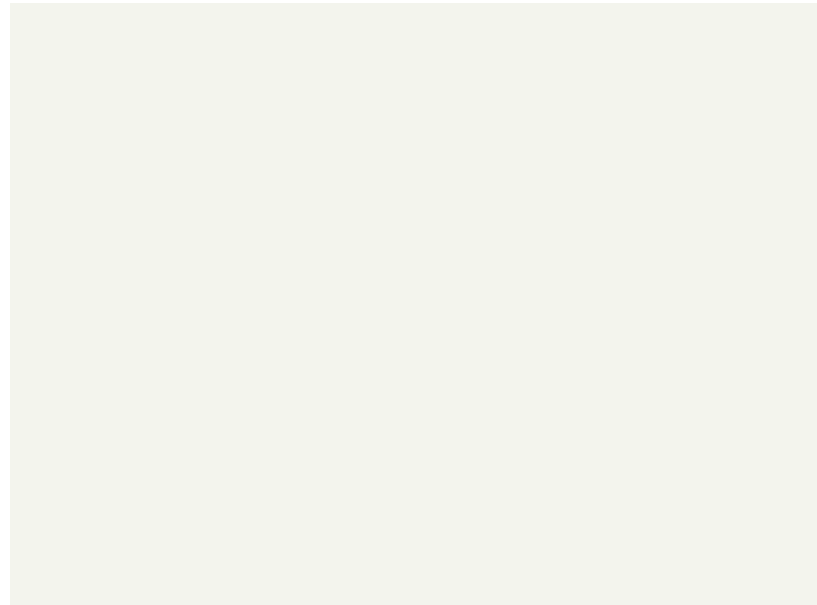
1) Body 1 - Stucco  
SW7000 Ibis White



2) Body 2 - Stucco  
SW7044 Amazing Gray



3) Body 3 - Stucco  
SW7573 Ealget Beige



4) Body 4 - Stucco  
SW7103 Whitetail



9) Brick Veneer 1  
Belden Meadow Blend or Equal



10) Brick Veneer 2  
Belden Belcrest 760 or Equal



Stucco  
16/20 Sand Finish



5) Accent 2 - Trim and Stucco  
SW7045 Intellectual Gray



6) Accent 3 - Stucco  
SW9083 Dusted Truffle



7) Accent 4 - Stucco  
SW7505 Manor House



8) Accent 5 - Trim and Stucco  
SW6024 Dressy Rose



11) Vinyl Window  
Milgard Tan



Smooth Finish Foam Trim

# ROSEVILLE JUNCTION STATION

**ST. ANTON**  
COMMUNITIES  
St. Anton Communities  
1801 I Street, Suite 200  
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## MATERIAL BOARD

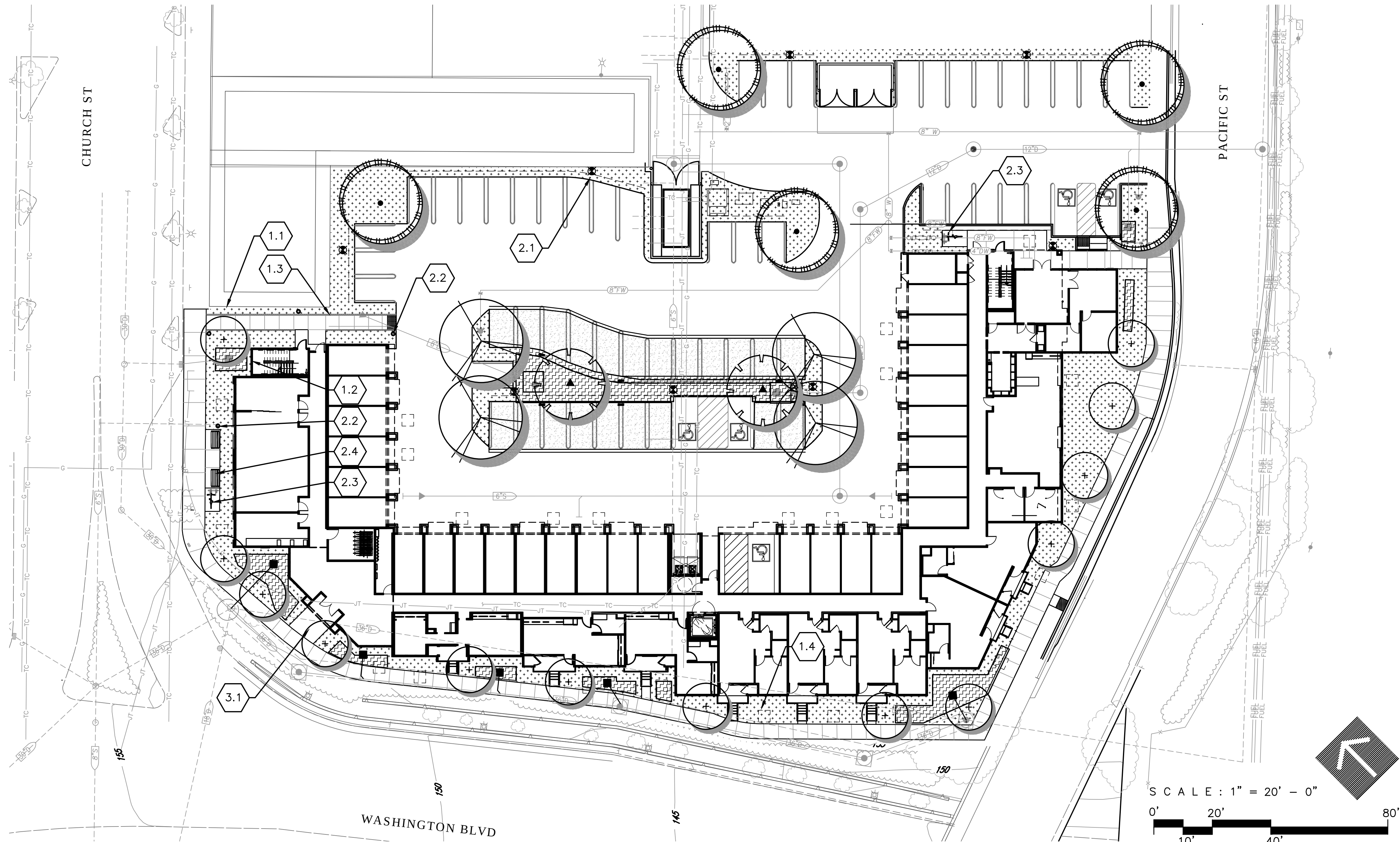
120 Pacific Street  
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**SHADE CALCULATIONS**  
ROSEVILLE JUNCTION STATION  
TOTAL PAVED AREA = 16,470 S.F.  
TOTAL SHADE REQUIRED (50%) = 8,235 S.F.  
TOTAL SHADE PROVIDED (52%) = 8,629 S.F.

| DIA.                  | QTY. | S.F. | TOTAL S.F. |
|-----------------------|------|------|------------|
| <b>30' TREES</b>      |      |      |            |
| 100%                  | 6    | 962  | 5,772      |
| 50%                   | 3    | 481  | 1,443      |
| 25%                   | 0    | 240  | 0          |
| <b>25' TREES</b>      |      |      |            |
| 100%                  | 2    | 707  | 1,414      |
| 50%                   | 0    | 354  | 0          |
| 25%                   | 0    | 177  | 0          |
| TOTAL SHADE PROVIDED: |      |      | 8,629 S.F. |

- CONSTRUCTION KEY NOTES**
- 1.0 GENERAL NOTES**  
1.1 EXISTING MURAL AND BRICK PLANTER TO REMAIN.  
1.2 CA LANDMARK PLAQUE RELOCATION – SEE ARCHITECTURAL PLANS.  
1.3 RELOCATE EXISTING BRICKS AS SOLDIER COURSE ADJACENT TO NEW PEDESTRIAN WALK.  
1.4 RESCUE WINDOW LADDER PAD PER ROSEVILLE FIRE DEPARTMENT.
- 2.0 – SITE**  
2.1 PROPOSED PARKING LOT POLE AND FIXTURE – SEE SHEET PL2.  
2.2 PROPOSED BOLLARD LIGHT – SEE SHEET PL2.  
2.3 PROPOSED BIKE RACKS.  
2.4 PROPOSED 6’ METAL BENCH.
- 3.0 – CONCRETE**  
3.1 PROVIDE CONCRETE FLATWORK WITH MEDIUM BROOM FINISH. COLOR: NATURAL.

**PRELIMINARY PLANT LIST AND LEGEND**

| SYMBOL | BOTANICAL NAME<br>COMMON NAME                                   | MIN. SIZE | WATER USE | SIZE        |
|--------|-----------------------------------------------------------------|-----------|-----------|-------------|
|        | ACER RUBRUM 'ARMSTRONG'<br>COLUMNAR RED MAOLE                   | 15 G      | MED       | 40'H x 15'W |
|        | ALNUS CORDATA<br>ITALIAN ALDER                                  | 15 G      | MED       | 40'H x 25'W |
|        | ELAEOCARPUS DECIPENS<br>JAPANESE BLUEBERRY TREE                 | 15 G      | MED       | 40'H x 30'W |
|        | PISTACIA CHINENSIS 'KEITH DAVEY'<br>FRUITLESS CHINENSE PISTACHE | 15 G      | LOW       | 35'H x 30'W |
|        | DRIP LINE OF EXISTING TREE TO                                   |           |           |             |

**SHRUBS, GRASSES AND ACCENTS**

| SYMBOL              | BOTANICAL NAME<br>COMMON NAME                                         | SIZE | WATER USE | REMARKS       |
|---------------------|-----------------------------------------------------------------------|------|-----------|---------------|
|                     | CISTUS HYBRIDUS<br>WHITE ROCKROSE                                     | 5 G  | LOW       | 3.5'H x 6'W   |
|                     | DAPHNE ODORA 'MARGINATA'<br>VARIEGATED WINTER DAPHNE                  | 5 G  | LOW       | 3.5'H x 3.5'W |
|                     | DIANELLA REVOLUTA 'LITTLE REV'<br>LITTLE REV FLAX LILY                | 1 G  | LOW       | 2.5'H x 1.5'W |
|                     | HESPERALOE PARVIFLORA<br>YELLOW YUCCA                                 | 5 G  | LOW       | 3.5'H x 3.5'W |
|                     | LAVANDULA SP.<br>LAVENDER                                             | 5 G  | LOW       | VARIES        |
|                     | LOMANDRA LONGIFOLIA 'BREEZE'<br>DWARF MAT RUSH                        | 5 G  | LOW       | 2'H x 2'W     |
|                     | LOROPETALUM CHINENSIS 'RAZZLEBERRI'<br>CHINESE FRINGE FLOWER          | 5 G  | MOD       | 5'H x 4'W     |
|                     | PANICUM VIRGATUM 'SHENANDOAH'<br>WEeping SWITCH GRASS                 | 5 G  | LOW       | 3.5'H x 3'W   |
|                     | PENNISETUM SETACEUM 'RUBRUM'<br>PURPLE FOUNTAIN GRASS                 | 5 G  | LOW       | 4'H x 4'W     |
|                     | PEROVSKIA ATRIPLICIFOLIA 'BLUE SPIRES'<br>RUSSIAN SAGE                | 5 G  | LOW       | 3.5'H x 3.5'W |
|                     | PHORMIUM SP.<br>NEW ZEALAND FLAX                                      | 5 G  | VARIES    | VARIES        |
|                     | SAVLIA GREGGII<br>RED AUTUMN SAGE                                     | 5 G  | LOW       | 3'H x 3'W     |
|                     | TEUCRUM CHAMAEDRYS<br>GERMANDER                                       | 5 G  | LOW       | 1'H x 2'W     |
|                     | TULBAGHIA VIOLACEA<br>SOCIETY GARLIC                                  | 1 G  | LOW       | 1'H x 1.5'W   |
|                     | WESTRINGIA ROSMARINIFORMIS 'WYNYABBIE GEM'<br>LAVENDER COAST ROSEMARY | 5 G  | LOW       | 4.5'H x 7'W   |
| <b>GROUNDCOVERS</b> |                                                                       |      |           |               |
|                     | COPROSMA KIRKII<br>KIRK'S COPROSMA                                    | 1 G  | LOW       | 48" O.C.      |
|                     | LANTANA MONTEVIDENSIS<br>PURPLE TRAILING LANTANA                      | 1 G  | LOW       | 36" O.C.      |
|                     | MYOPORUM PARVIFOLIUM 'PINK'<br>CREEPING MYOPORUM                      | 1 G  | LOW       | 48" O.C.      |
|                     | SANTOLINA VIRENS 'LEMON FIZZ'<br>LEMON FIZZ LAVENDER COTTON           | 1 G  | LOW       | 18" O.C.      |
|                     | SCAEVOLA 'MAUVE CLUSTERS'<br>PINK-PURPLE FAN FLOWER                   | 1 G  | LOW       | 30" O.C.      |
|                     | TEUCRUM X LUCIDRYS 'PROSTRATUM'<br>PROSTRATE GERMANDER                | 1 G  | LOW       | 18" O.C.      |

**STORMWATER QUALITY RAIN GARDEN PLANT LEGEND**

| SYMBOL | BOTANICAL NAME<br>COMMON NAME               | SIZE | WATER USE | REMARKS       |
|--------|---------------------------------------------|------|-----------|---------------|
|        | CHONDROPETALUM TECTORUM<br>CAPE RUSH        | 1 G  | LOW       | 2.5'H x 3.5'W |
|        | DESCHAMPSIA CAESPITOSA<br>TUFTED HAIR GRASS | 1 G  | LOW       | 1.5'H x 2'W   |
|        | JUNCUS PATENS<br>CALIFORNIA GRAY RUSH       | 1 G  | MED       | 2'H x 2'W     |

- PRELIMINARY CALLOUTS**
- LIGHT POLE AND FIXTURE, TYPICAL OF 8. SEE SHEET PL2.
  - PEDESTRIAN BOLLARD, TYPICAL OF 3. SEE SHEET PL2.

JUNCTION CROSSING

**ST. ANTON**  
COMMUNITIES  
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PRELIMINARY LANDSCAPE PLAN

120 Pacific Street  
ROSEVILLE, CALIFORNIA  
KTGY # 2016-0071

09.09.2016

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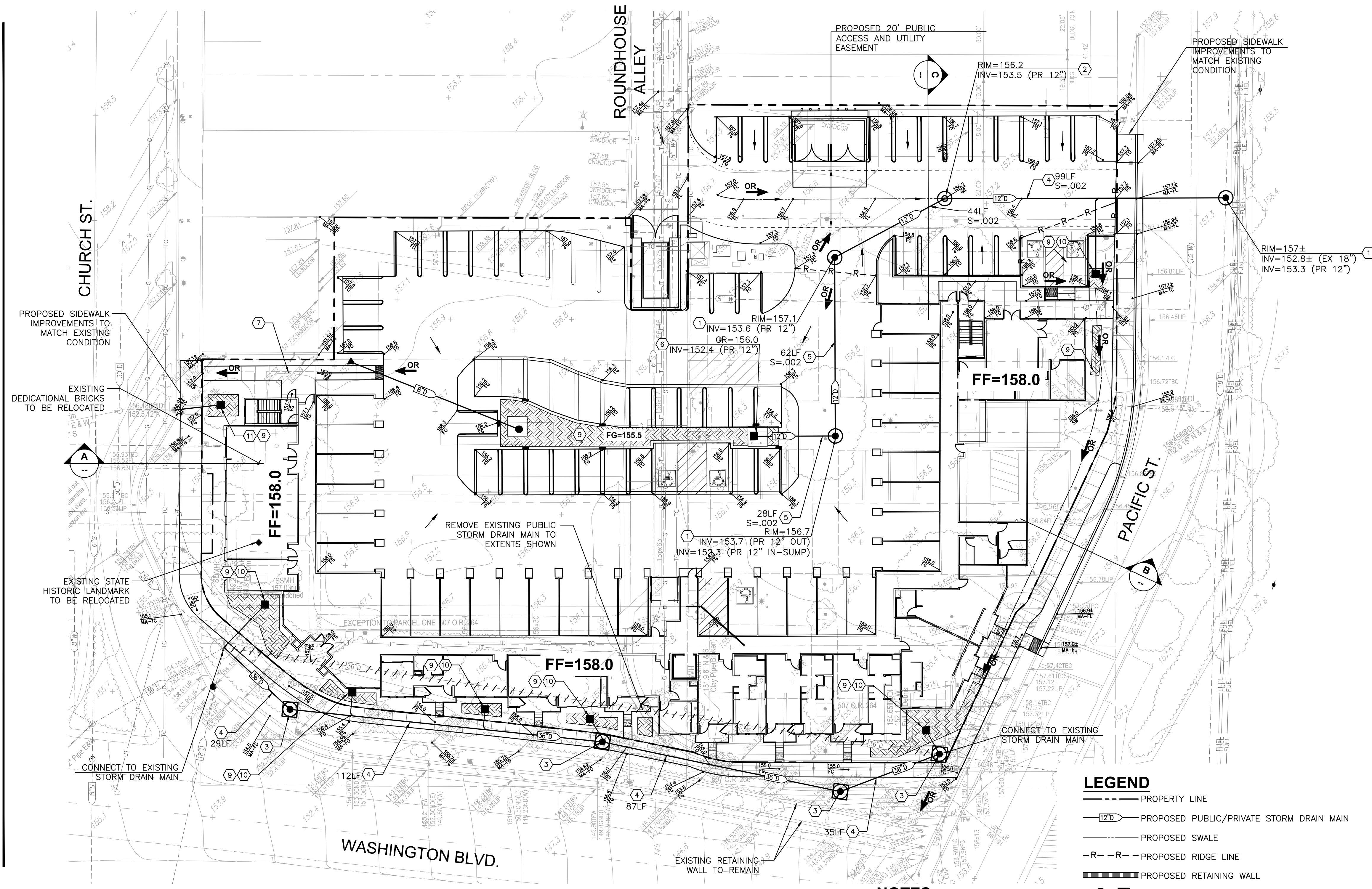
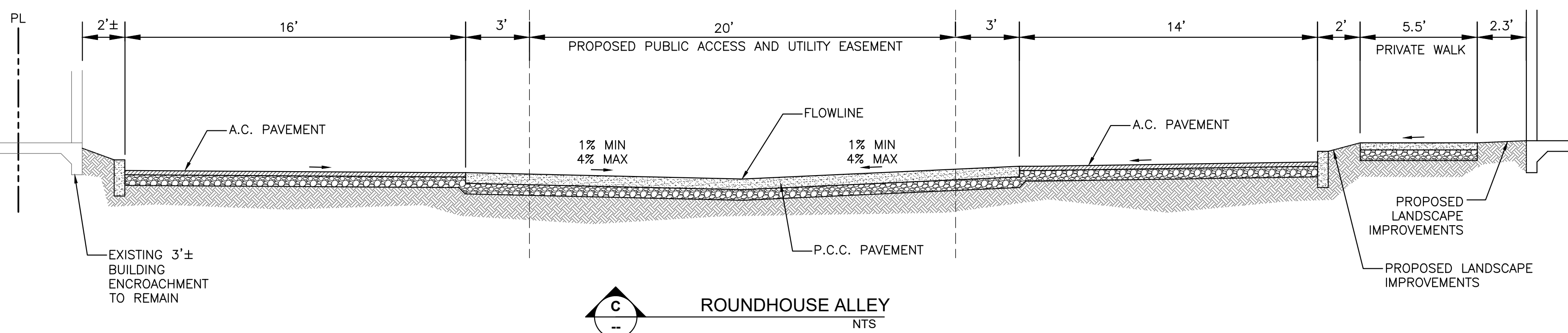
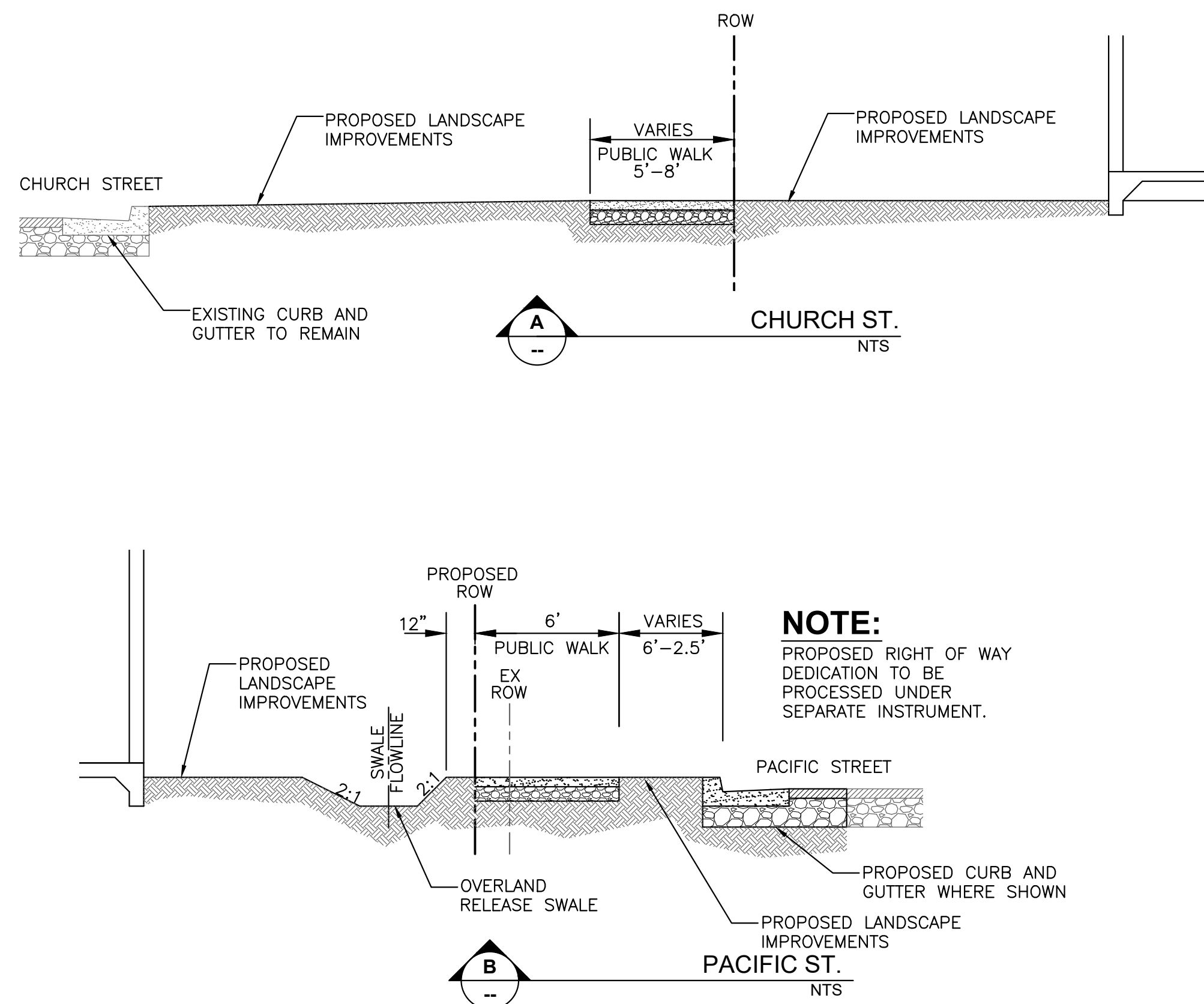
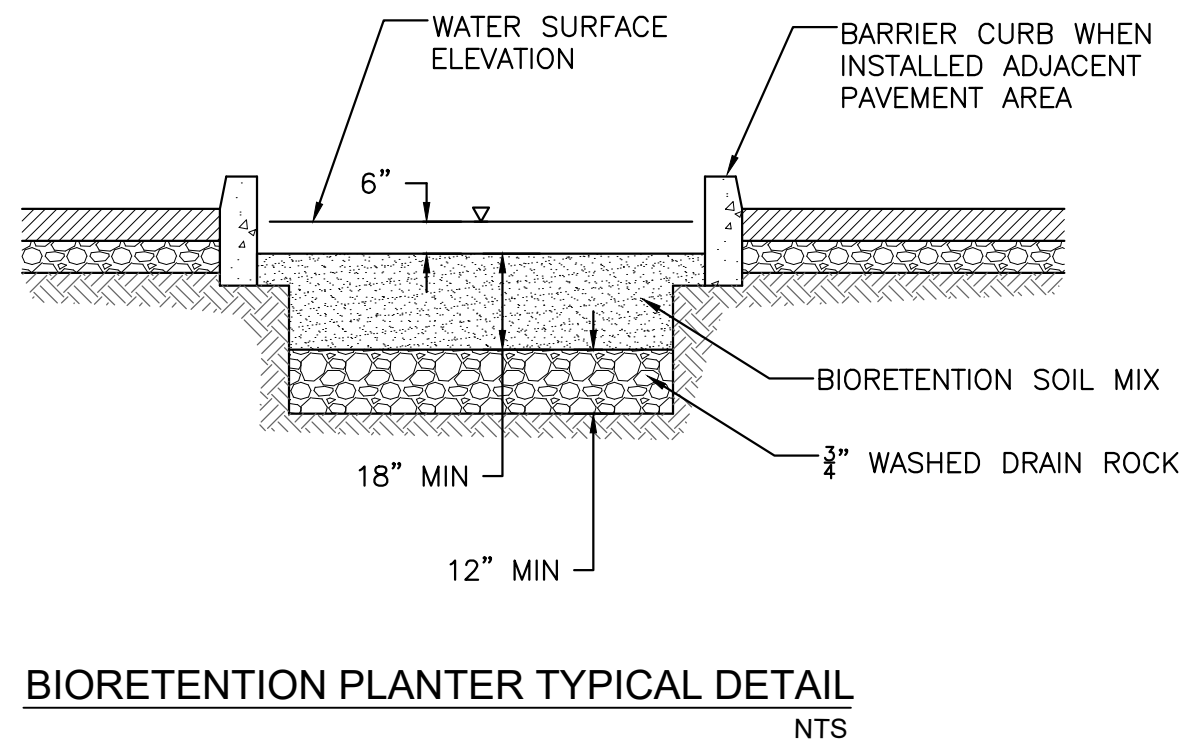
**PL1**  
**FUHRMAN LEAMY LAND GROUP**  
landscape architecture . urban design  
parks & recreation . site & master planning  
SAC\_15056











#### KEYNOTES

- INSTALL STANDARD PRECAST DRAINAGE MANHOLE PER CITY OF ROSEVILLE STANDARD DETAIL DR-4.
- INSTALL STANDARD PRECAST DRAINAGE MANHOLE WITH GRATED LID PER CITY OF ROSEVILLE STANDARD DETAIL DR-4.
- INSTALL TYPE B SADDLE MANHOLE PER CITY OF ROSEVILLE STANDARD DETAIL DR-5.
- INSTALL PUBLIC STORM DRAIN MAIN PER CITY OF ROSEVILLE STANDARDS. LENGTH AND SLOPE PER PLAN. PROVIDE CONCRETE CAP AS REQUIRED BASED ON AVAILABLE PIPE COVER.
- INSTALL PRIVATE STORM DRAIN MAIN PER CITY OF ROSEVILLE STANDARDS. LENGTH AND SLOPE PER PLAN.
- INSTALL DRAIN INLET.
- INSTALL TRENCH DRAIN.
- KEYNOTE NOT USED.
- INSTALL BIORETENTION PLANTER PER WEST PLACER STORM WATER QUALITY DESIGN MANUAL (DECEMBER 2015). SEE DETAIL THIS SHEET.
- INSTALL DRAIN INLET. CONNECT TO PROPOSED PUBLIC STORM DRAIN MAIN.
- INSTALL DRAIN INLET. CONNECT TO BACK OF EXISTING CURB INLET.

#### NOTES

- PROPOSED ELEVATIONS SHOWN ARE ESTIMATES ONLY. ACTUAL ELEVATIONS MAY CHANGE DURING FINAL DESIGN.
- BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MORROW SURVEYING DATED MAY 2011.
- EXISTING UTILITY IMPROVEMENTS ARE BASED ON AVAILABLE CITY BASE UTILITY MAPS AND AS-BUILT DRAWINGS. ACTUAL SIZES, TYPES AND LOCATIONS MAY VARY FROM INFORMATION SHOWN HEREON.
- LOT MERGER, RIGHT OF WAY ABANDONMENT AND RIGHT OF WAY DEDICATION TO BE PREPARED UNDER SEPARATE INSTRUMENT.

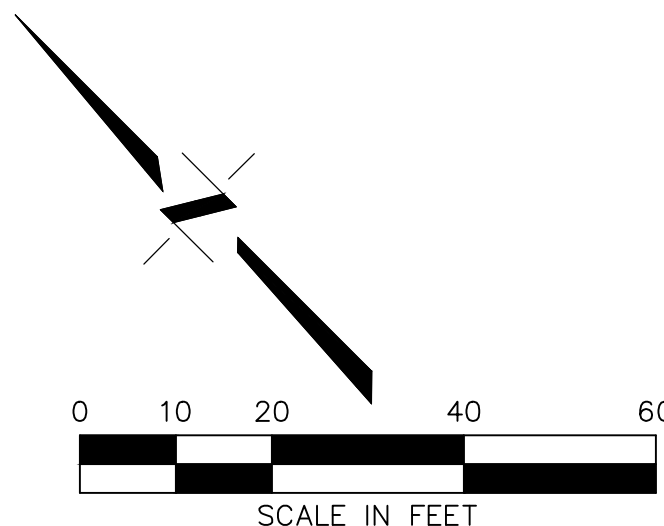
#### LEGEND

- PROPERTY LINE
- PROPOSED PUBLIC/PRIVATE STORM DRAIN MAIN
- PROPOSED SWALE
- PROPOSED RIDGE LINE
- PROPOSED RETAINING WALL
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED DRAIN INLET
- PROPOSED OVERLAND RELEASE ROUTE
- EXISTING PUBLIC STORM DRAIN MAIN TO BE REMOVED
- EXISTING PROPERTY BOUNDARY
- EXISTING PUBLIC STORM DRAIN MAIN
- EXISTING PUBLIC WATER MAIN
- EXISTING PUBLIC SANITARY SEWER MAIN
- EXISTING GAS MAIN
- EXISTING JOINT TRENCH
- EXISTING TELECOM LINE
- EXISTING FUEL LINE

## JUNCTION CROSSING

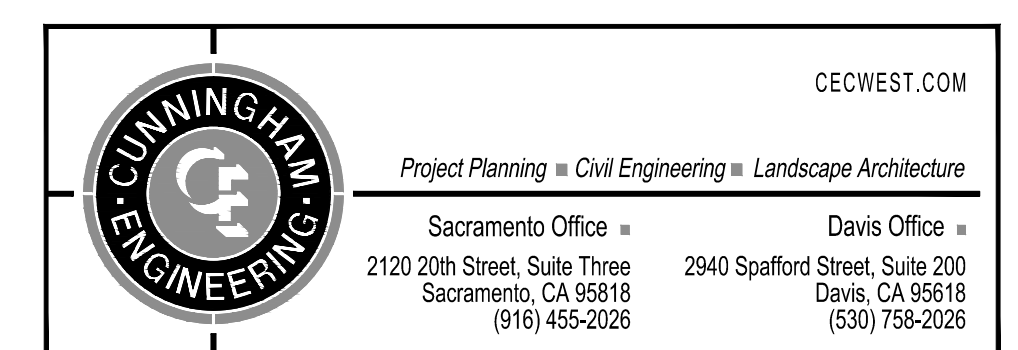


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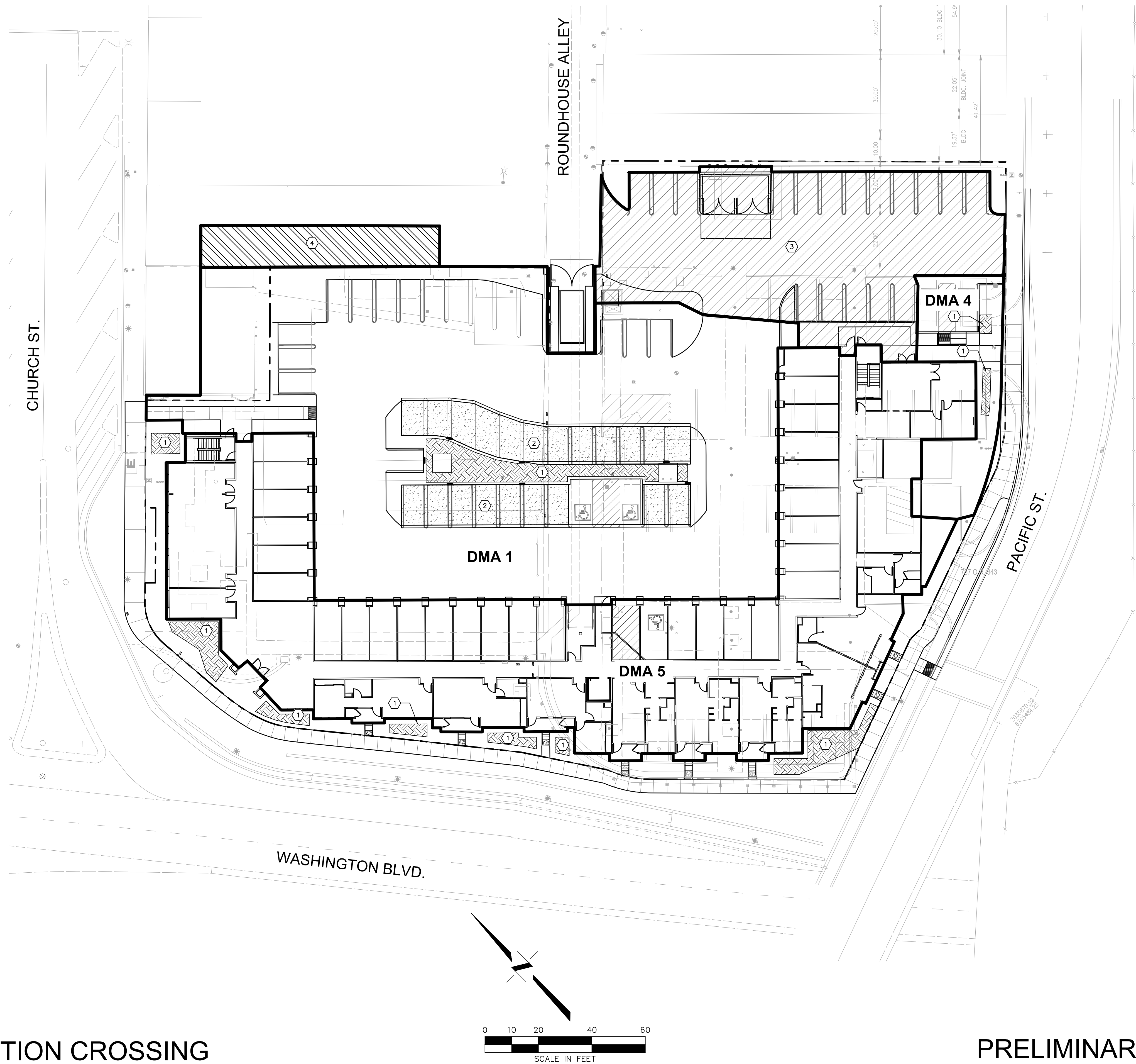


120 Pacific Street  
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09.09.2016

## PRELIMINARY GRADING & DRAINAGE PLAN







- KEYNOTES**
- ① INSTALL BIORETENTION PLANTER PER WEST PLACER STORM WATER QUALITY DESIGN MANUAL (DECEMBER 2015)
  - ② INSTALL PERVIOUS PAVEMENT.
  - ③ DRAINAGE AREA WITHIN PUBLIC ACCESS AND UTILITY EASEMENT NOT TREATED
  - ④ EXISTING OFFSITE DRAINAGE DIRECTED TOWARDS DMA-1.

- LEGEND**
- PROPERTY LINE
  - PROPOSED DMA SHED LINE

- NOTES**
1. SEE PRELIMINARY GRADING AND DRAINAGE PLAN FOR PIPE LENGTHS, SLOPES AND INVERT INFORMATION.

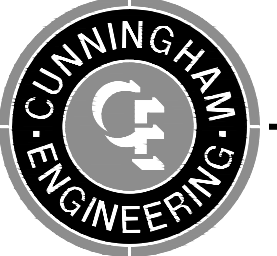
JUNCTION CROSSING

PRELIMINARY SWQP SITE PLAN



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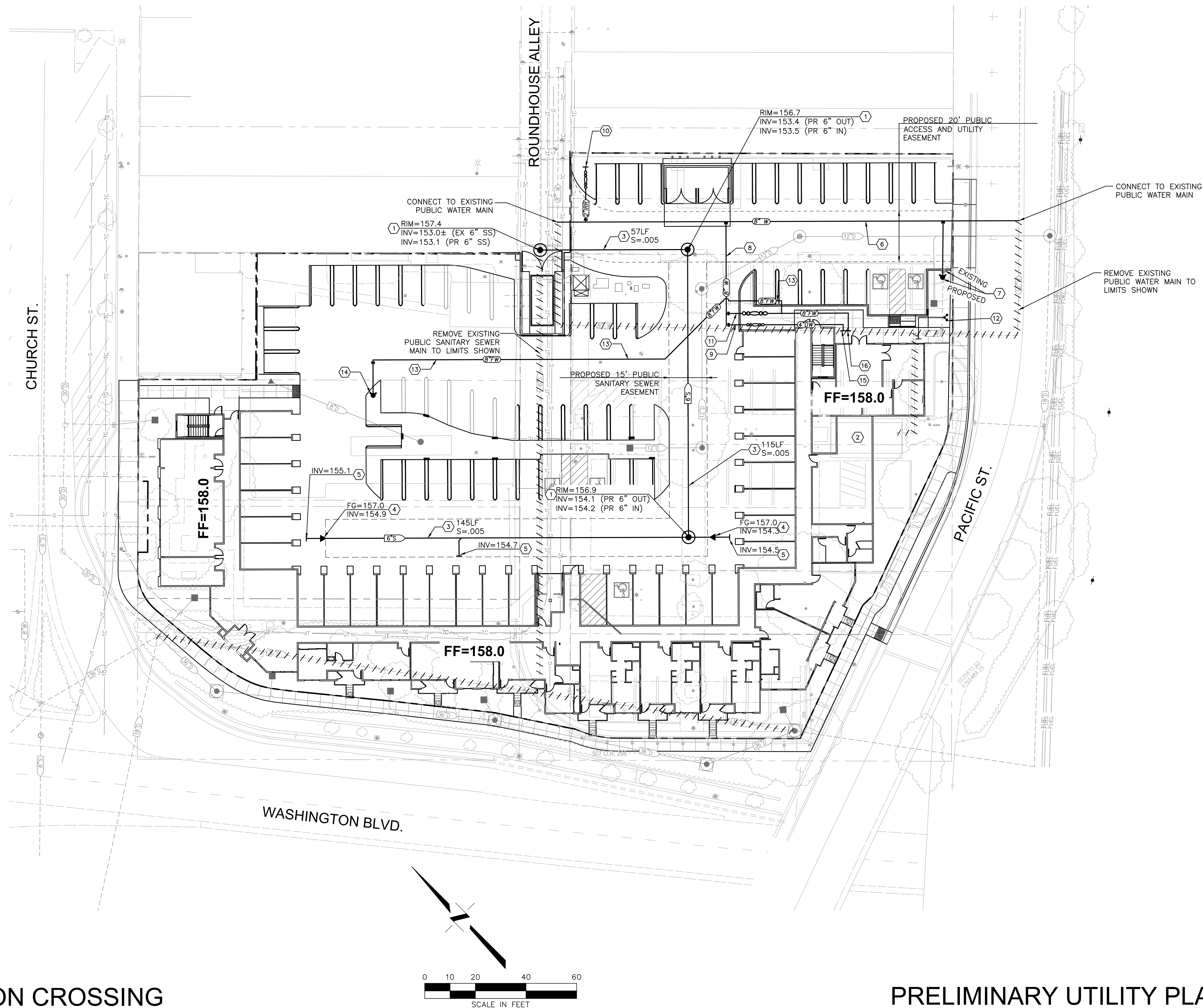


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|------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|





## KEYNOTES

1. INSTALL SANITARY SEWER MANHOLE PER CITY OF ROSEVILLE STANDARD DETAIL SS-2.
2. EXISTING WATER WELL TO BE ABANDONED BY CITY.
3. INSTALL PUBLIC SANITARY SEWER MAN. SIZE, SLOPE AND LENGTH PER PLAN.
4. INSTALL SEWER CLEANOUT.
5. PROVIDE 6" SEWER SERVICE TO WITHIN 5 FEET OF BUILDING WALL.
6. INSTALL PUBLIC WATER MAIN PER CITY OF ROSEVILLE STANDARDS.
7. RELOCATE EXISTING FIRE HYDRANT TO BACK OF NEW CURB AND RECONNECT TO NEW WATER MAIN PER CITY OF ROSEVILLE STANDARD DETAIL W-13.
8. PROVIDE BACKFLOW MANIFOLD PER CITY OF ROSEVILLE STANDARD DETAIL W-15.
9. INSTALL 4" DOMESTIC WATER SERVICE PER CITY OF ROSEVILLE STANDARD DETAIL W-8.
10. INSTALL 2" IRRIGATION SERVICE PER CITY OF ROSEVILLE STANDARD DETAIL W-7.
11. INSTALL ON-SITE FIRE PROTECTION SERVICE PER CITY OF ROSEVILLE STANDARD DETAIL W-3.
12. INSTALL FIRE DEPARTMENT CONNECTION.
13. INSTALL PRIVATE FIRE WATER LINE.
14. INSTALL PRIVATE FIRE HYDRANT PER CITY OF ROSEVILLE STANDARD DETAIL W-13.
15. PROVIDE DOMESTIC WATER SERVICE TO WITHIN 5 FEET OF PROPOSED BUILDING WALL.
16. PROVIDE FIRE WATER SERVICE TO WITHIN 5 FEET OF PROPOSED BUILDING WALL.

## NOTES

1. PROPOSED PIPE SIZES SHOWN ARE ESTIMATES ONLY. ACTUAL SIZES MAY CHANGE DURING FINAL DESIGN.
2. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MORROW SURVEYING DATED MAY 2011.
3. EXISTING UTILITY IMPROVEMENTS ARE BASED ON AVAILABLE CITY BASE UTILITY MAPS AND AS-BUILT DRAWINGS. ACTUAL SIZES, TYPES AND LOCATIONS MAY VARY FROM INFORMATION SHOWN HEREON.
4. LOT MERGER, RIGHT OF WAY ABANDONMENT AND RIGHT OF WAY DEDICATION TO BE PREPARED UNDER SEPARATE INSTRUMENT.
5. EXISTING DRY UTILITY FACILITIES IN CONFLICT WITH PROPOSED IMPROVEMENTS SHALL BE RELOCATED. DESIGN AND APPROVAL BY OTHERS.

## LEGEND

- PROPERTY LINE
- 6"S --- PROPOSED PUBLIC/PRIVATE SANITARY SEWER MAIN
- 8"W --- PROPOSED PUBLIC WATER MAIN
- 8"FW --- PROPOSED FIRE WATER LINE
- 4"DW --- PROPOSED DOMESTIC WATER LINE
- PROPOSED BACKFLOW DEVICE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING PUBLIC UTILITY MAIN TO BE REMOVED
- EXISTING PROPERTY BOUNDARY
- 12"D --- EXISTING PUBLIC STORM DRAIN MAIN
- 8"W --- EXISTING PUBLIC WATER MAIN
- 12"D --- EXISTING SANITARY SEWER MAIN
- G --- EXISTING GAS MAIN
- JT --- EXISTING JOINT TRENCH
- TC --- EXISTING TELECOM LINE
- FUEL --- EXISTING FUEL LINE

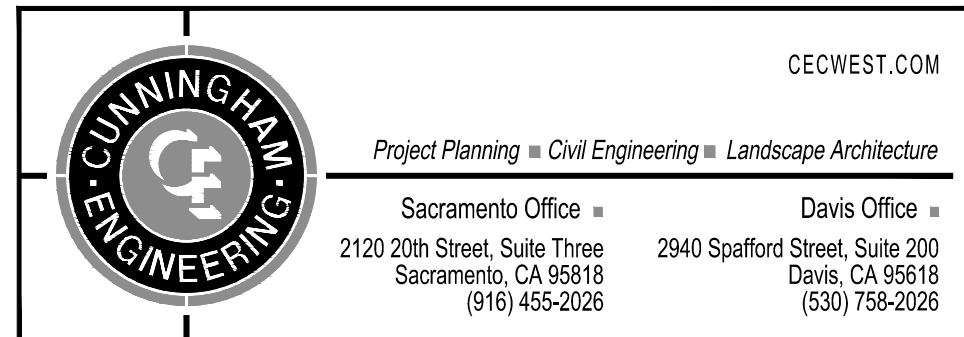
## JUNCTION CROSSING



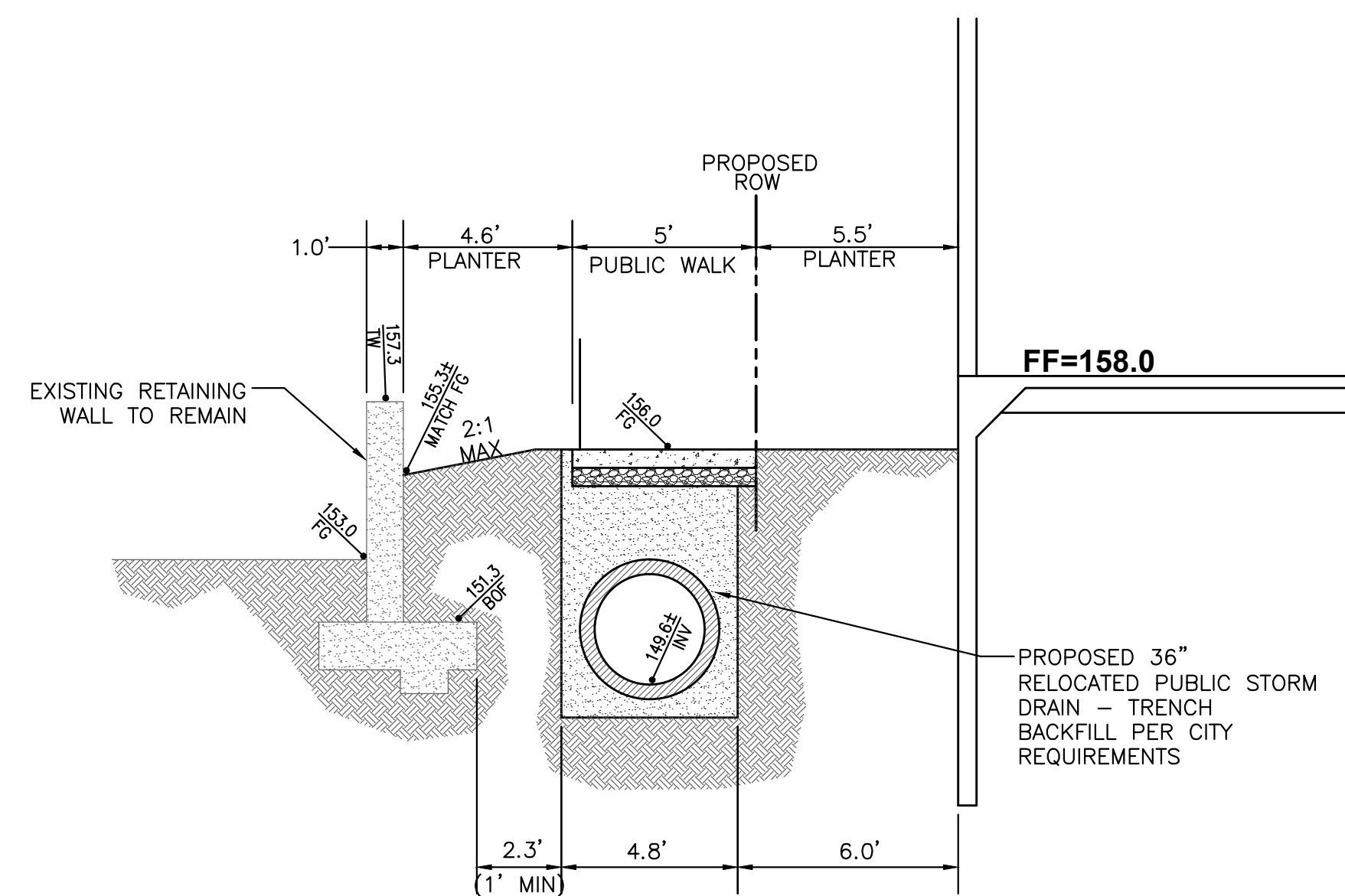
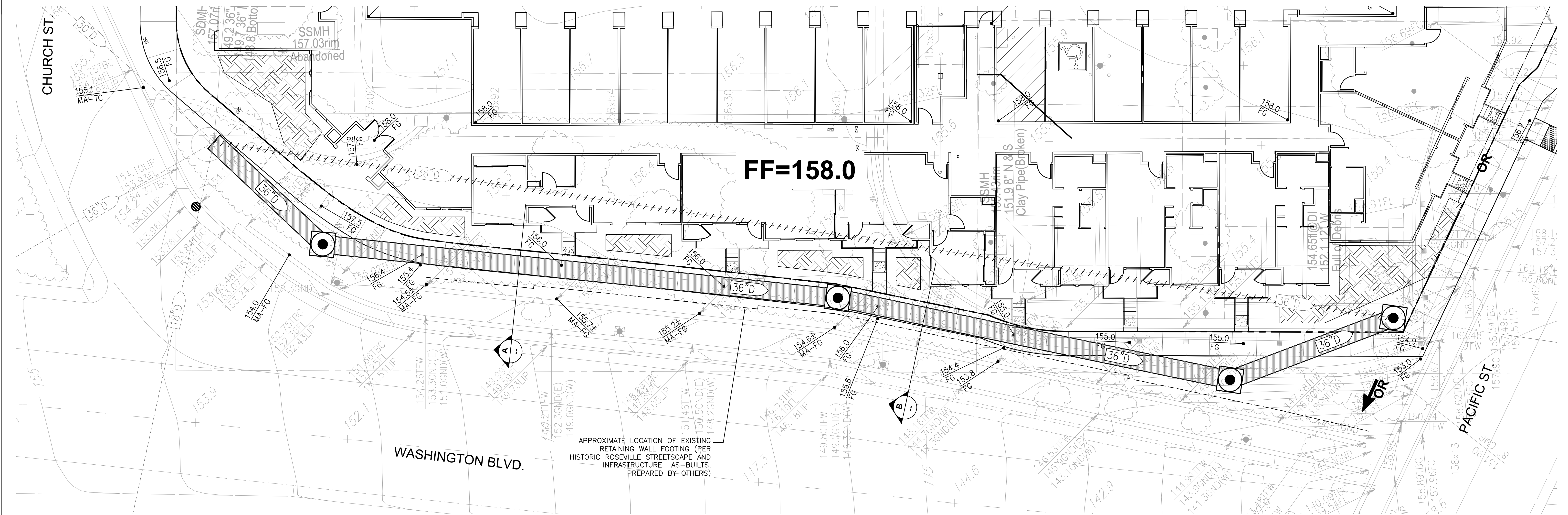
St. Anton Communities  
1801 I Street, Suite 200  
Sacramento, CA  
916.471.3000

## PRELIMINARY UTILITY PLAN

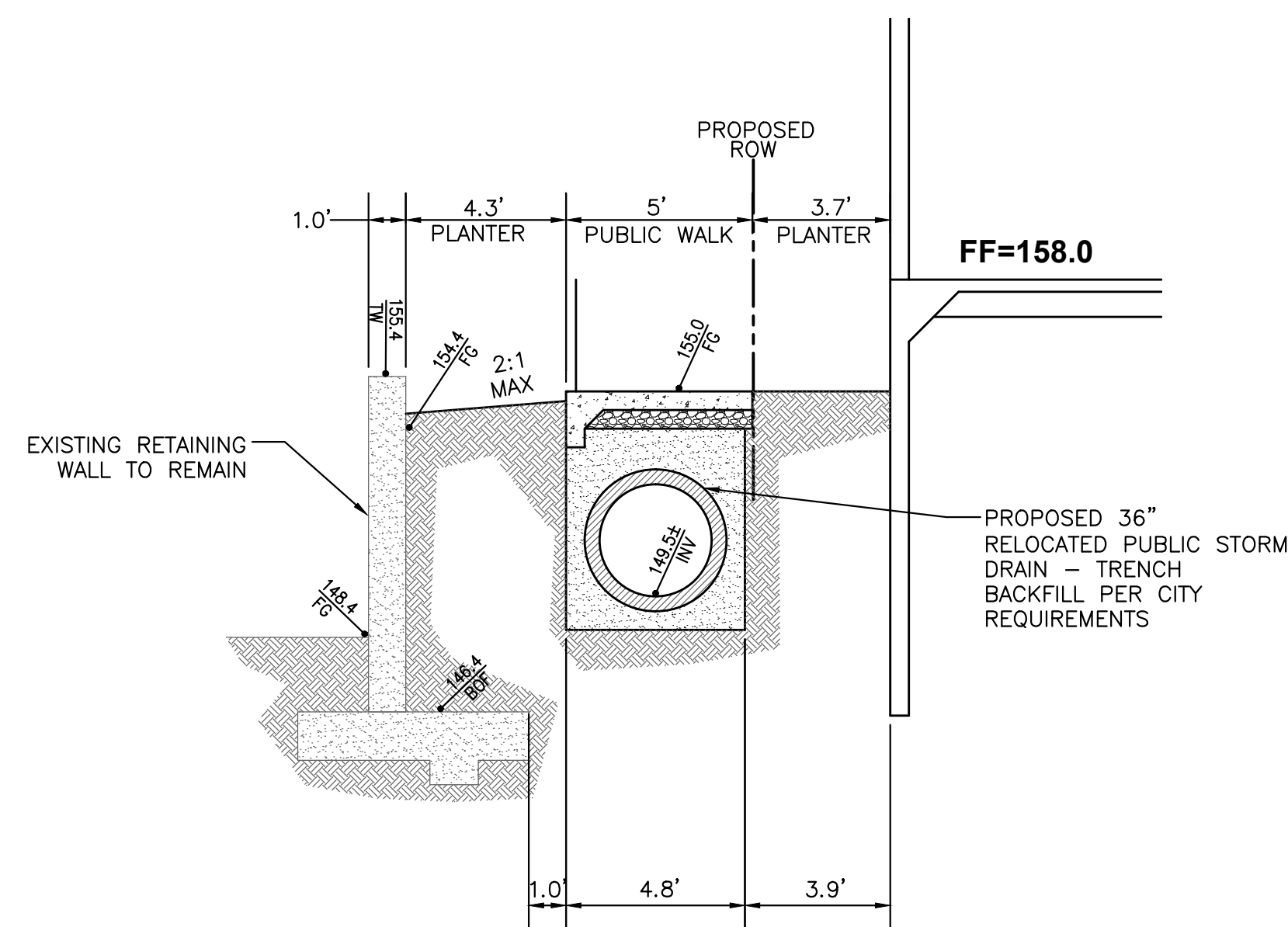
120 Pacific Street  
ROSEVILLE, CALIFORNIA  
KTY # 2016-0071  
09.09.2016







**A** WASHINGTON BLVD.  
1"=4'

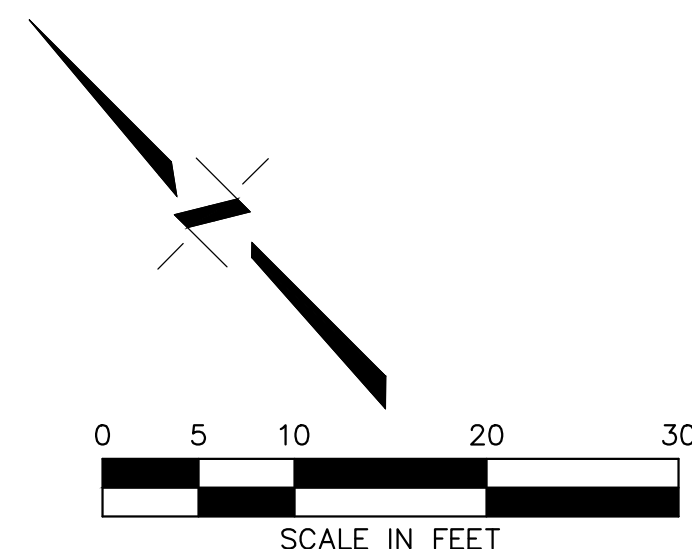


**B** WASHINGTON BLVD.  
1"=4'

## JUNCTION CROSSING



**St. Anton Communities**  
1801 I Street, Suite 200  
Sacramento, CA  
916.471.3000



## PROPOSED 36" STORM DRAIN RELOCATION EXHIBIT

120 Pacific Street  
ROSEVILLE, CALIFORNIA  
KTGY # 2016-0071  
09.09.2016

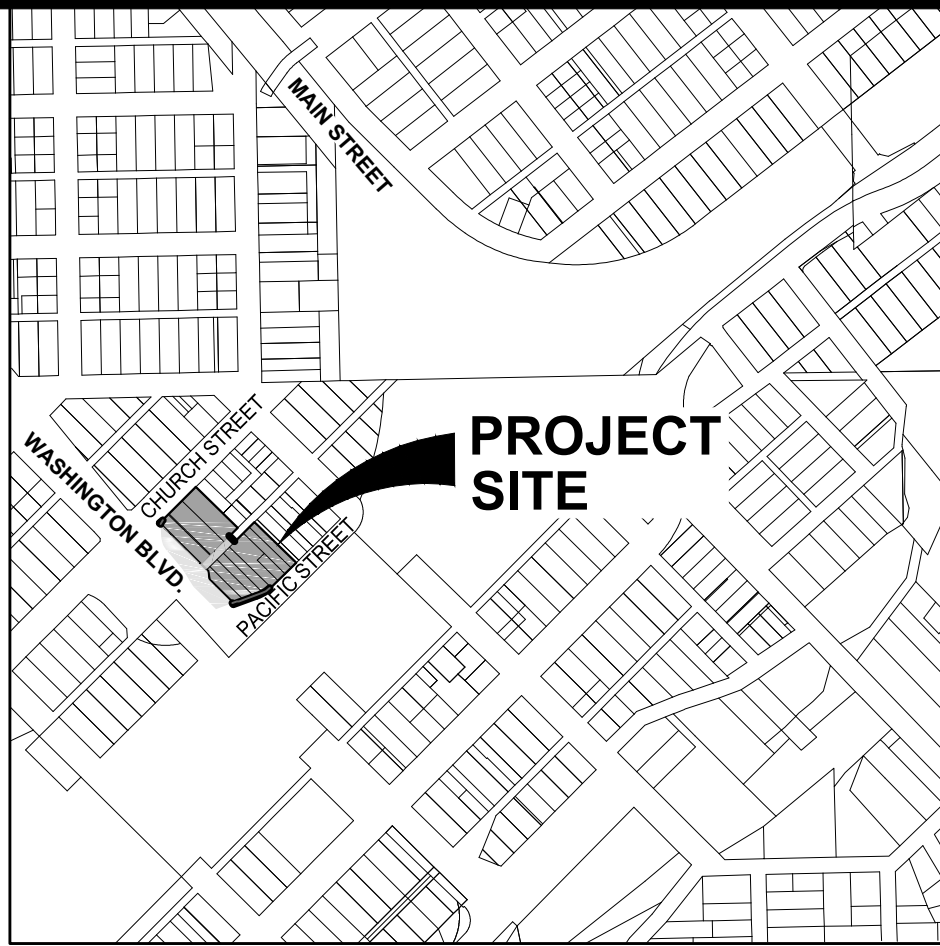




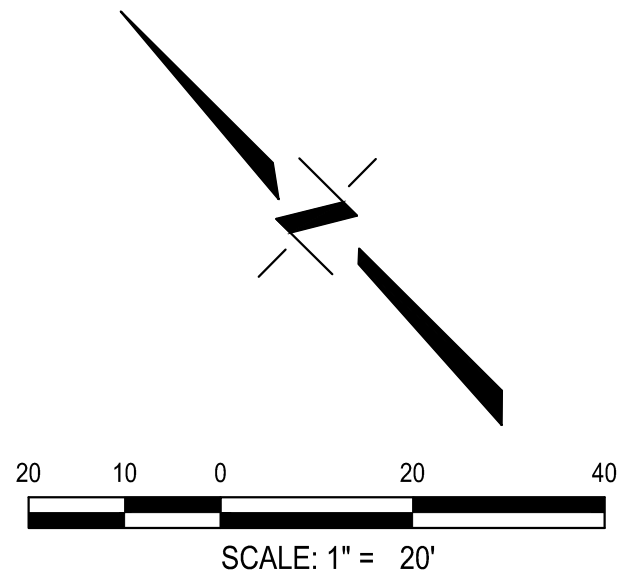
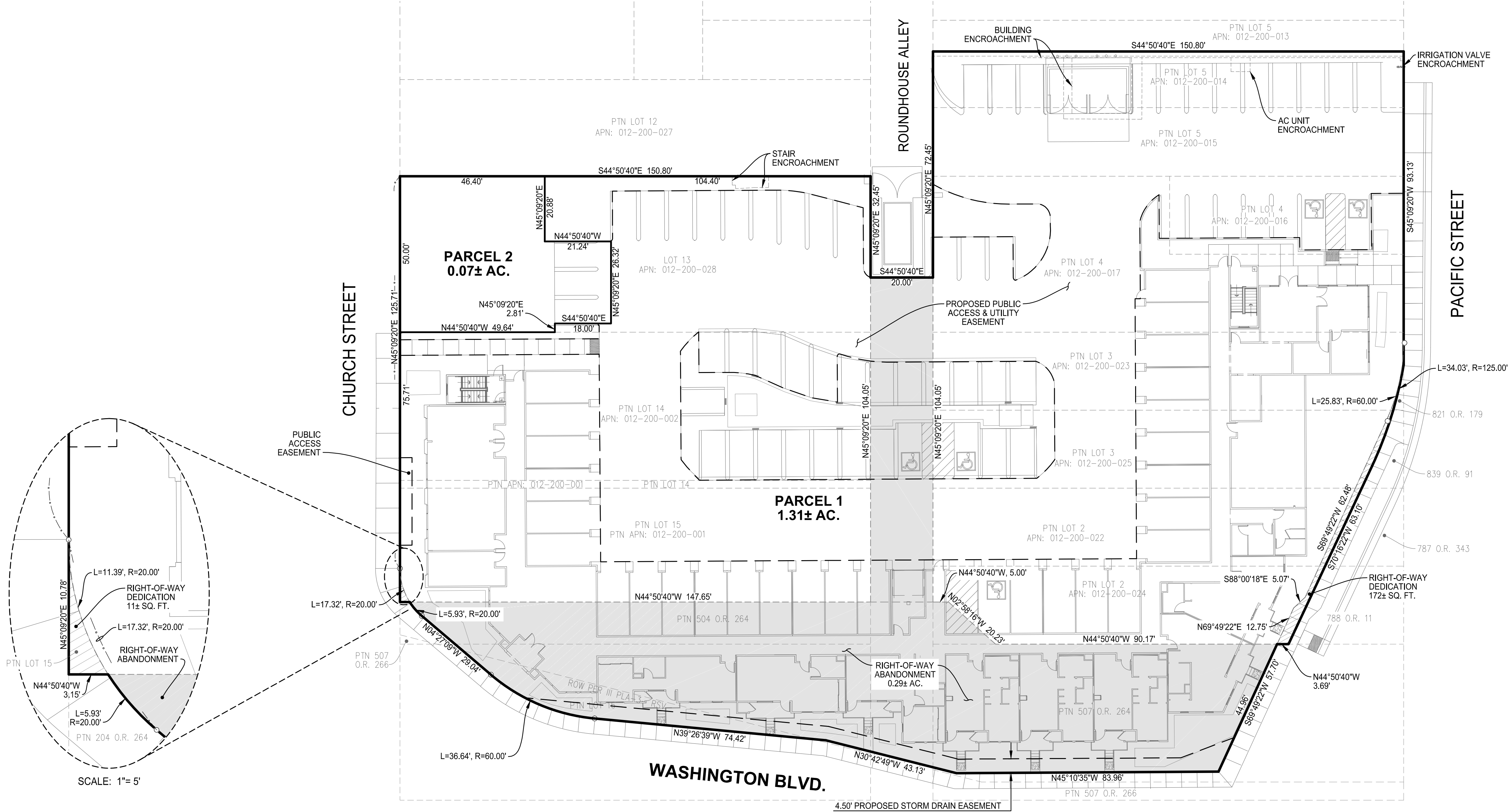
TENTATIVE PARCEL MAP  
FOR  
JUNCTION CROSSING

CITY OF ROSEVILLE PLACER COUNTY CALIFORNIA  
APRIL 2018

EXHIBIT B



VICINITY MAP  
NTS



OWNERS:

AS TO LOTS 13 & 14:  
PLACER EQUITY LOANS  
P.O. BOX 6014  
AUBURN, CA 95604  
(530) 878-9060

DEVELOPER

ST. ANTON COMMUNITIES  
1801 I STREET, SUITE 200  
SACRAMENTO, CA 95811  
(916) 444-9821

ZONING

EXISTING: OLD TOWN HISTORIC DISTRICT/SPECIAL AREA (HD/SA)

PROPOSED: OLD TOWN HISTORIC DISTRICT/SPECIAL AREA (HD/SA)

APN NO's

APN: 012-200-028, APN: 012-200-002,  
APN: 012-200-001, APN: 012-200-014,  
APN: 012-200-015, APN: 012-200-016,  
APN: 012-200-017, APN: 012-200-023,  
APN: 012-200-025, APN: 012-200-022,  
APN: 012-200-024

CIVIL ENGINEER

CUNNINGHAM ENGINEERING  
2120 20th STREET, SUITE 3  
SACRAMENTO, CALIFORNIA 95818  
(916) 455-2026

AREA

SUBDIVISION BOUNDARY: 1.38± AC.

BASIS OF BEARINGS

THE CENTERLINE OF CHURCH STREET, TAKEN AS NORTH 45°09'20" EAST, AND WAS ESTABLISHED BY THE SPLIT OF EXISTING IMPROVEMENTS AND/OR BUILDINGS.

ARCHITECT

KTGY GROUP, INC.  
17911 VON KARMAN AVE., SUITE 200  
IRVINE, CALIFORNIA 92614  
(949) 851-2133

FLOOD ZONE

ZONE X: AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN. MAP NO. 06061C0478F DATED JUNE 8, 1998.

BENCHMARK

CITY OF ROSEVILLE BENCHMARK U.S.G.S #B566, ELEVATION = 163.79, A 3-1/2" BRASS DISC 1.1' WEST OF AND NEXT TO THE FRONT STEPS OF CITY HALL ANNEX (316 VERNON) AND 1.3' FROM THE FACE OF THE BUILDING.

NOTES:

1. THIS MAP WAS PREPARED UNDER THE DIRECTION OF CHARLES W. CUNNINGHAM, RCE 30339.  
2. ALL INFORMATION ON THIS MAP IS DEEMED TO BE OF A PRELIMINARY NATURE, AND IS NOT TO BE RELIED ON FOR SURVEY OR PROPERTY LINE INFORMATION.  
3. THE EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON A FIELD SURVEY PERFORMED MORROW SURVEYING, DATED 5-19-11.  
4. THIS SUBDIVISION IS A MERGER AND RESUBDIVISION OF CITY OF ROSEVILLE PROPERTIES (INCLUDING VACATION OF ROW AND ALLEY), TOGETHER WITH LOTS 13 AND 14 OF BLOCK 22, AS SHOWN AND DESIGNATED ON THE MAP OF "RESURVEY OF A PART OF THE ORIGINAL PLAT OF ROSEVILLE, CA" FILED IN BOOK C, OF MAPS PAGE 33, CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA.  
5. THE PROPOSED SITE IMPROVEMENTS ARE BASED ON A SITE PLAN PREPARED BY KTGY GROUP, INC. DATED 11/02/2017.  
6. THE SUM OF THE PARTS OF A LINE OR CURVE MAY NOT EQUAL THE WHOLE LENGTH DUE TO ROUNDING OF DISTANCES.  
7. ABANDON EXISTING ELECTRIC AND TELEPHONE EASEMENT PER 437 O.R. 424. OWNERSHIP AND EXACT LOCATION UNKNOWN.  
8. CITY TO ABANDON PORTIONS OF LOTS 1 AND 15 AS DESCRIBED IN RECORDED DOCUMENT 507 O.R. 264, LOTS 1 AND 15 AS DESCRIBED IN RECORDED DOCUMENT 507 O.R. 266, ROW PER III PLA-3-RSV, ROUNDHOUSE ALLEY RIGHT OF WAY (PER BK C PAGE 33) AND LOT 16 BLOCK 22 PER BK C PAGE 33 PER SECTION 66445(J) AND 66499.20 1.2 OF THE SUBDIVISION MAP ACT.  
9. THIS SUBDIVISION IS SUBJECT TO THE TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN THE DOCUMENT ENTITLED "PARTY WALL AGREEMENT", BOOK 219, PAGE 359 O.R.

LEGEND

SUBDIVISION BOUNDARY  
NEW LOT LINE  
PUBLIC ACCESS & UTILITY EASEMENT  
PROPOSED SITE IMPROVEMENTS  
PROPOSED BUILDING WALL  
EXISTING PROPERTY LINE

DISTRICTS

SEWER CITY OF ROSEVILLE  
WATER CITY OF ROSEVILLE  
STORM DRAIN CITY OF ROSEVILLE  
ELECTRIC CITY OF ROSEVILLE  
GAS PG&E  
SCHOOL DISTRICT ROSEVILLE CITY SCHOOL DISTRICT  
FIRE DISTRICT CITY OF ROSEVILLE FIRE DISTRICT  
PARK DISTRICT CITY OF ROSEVILLE

DATE SIGNED: \_\_\_\_\_  
THESE DRAWINGS ARE NOT CONSIDERED FINAL UNTIL THE ENGINEER'S SEAL BELOW HAS BEEN SIGNED AND DATED.

REGISTERED PROFESSIONAL ENGINEER  
CHARLES W. CUNNINGHAM  
No. C30339  
CIVIL  
STATE OF CALIFORNIA

JUNCTION CROSSING  
TENTATIVE PARCEL MAP

SHEET  
1  
OF  
1

DATE: 04/03/2018

JOB NO: 1213.20.07

JUNCTION CROSSING  
TENTATIVE PARCEL MAP

CITY OF ROSEVILLE

S:\Projects\1200\1213 120 Church Street, Roseville\St.Anton\AutoCAD\2013-20-07-TMAP\Drawings\1213-20-07-TMAP.dwg - SH1 4/03/2018 - 9:04AM Plotted by: charles



## MEMORANDUM

Date: September 26, 2017  
 To: Kevin Payne & Lauren Hocker, City of Roseville  
 From: Greg Behrens & Alan Telford, Fehr & Peers  
**Subject: *Historic Old Town Roseville Parking Study***

RS17-3533

This memorandum summarizes the findings of the Historic Old Town (HOT) Roseville Parking Study. The purpose of the parking study is to identify potential future parking shortfalls based on near- and long-term changes within the HOT area.

### Purpose

The objectives of the HOT Parking Study include:

- Evaluate existing HOT parking conditions
- Estimate future HOT parking supply and demand changes resulting from:
  - Implementation of the City of Roseville Downtown Specific Plan (DTSP) and other related land development within HOT
  - The Capitol Corridor Joint Powers Authority (CCJPA) Sacramento to Roseville Third Main Track Project (Third Track Project)
- Identify solutions to address potential future parking shortfalls

### Study Area

The study area is illustrated in **Figure 1**. Generally, the study area encompasses HOT proper (north and west of the Union Pacific tracks and east of Washington Boulevard), the Roseville Station area, and the Washington Boulevard corridor north to All America City Boulevard. Anticipated changes in parking supply and demand resulting from the DTSP land development and the CCJPA Third Track Project are expected to occur within these boundaries.

For the purposes of this analysis, the study area was divided into four subareas that exhibit distinct parking demand generation characteristics. As depicted in Figure 1, these subareas include:

- **Business District** subarea, comprised of the core HOT commercial activity center
- **Central** subarea, comprised of the residential neighborhood between Main Street and Pleasant Street, as well as nearby commercial uses along Washington Boulevard
- **North** subarea, comprised of the residential area north of Pleasant Street, as well as the Washington Square Shopping Center
- **Train Depot** subarea, comprised of Roseville Station and the surrounding neighborhood west of Washington Boulevard

### Data Collection

Fehr & Peers conducted hourly parking occupancy surveys throughout the study area in late April and early May of 2017 during the following time periods:

- Wednesday Morning – 8 AM to 1 PM
- Wednesday Evening – 4 PM to 9 PM
- Friday Evening – 7 PM to 12 AM
- Saturday Evening – 7 PM to 12 AM
- Sunday Morning – 7 AM to 12 PM

These time periods were selected in order to capture the anticipated 'peak hour' of parking demand for a variety of day types (e.g. weekday vs. weekend). The parking occupancy surveys recorded hourly variation in the number of parked vehicles within the survey zones depicted in **Figure 2**. These zones represent a mix of public on-street, public off-street, and private off-street parking. Zone boundaries were drawn to segregate individual land use typologies throughout the study area (i.e., adjacent residential and commercial land uses are captured in different zones).

In addition to the parking occupancy surveys, Fehr & Peers conducted a parking supply inventory to document the number and type (public, private residential, or private commercial) of parking spaces currently present within each survey zone.

### **Existing Parking Conditions**

This section describes the existing parking supply and demand within the study area.

#### **Existing Parking Supply**

According to the parking supply inventory, the study area currently contains approximately 1,532 total parking spaces. **Table 1** summarizes the number and type of existing parking spaces within each subarea. The greatest concentration of parking spaces exists within the Business District subarea, including 244 public parking spaces (on street and off street).

**Table 1. Existing Parking Supply**

| Subarea           | Parking Space Type |            |                        |                       | Total        |
|-------------------|--------------------|------------|------------------------|-----------------------|--------------|
|                   | Public             | Public     | Private                | Private               |              |
|                   | On Street          | Off Street | Residential Off Street | Commercial Off Street |              |
| Business District | 108                | 136        | 1                      | 287                   | <b>532</b>   |
| Central           | 167                | -          | 55                     | 84                    | <b>306</b>   |
| North             | 80                 | -          | 43                     | 159                   | <b>282</b>   |
| Train Depot       | 205                | 77         | 10                     | 120                   | <b>412</b>   |
| <b>Total</b>      | <b>560</b>         | <b>213</b> | <b>109</b>             | <b>650</b>            | <b>1,532</b> |

Source: Fehr & Peers, 2017.

**Figure 3** displays the number of parking spaces within each parking survey zone. All off street public parking is concentrated in three surface parking lots within the Business District subarea and two surface parking lots within the Train Depot subarea.

#### **Existing Parking Demand and Utilization**

**Table 2** summarizes the peak hourly parking demand and occupancy for each survey day. The highest total hourly parking demand across each of the survey periods occurs during the 7 PM hour on a Friday evening,

with 689 parking spaces occupied at 45 percent utilization. This can be attributed to a combination of study area residents returning home from work for the day and visitors patronizing restaurants, bars, and nightclubs within HOT.

**Table 2. Existing Daily Peak Parking Demand and Utilization**

| Subarea and Parking Space Type    |            | Supply       | Daily Peak Hour |            |             |            |               |            |              |            |
|-----------------------------------|------------|--------------|-----------------|------------|-------------|------------|---------------|------------|--------------|------------|
|                                   |            |              | Wednesday 4 PM  |            | Friday 7 PM |            | Saturday 8 PM |            | Sunday 11 AM |            |
|                                   |            |              | Demand          | Util.      | Demand      | Util.      | Demand        | Util.      | Demand       | Util.      |
| <b>Business District Subtotal</b> |            | <b>532</b>   | <b>271</b>      | <b>51%</b> | <b>396</b>  | <b>74%</b> | <b>296</b>    | <b>56%</b> | <b>207</b>   | <b>39%</b> |
| Public                            | On Street  | 108          | 68              | 63%        | 80          | 74%        | 68            | 63%        | 70           | 65%        |
| Public                            | Off Street | 136          | 58              | 43%        | 114         | 84%        | 81            | 60%        | 70           | 51%        |
| Residential                       | Off Street | 1            | 1               | 100%       | 1           | 100%       | 1             | 100%       | 1            | 100%       |
| Commercial                        | Off Street | 287          | 144             | 50%        | 201         | 70%        | 146           | 51%        | 66           | 23%        |
| <b>Central Subtotal</b>           |            | <b>306</b>   | <b>103</b>      | <b>34%</b> | <b>102</b>  | <b>33%</b> | <b>88</b>     | <b>29%</b> | <b>87</b>    | <b>28%</b> |
| Public                            | On Street  | 167          | 57              | 34%        | 64          | 38%        | 44            | 26%        | 42           | 25%        |
| Public                            | Off Street | -            | -               | -          | -           | -          | -             | -          | -            | -          |
| Residential                       | Off Street | 55           | 28              | 51%        | 21          | 38%        | 31            | 56%        | 29           | 53%        |
| Commercial                        | Off Street | 84           | 18              | 21%        | 17          | 20%        | 13            | 15%        | 16           | 19%        |
| <b>North Subtotal</b>             |            | <b>282</b>   | <b>67</b>       | <b>24%</b> | <b>66</b>   | <b>23%</b> | <b>69</b>     | <b>24%</b> | <b>152</b>   | <b>54%</b> |
| Public                            | On Street  | 80           | 16              | 20%        | 19          | 24%        | 16            | 20%        | 6            | 8%         |
| Public                            | Off Street | -            | -               | -          | -           | -          | -             | -          | -            | -          |
| Residential                       | Off Street | 43           | 24              | 56%        | 20          | 47%        | 23            | 53%        | 23           | 53%        |
| Commercial                        | Off Street | 159          | 27              | 17%        | 27          | 17%        | 30            | 19%        | 123          | 77%        |
| <b>Train Depot Subtotal</b>       |            | <b>412</b>   | <b>195</b>      | <b>47%</b> | <b>125</b>  | <b>30%</b> | <b>164</b>    | <b>40%</b> | <b>157</b>   | <b>38%</b> |
| Public                            | On Street  | 205          | 107             | 52%        | 89          | 43%        | 128           | 62%        | 81           | 40%        |
| Public                            | Off Street | 77           | 68              | 88%        | 18          | 23%        | 10            | 13%        | 11           | 14%        |
| Residential                       | Off Street | 10           | 4               | 40%        | 7           | 70%        | 7             | 70%        | 8            | 80%        |
| Commercial                        | Off Street | 120          | 16              | 13%        | 11          | 9%         | 19            | 16%        | 57           | 48%        |
| <b>Study Area Total</b>           |            | <b>1,532</b> | <b>636</b>      | <b>41%</b> | <b>689</b>  | <b>45%</b> | <b>617</b>    | <b>40%</b> | <b>603</b>   | <b>39%</b> |
| Public                            | On Street  | 560          | 248             | 44%        | 252         | 45%        | 256           | 46%        | 199          | 36%        |
| Public                            | Off Street | 213          | 126             | 59%        | 132         | 62%        | 91            | 43%        | 81           | 38%        |
| Residential                       | Off Street | 109          | 57              | 52%        | 49          | 45%        | 62            | 57%        | 61           | 56%        |
| Commercial                        | Off Street | 650          | 205             | 32%        | 256         | 39%        | 208           | 32%        | 262          | 40%        |

Source: Fehr & Peers, 2017.

**Figure 4** illustrates the overall geographic distribution of parking demand throughout the study area during the Friday 7 PM peak hour. As illustrated in Figure 4, parking utilization is highest in the Business District subarea during this peak hour. Under existing conditions, Business District subarea parking spaces are 74 percent occupied during the 7 PM peak hour.

During the Friday 7 PM peak hour, parking demand is low at the Roseville Station public parking lot, with only 18 of the 77 available spaces occupied. However, this lot is heavily patronized by CCJPA passengers throughout the week, and is regularly at or near full capacity during a typical weekday morning or early afternoon. Parking demand drops off only after passengers return to Roseville on the 5:48 PM train and depart from the lot.

Additional exhibits presenting hourly parking occupancy for all survey time periods are located in the Appendix.



### **Near-Term Parking Conditions**

The following projects would affect near-term parking supply and demand within the study area:

- Land Development
  - **Junction Crossing Project**, located at the existing public parking lot on Pacific Street. The project would include 86 affordable housing units, 56 on-site private residential parking spaces, and 30 on-site public parking spaces.
  - **Pacific Plaza Project**, located at the northeastern corner of the Main Street and Washington Boulevard intersection. The project would include 75 affordable housing units, 3,000 square feet of ground floor retail, 38 on-site private residential parking spaces, and six on-site private commercial parking spaces.
- CCJPA Third Track Project
  - **Phase 1**, which would include the construction of additional track and an operator layover facility within HOT. CCJPA would operate two additional daily round trips to Roseville Station (three total).

### **Near-Term Land Development Parking Changes**

Parking supply changes associated with the Junction Crossing and Pacific Plaza Projects were determined based on on-site parking provisions identified on the proposed project site plans submitted to the City as of September 2017. Anticipated parking demand changes associated with the two development projects were estimated per the following City Code parking requirements and State parking requirements for affordable housing:

- Residential development
  - One parking space per two dwelling units of affordable housing within proximity to transit service (State of California, AB 744)
- Commercial development
  - One parking space per 500 square feet of commercial development within the Downtown Specific Plan area (City of Roseville, Downtown Code)

Based on this methodology, near-term parking demand generated by the Junction Crossing and Pacific Plaza Projects would be sufficiently accommodated by on-site parking provisions.

### **Near-Term CCJPA Parking Changes**

The construction of new track and the operator layover facility associated with Phase 1 of the Third Track Project would require the removal of existing off street and on street public parking supply. CCJPA plans to construct new public off street parking lots to offset the loss of existing HOT public parking resulting from the project's construction. **Figure 4** displays all planned parking modifications related to the Third Track Project.

**Table 3** summarizes the Third Track Project's effect on HOT parking supply. The project would remove 79 existing public parking spaces and add 118 new public parking spaces, for a net increase of 39 public parking spaces. The affected existing parking spaces include the off street public parking lots behind the Boxing Donkey restaurant and adjacent to the Moose Lodge, as well as on street public parking spaces on Lincoln and Pacific Streets.

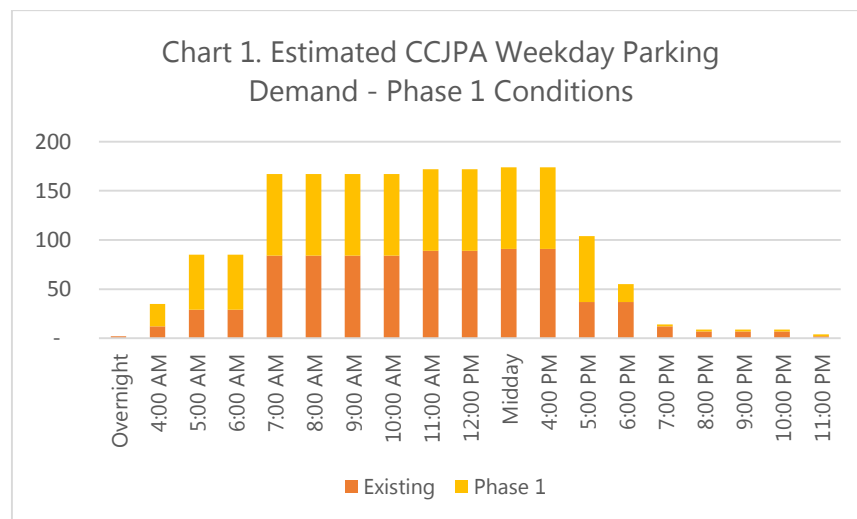
**Table 3. CCJPA Third Track Project Parking Supply Changes**

|                               |            |  | CCJPA Third Track Project |
|-------------------------------|------------|--|---------------------------|
| <b>Removed Parking Spaces</b> |            |  | <b>79</b>                 |
| Public                        | On Street  |  | 5                         |
| Public                        | Off Street |  | 74                        |
| <b>Added Parking Spaces</b>   |            |  | <b>118</b>                |
| Public                        | On Street  |  |                           |
| Public                        | Off Street |  | 118                       |
| <b>Net New Parking Spaces</b> |            |  | <b>39</b>                 |
| Public                        | On Street  |  | -5                        |
| Public                        | Off Street |  | 44                        |

Note: Refer to the "Potential Parking Impacts and Mitigation Strategies" section (page 13) for a description of the added parking spaces.  
Source: CCJPA, 2017.

The two new daily CCJPA round trips associated with Phase 1 of the Third Track Project would increase passenger boardings and passenger parking demand within the vicinity of the train station. **Chart 1**, below, summarizes the existing hourly CCJPA parking demand at Roseville Station, as well as the anticipated hourly parking demand generated by Phase 1 of the Third Track Project. Hourly variation in CCJPA parking demand is directly tied to the train schedule and the estimated number of passengers boarding and alighting on each trip. The parking demand estimates also account for Roseville CCJPA passenger travel behavior, including station mode of access and average vehicle occupancy as reported from recent CCJPA passenger surveys.

Under Phase 1 conditions, CCJPA staff indicated that passenger boardings and alightings at Roseville Station would be clustered in the morning and evening, respectively. This would result in parking demand that would accumulate early in the morning, plateau through the middle of the day, and drop off precipitously in the evening.



According to Chart 1, peak parking demand for Phase 1 of the Third Track Project would occur from 7 AM to 4 PM and reach 174 parking spaces, 83 spaces above the existing peak CCJPA parking demand. CCJPA parking demand would decrease significantly by 7 PM, the peak parking hour for the HOT area as a whole. This is typical of commuter-oriented stations along the CCJPA corridor, where parking demand drops drastically after passengers complete their evening commute and depart from parking areas adjacent to the station.

Because the Roseville Station lot is fully occupied under existing conditions, any additional parking demand would need to be accommodated elsewhere. Per the direction of City staff, it is not desirable to accommodate excess CCJPA parking demand in surrounding on street parking areas that encroach into the adjacent residential neighborhood, therefore, alternative parking solutions would need to be considered.

#### Near-Term Parking Supply and Demand Comparison

Fehr & Peers estimated near-term hourly demand throughout the study area using a spreadsheet-based parking model. This approach allows future parking demand to be assigned to appropriate zones based on the availability and type of parking supply (i.e., private commercial parking supply would only be reserved for parking demand generated by affiliated land uses). According to this exercise, near-term parking demand would mirror the existing 7 PM peak parking hour in HOT. **Table 4** summarizes the estimated parking demand and supply for near-term conditions during the 7 PM peak hour for each HOT subarea.

Under near-term conditions, with the additional parking provided by the CCJPA, parking supply would be greater than parking demand for the study area as a whole during the 7 PM peak hour. Moreover, none of the HOT subareas would experience a parking shortfall during the 7 PM peak hour.

However, a near-term parking shortfall is expected to occur within the Train Depot subarea from approximately 7 AM to 4 PM on a typical weekday. This is due to the following factors:

- Full utilization of the Roseville Station surface parking lot under existing conditions
- Increase in CCJPA ridership and parking demand associated with Phase 1 of the Third Track Project
- Lack of available off street public parking within a five minute walk of the Roseville Station platform under near-term conditions

According to the analysis, under near-term conditions, the Train Depot subarea parking shortfall would peak at 9 AM and total 81 parking spaces. For potential solutions, refer to the “Potential Parking Impacts and Mitigation Strategies” section of this report, which begins on page 13.

**Table 4. Near-Term 7 PM Peak Hour Parking Conditions**

| Subarea and Parking Space Type           |            | Supply       | Weekday Peak Hour |               |
|------------------------------------------|------------|--------------|-------------------|---------------|
|                                          |            |              | Friday 7 PM       |               |
|                                          |            |              | Demand            | Avail. Spaces |
| <b><i>Business District Subtotal</i></b> |            | <b>638</b>   | <b>479</b>        | <b>159</b>    |
| Public                                   | On Street  | 93           | 80                | 13            |
| Public                                   | Off Street | 129          | 100               | 29            |
| Residential                              | Off Street | 95           | 80                | 15            |
| Commercial                               | Off Street | 321          | 219               | 102           |
| <b><i>Central Subtotal</i></b>           |            | <b>306</b>   | <b>102</b>        | <b>204</b>    |
| Public                                   | On Street  | 167          | 64                | 103           |
| Public                                   | Off Street | -            | -                 | -             |
| Residential                              | Off Street | 55           | 21                | 34            |
| Commercial                               | Off Street | 84           | 17                | 67            |
| <b><i>North Subtotal</i></b>             |            | <b>282</b>   | <b>66</b>         | <b>216</b>    |
| Public                                   | On Street  | 80           | 19                | 61            |
| Public                                   | Off Street | -            | -                 | -             |
| Residential                              | Off Street | 43           | 20                | 23            |
| Commercial                               | Off Street | 159          | 27                | 132           |
| <b><i>Train Depot Subtotal</i></b>       |            | <b>412</b>   | <b>127</b>        | <b>285</b>    |
| Public                                   | On Street  | 205          | 89                | 116           |
| Public                                   | Off Street | 77           | 20                | 57            |
| Residential                              | Off Street | 10           | 7                 | 3             |
| Commercial                               | Off Street | 120          | 11                | 109           |
| <b><i>Study Area Total</i></b>           |            | <b>1,638</b> | <b>774</b>        | <b>864</b>    |
| Public                                   | On Street  | 545          | 252               | 293           |
| Public                                   | Off Street | 206          | 120               | 86            |
| Residential                              | Off Street | 203          | 128               | 75            |
| Commercial                               | Off Street | 684          | 274               | 410           |

Source: Fehr & Peers, 2017.

### **Long-Term Parking Conditions**

The following projects would affect long-term parking supply and demand within the study area:

- Land Development
  - **Downtown Specific Plan (DTSP)** implementation, including mixed-use development within the HOT area.
- CCJPA Third Track Project
  - **Buildout**, which would include seven additional daily round trips to Roseville Station (ten total).

### **Long-Term Land Development Parking Changes**

Adopted by the Roseville City Council in 2009, the DTSP establishes a vision for future development within the HOT and Downtown Roseville areas. The land use plan included in the DTSP represents a buildout scenario for the HOT area typified by high density, mixed-use development.

For the purposes of this study, under long-term conditions, future parking changes associated with the DTSP were derived from reasonably foreseeable land use components of the plan, rather than the full buildout of the plan. Consultation with City staff identified six 'opportunity sites' that were considered to be reasonably foreseeable within the long-term planning horizon. These sites are illustrated in **Figure 6**.

**Table 5** summarizes the total residential and commercial development estimated for each site. The two active development proposals, the Junction Crossing and Pacific Plaza Projects, are located on opportunity sites F and C, respectively. While it is expected that the remaining sites would include either mixed-use or commercial development, specific quantities for each site could vary greatly based on the density parameters established in the DTSP. To reflect the existing market conditions, residential and commercial densities from the two active development proposals were assumed for the remaining opportunity sites for the purposes of this study.

**Table 5. DTSP Opportunity Sites**

|                            |                         | Opportunity Sites |        |                 |       |        |                 |               |
|----------------------------|-------------------------|-------------------|--------|-----------------|-------|--------|-----------------|---------------|
|                            |                         | A                 | B      | C               | D     | E      | F               | Total         |
| <b>Net New Development</b> | <b>Residential (DU)</b> | 133               | -1     | 75 <sup>1</sup> | 103   | 112    | 86 <sup>1</sup> | <b>508</b>    |
|                            | <b>Commercial (sf)</b>  | 6,120             | 14,900 | 3,000           | 4,800 | -8,570 | ---             | <b>20,250</b> |
| <b>Future Scenario</b>     | <b>Near-Term</b>        | No                | No     | Yes             | No    | No     | Yes             |               |
|                            | <b>Long-Term</b>        | Yes               | Yes    | Yes             | Yes   | Yes    | Yes             |               |

1. Proposed affordable housing development.

Source: City of Roseville, Fehr & Peers, 2017.

**Table 6** summarizes the estimated net effect on HOT parking supply for each opportunity site. Parking supply provisions for each opportunity site were derived from on-site parking requirements detailed in the Downtown Code. In total, the opportunity sites would add an estimated 404 parking spaces within the HOT area.

**Table 6. DTSP Opportunity Sites Parking Supply Changes**

|                        |            | Opportunity Sites |    |     |      |     |     |       |
|------------------------|------------|-------------------|----|-----|------|-----|-----|-------|
|                        |            | A                 | B  | C   | D    | E   | F   | Total |
| Removed Parking Spaces |            |                   | 46 | 12  | 150  | 89  | 51  | 348   |
| Public                 | On Street  |                   |    | 10  |      |     |     | 10    |
| Public                 | Off Street |                   |    |     |      |     | 51  | 51    |
| Residential            | Off Street |                   |    |     |      |     |     | ---   |
| Commercial             | Off Street |                   | 46 | 2   | 150  | 89  |     | 287   |
| Added Parking Spaces   |            | 256               | 54 | 44  | 149  | 163 | 86  | 752   |
| Public                 | On Street  | 62                |    |     |      |     |     | 62    |
| Public                 | Off Street |                   |    |     |      |     |     | ---   |
| Residential            | Off Street | 181               |    | 38  | 141  | 152 | 56  | 568   |
| Commercial             | Off Street | 13                | 54 | 6   | 8    | 11  | 30  | 122   |
| Net New Parking Spaces |            | 256               | 8  | 32  | -1   | 74  | 35  | 404   |
| Public                 | On Street  | 62                |    | -10 |      |     |     | 52    |
| Public                 | Off Street |                   |    |     |      |     | -51 | -51   |
| Residential            | Off Street | 181               |    | 38  | 141  | 152 | 56  | 568   |
| Commercial             | Off Street | 13                | 8  | 4   | -142 | -78 | 30  | -165  |

Source: City of Roseville, Fehr & Peers, 2017.

It is estimated that each opportunity site would generate the following peak parking demand:

- Residential development
  - One and a half parking spaces per dwelling unit with two or more bedrooms
  - One parking space per dwelling unit with one bedroom
  - One parking space per two dwelling units of affordable housing within proximity to transit service, consistent with California State law
- Commercial development
  - One parking space per 500 square feet of commercial development

These figures are typical for other mixed-use districts with access to transit, where residents, employees, and visitors have access to a greater variety of transportation options and are more likely to implement a 'park once' strategy if driving and parking.

**Table 7** summarizes the estimated peak parking demand for each opportunity site. A comparison with Table 6 shows that the estimated increase in peak parking demand (590 spaces) from the opportunity sites would be greater than the estimated increase in on-site parking supply provided at each site (404 spaces).

**Table 7. DTSP Opportunity Sites Parking Demand Changes**

|                             |            | Opportunity Sites |    |    |     |     |    |       |
|-----------------------------|------------|-------------------|----|----|-----|-----|----|-------|
|                             |            | A                 | B  | C  | D   | E   | F  | Total |
| Net New Peak Parking Demand |            | 194               | 27 | 42 | 149 | 135 | 43 | 590   |
| Residential                 | Off Street | 181               | -2 | 38 | 139 | 152 | 43 | 551   |
| Commercial                  | Off Street | 13                | 29 | 4  | 10  | -17 | -- | 39    |

Note: Parking demand figures included above represent the peak parking demand for each land use type. For residential land uses, this typically occurs during the middle of the night, when the majority of residents are at home. For commercial land uses, this typically occurs during the middle of the day or the evening, when patronage of businesses is at its peak.

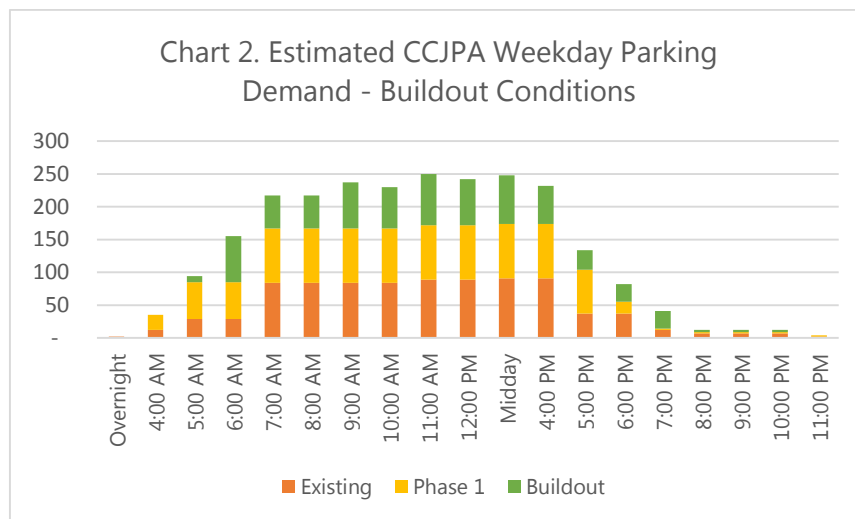
Source: City of Roseville, Fehr & Peers, 2017.

Fehr & Peers estimated hourly variation in parking demand for each opportunity site using the Urban Land Institute (ULI) shared parking methodology. Based on this methodology, the peak parking hour for the opportunity sites would coincide with the existing Friday 7 PM peak parking hour for the study area. During this peak hour, the opportunity sites would generate demand for an estimated 534 residential and 37 commercial parking spaces (97 percent of peak residential parking demand and 95 percent of peak commercial parking demand). Therefore, there will be sufficient *overall* parking to accommodate long-term land development changes in HOT. However, refer to the "Long-Term Parking Supply and Demand Comparison" section (page 11) for analysis of parking by subarea.

### Long-Term CCJPA Parking Changes

Buildout of the CCJPA Third Track Project would not further alter HOT parking supply beyond the changes described above associated with the construction of Phase 1. However, the addition of seven daily round trips (for a total of ten daily round trips) would generate additional ridership and parking demand within the study area.

**Chart 2** summarizes the estimated hourly CCJPA parking demand at Roseville Station associated with buildout of the Third Track Project in relation to existing and Phase 1 parking demand. According to Chart 2, peak parking demand for buildout of the Third Track Project would occur at 11 AM and reach 250 parking spaces, 161 spaces above the existing peak CCJPA parking demand. Because the Roseville Station lot is fully occupied under existing conditions, this additional parking demand would need to be accommodated elsewhere. Similar to Phase 1 conditions, CCJPA parking demand would decrease significantly by 7 PM, the peak parking hour for the HOT area as a whole.



### Long-Term Parking Supply and Demand Comparison

Fehr & Peers utilized the spreadsheet-based parking model to estimate long-term hourly parking demand throughout the study area. According to this exercise, long-term parking demand would mirror the existing 7 PM peak parking hour in HOT. **Table 8** summarizes the estimated parking demand and supply for long-term conditions during the 7 PM peak hour for each HOT subarea.

Under long-term conditions, parking supply would be greater than parking demand for the study area *as a whole* during the 7 PM peak hour. However, within the Business District subarea, a parking shortfall of approximately 97 parking spaces would occur during the 7 PM peak hour under long-term conditions.<sup>1</sup> This shortfall would occur due to a combination of factors within the Business District subarea, including:

- Significant increase in residential development and associated parking demand
- Reduction of off street parking supply
- 'Under-parking' of new development sites (i.e., less than one on-site parking space per dwelling unit for affordable housing)

The addition of CCJPA Third Track Project buildout parking demand would further contribute to the mid-day parking shortfall within the Train Depot subarea under long-term conditions. This shortfall is estimated to peak at 158 parking spaces during the 11 AM hour.

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<sup>1</sup> For the Business District subarea, note that Table 8 indicates an overall parking shortfall of 44 spaces and a commercial off street parking shortfall of 97 spaces. The overall Business District parking shortfall includes the estimated excess parking supply for non-commercial parking areas, including private residential parking. Vehicles parking for commercial purposes would not have access to the available parking supply provided by residential off street parking areas, therefore, the commercial parking shortfall of 97 spaces represents the upper limits of the overall parking shortfall for the Business District subarea.



**Table 8. Long-Term 7 PM Peak Hour Parking Conditions**

| Subarea and Parking Space Type           |            | Supply       | Weekday Peak Hour |               |
|------------------------------------------|------------|--------------|-------------------|---------------|
|                                          |            |              | Friday 7 PM       |               |
|                                          |            |              | Demand            | Avail. Spaces |
| <b><i>Business District Subtotal</i></b> |            | <b>711</b>   | <b>755</b>        | <b>-44</b>    |
| Public                                   | On Street  | 93           | 80                | 13            |
| Public                                   | Off Street | 129          | 114               | 15            |
| Residential                              | Off Street | 388          | 363               | 25            |
| Commercial                               | Off Street | 101          | 198               | -97           |
| <b><i>Central Subtotal</i></b>           |            | <b>307</b>   | <b>123</b>        | <b>184</b>    |
| Public                                   | On Street  | 167          | 64                | 103           |
| Public                                   | Off Street | -            | -                 | -             |
| Residential                              | Off Street | 55           | 19                | 36            |
| Commercial                               | Off Street | 85           | 40                | 45            |
| <b><i>North Subtotal</i></b>             |            | <b>545</b>   | <b>261</b>        | <b>284</b>    |
| Public                                   | On Street  | 142          | 19                | 123           |
| Public                                   | Off Street | -            | -                 | -             |
| Residential                              | Off Street | 224          | 196               | 28            |
| Commercial                               | Off Street | 179          | 46                | 133           |
| <b><i>Train Depot Subtotal</i></b>       |            | <b>412</b>   | <b>154</b>        | <b>258</b>    |
| Public                                   | On Street  | 205          | 89                | 116           |
| Public                                   | Off Street | 77           | 47                | 30            |
| Residential                              | Off Street | 10           | 7                 | 3             |
| Commercial                               | Off Street | 120          | 11                | 109           |
| <b><i>Study Area Total</i></b>           |            | <b>1,975</b> | <b>1,293</b>      | <b>682</b>    |
| Public                                   | On Street  | 607          | 252               | 355           |
| Public                                   | Off Street | 206          | 161               | 45            |
| Residential                              | Off Street | 677          | 585               | 92            |
| Commercial                               | Off Street | 485          | 295               | 190           |

Source: Fehr & Peers, 2017.

## **Potential Parking Impacts and Mitigation Strategies**

The following section summarizes potential parking impacts and mitigation measures based on the results of the near- and long-term parking analysis. The mitigation strategies described below provide a menu of potential options for consideration by the City.

### **Near-Term Impact 1 – CCJPA Third Track Project Construction**

The construction of Phase 1 of the CCJPA Third Track Project would require the removal of 79 public parking spaces within the HOT area in order to accommodate a new layover facility and new track. Affected parking includes the existing surface lot behind the Boxing Donkey restaurant (48 spaces), the existing surface lot immediately north of the Elks Lodge (26 spaces), and existing on street parking on Pacific and Lincoln Streets (5 spaces).

#### **Near-Term Mitigation 1.1**

As part of the Third Track Project, CCJPA plans to construct new off street public parking to offset the loss of existing public parking due construction of the track and layover facility. Options for various parking configurations are illustrated in Figures A-28, A-29, and A-30 in the Appendix:

- **CCJPA Site – Alternative 1 – Surface Lot (Figure A-28)** – this alternative includes 131 additional off street public parking spaces, including the 118 off street public parking spaces that CCJPA plans to construct to offset public parking impacts associated with the construction of the Third Track Project. In addition to the planned CCJPA parking mitigation, 13 parking spaces could be accommodated behind the Boxing Donkey restaurant.
- **CCJPA Site – Alternative 2 – Surface Lot (Figure A-29)** – this alternative represents an altered configuration of the CCJPA layover yard and adjacent surface parking lots. In total, the alternative would provide 129 off street public parking spaces (including an additional 13 potential parking spaces behind the Boxing Donkey). This alternative would provide access to the large surface parking lot from both the north (via Lincoln Street) and the south (via Pacific Street). This alternative also allows for future flexibility should the City decide to pursue the construction of a parking garage near the CCJPA layover yard (detailed in Alternative 2 – Parking Garage). *This is the preferred alternative.*
- **CCJPA Site – Alternative 3 – Surface Lot (Figure A-30)** – this alternative represents an altered configuration of the CCJPA layover yard and adjacent surface parking lots. In total, the alternative would provide 105 off street public parking spaces (including an additional 13 potential parking spaces behind the Boxing Donkey). This alternative allows for future flexibility should the City decide to pursue the construction of a parking garage near the CCJPA layover yard (detailed in Alternative 3 – Parking Garage).
- **CCJPA Site – Alternative 4 – Surface Lot (Figure 5)** – this alternative includes the additional 118 off street public parking spaces that CCJPA plans to construct to offset parking impacts associated with the construction of the Third Track Project. The parking effects of this alternative are captured in the near- and long-term analysis above.

These alternatives were developed in consultation with CCJPA staff to ensure adequate access for employees and service vehicles (e.g. fuel trucks) traveling to and from the layover facility. The

construction of any of these alternatives would provide additional public parking that exceeds the loss resulting from the CCJPA Third Track Project construction, therefore mitigating parking supply impacts associated with Near-Term Impact 1.

### Near-Term Impact 2 – CCJPA Phase 1 Passenger Parking Demand

Completion of Phase 1 of the Third Track Project would allow CCJPA to operate two additional round trips serving Roseville Station in the near-term time horizon, increasing the total number of daily trips to three. The additional trips would generate additional ridership and parking demand within the vicinity of Roseville Station. It is estimated that under near-term conditions, Phase 1 of the Third Track Project would create a mid-day parking shortfall of 81 parking spaces in the Train Depot subarea.

#### Near-Term Mitigation 2.1

Additional on street parking could be provided on surface streets within the vicinity of Roseville Station. As shown in **Figure A-31**, on street parking on Church and Pacific Streets could be reconfigured to provide up to 105 on street parking spaces within the vicinity of Roseville Station. These spaces could be utilized by CCJPA passengers without affecting the on street parking supply in adjacent residential neighborhoods.

#### Near-Term Mitigation 2.2

The City could explore potential partnerships (e.g. lease agreements) to leverage private parking supply within a five minute walk of the station.

#### Near-Term Mitigation 2.3

The implementation of transportation demand management (TDM) measures could reduce parking demand associated with CCJPA Phase 1 passengers. Potential TDM strategies include marketing for non-motorized first-/last-mile access modes (walking, biking, etc.) and preferential carpool parking (e.g. designating reserved carpool parking in parking spaces closest to the station platform).

Implementation of these mitigation measures would sufficiently address near-term mid-day parking shortfalls in the Train Depot subarea related to Phase 1 CCJPA passenger parking demand.

### Long-Term Impact 1 – DTSP and CCJPA Buildout

Buildout of the DTSP would cause a parking shortfall of 97 spaces during the 7 PM peak hour within the Business District subarea under long-term conditions. Buildout of the CCJPA Third Track Project would increase CCJPA service at Roseville Station to ten daily round trips and cause an estimated shortfall of 158 spaces during the 11 AM hour within the Train Depot subarea under long-term conditions.

#### Long-Term Mitigation 1.1

The construction of new public parking facilities could address future parking shortfalls by accommodating a variety of users for varying peak hours throughout the day, including weekday morning CCJPA passengers, evening HOT visitors, and new HOT residents. **Figure 7** identifies potential sites within HOT where additional parking facilities could be located. These include:

- **Roseville Station Site**, located at the existing 77-space surface parking lot adjacent to the station platform. Conceptual design plans recently produced for the City include a 270-space parking structure on this site, yielding a net increase of 193 public parking spaces.
- **Pacific Street Site**, located at the southeast corner of the Washington Boulevard and Church Street intersection. Conceptual parking layouts for the following site alternatives are included in Figures A-32 and A-33 in the Appendix:
  - **As-is** – leaving the site as-is would decrease the long-term parking shortfall within the Business District subarea by removing the additional residential parking demand from the Junction Crossing project and maintaining the existing off-street public parking supply.
  - **Pacific Street Site – Alternative 1 – DTSP Garage with Retail (Figure A-32)** – this alternative includes the 400-space parking structure with wraparound retail concept developed for the DTSP. This alternative would decrease the long-term parking shortfall by adding an additional 197 off street public parking spaces compared to existing conditions (plus an additional 130 spaces for private residential use).
  - **Pacific Street Site – Alternative 2 – Junction Crossing Project (Figure A-33)** – this alternative includes the proposed 86-unit Junction Crossing affordable housing project. The parking effects of this project are captured in the near- and long-term analysis above. The Junction Crossing Project would generate demand for approximately 43 parking spaces during the 7 PM peak hour. The proposed project would provide 56 on-site private residential parking spaces and 30 on-site public parking spaces.

Alternatives developed for this site would address the long-term 11 AM Train Depot subarea parking shortfall because it is located within a five minute walk of the Roseville Station platform.

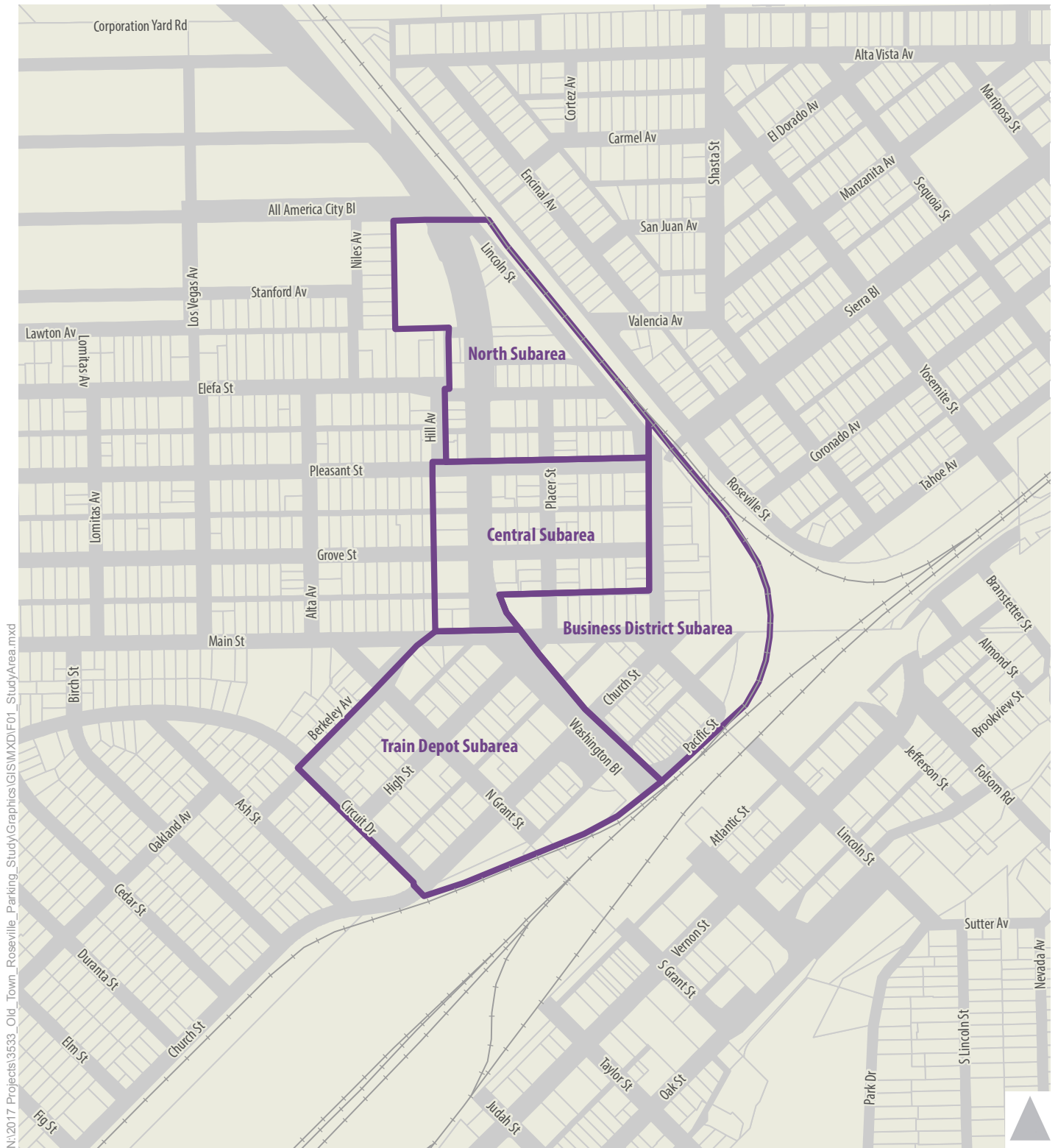
- **CCJPA Site**, located between the existing Lincoln Street surface parking lot and the UPRR tracks. Conceptual parking garage layouts for the following site alternatives are included in Figures A-34 and A-35 in the Appendix:
  - **CCJPA Site – Alternative 2 – Parking Garage (Figure A-34)** – this alternative includes a three-story 232-space parking structure. The parking garage would be

located on the site of the proposed parking lot detailed in *CCJPA Site – Alternative 2 – Surface Lot*, adjacent to the planned CCJPA layover facility. Vehicular access to the garage would be available from the north and south via Lincoln Street and Pacific Street, respectively. This alternative would reduce the long-term parking shortfall by providing an additional 264 off street public parking spaces compared to existing conditions.

- **CCJPA Site – Alternative 3 – Parking Garage (Figure A-35)** – this alternative includes a three-story 268-space parking structure. The first two floors of the parking garage would be located on the site of the proposed parking lot detailed in *CCJPA Site – Alternative 3 – Surface Lot*, adjacent to the planned CCJPA layover facility. The third floor of the parking garage would be decked over the planned layover facility, providing garage access to vehicles traveling from the north via Lincoln Street. This alternative would reduce the long-term parking shortfall by providing an additional 273 off street public parking spaces compared to existing conditions.

Alternatives developed for this site would not address the long-term 11 AM Train Depot subarea parking shortfall because it is located beyond a five minute walk of the Roseville Station platform.

Implementation of these mitigation measures would sufficiently address long-term parking shortfalls occurring during the mid-day period in the Train Depot subarea and during the 7 PM peak hour in the Business District subarea.



 Study Area

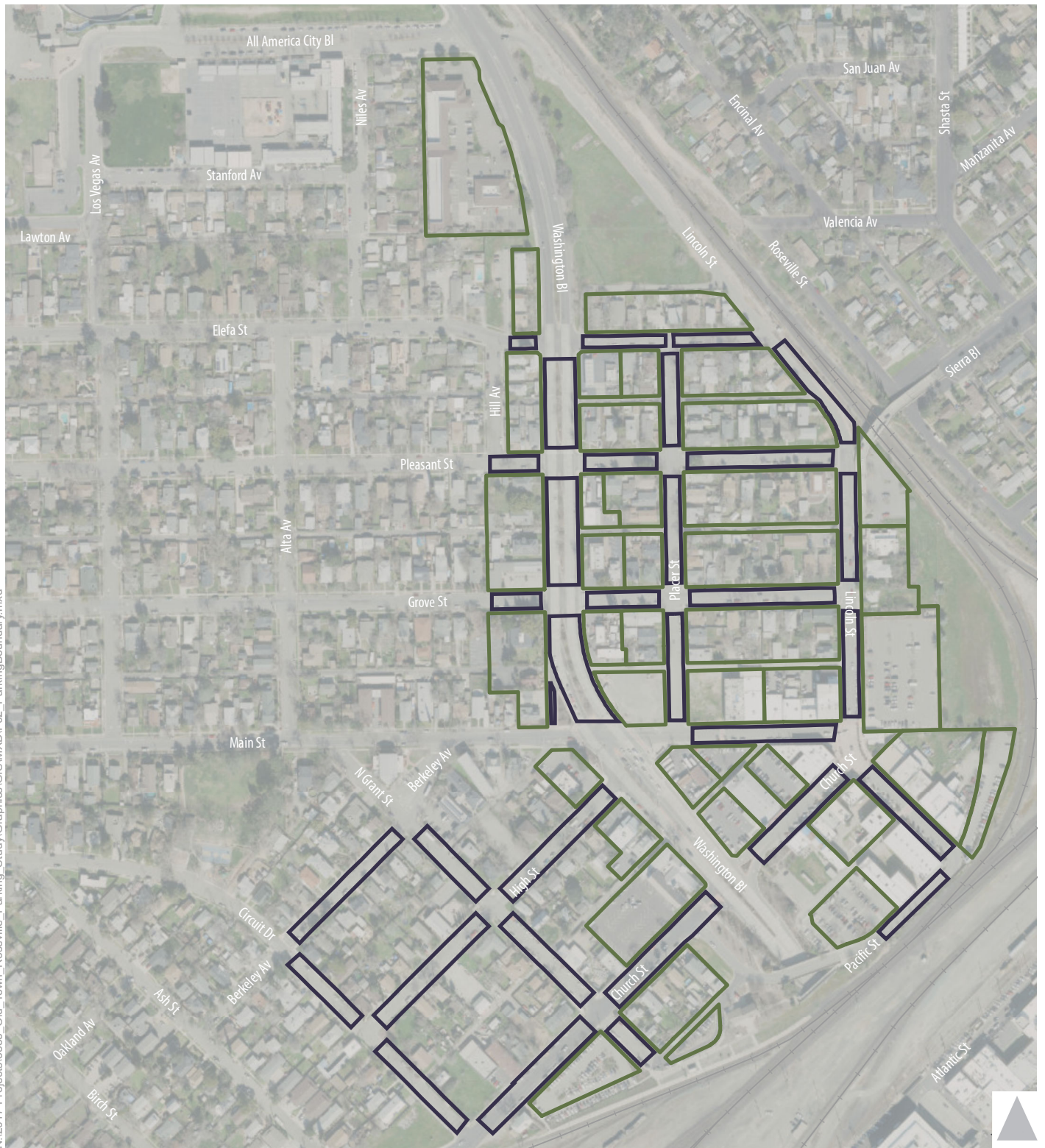
Figure 1

Study Area





N:\2017 Projects\3533 Old Town Roseville\_Parking\_Study\Graphics\GIS\MXD\F02\_ParkingBoundary.mxd



On-Street Parking Off-Street Parking

Figure 2

## Parking Survey Zones





Figure 3

## Existing Parking Supply





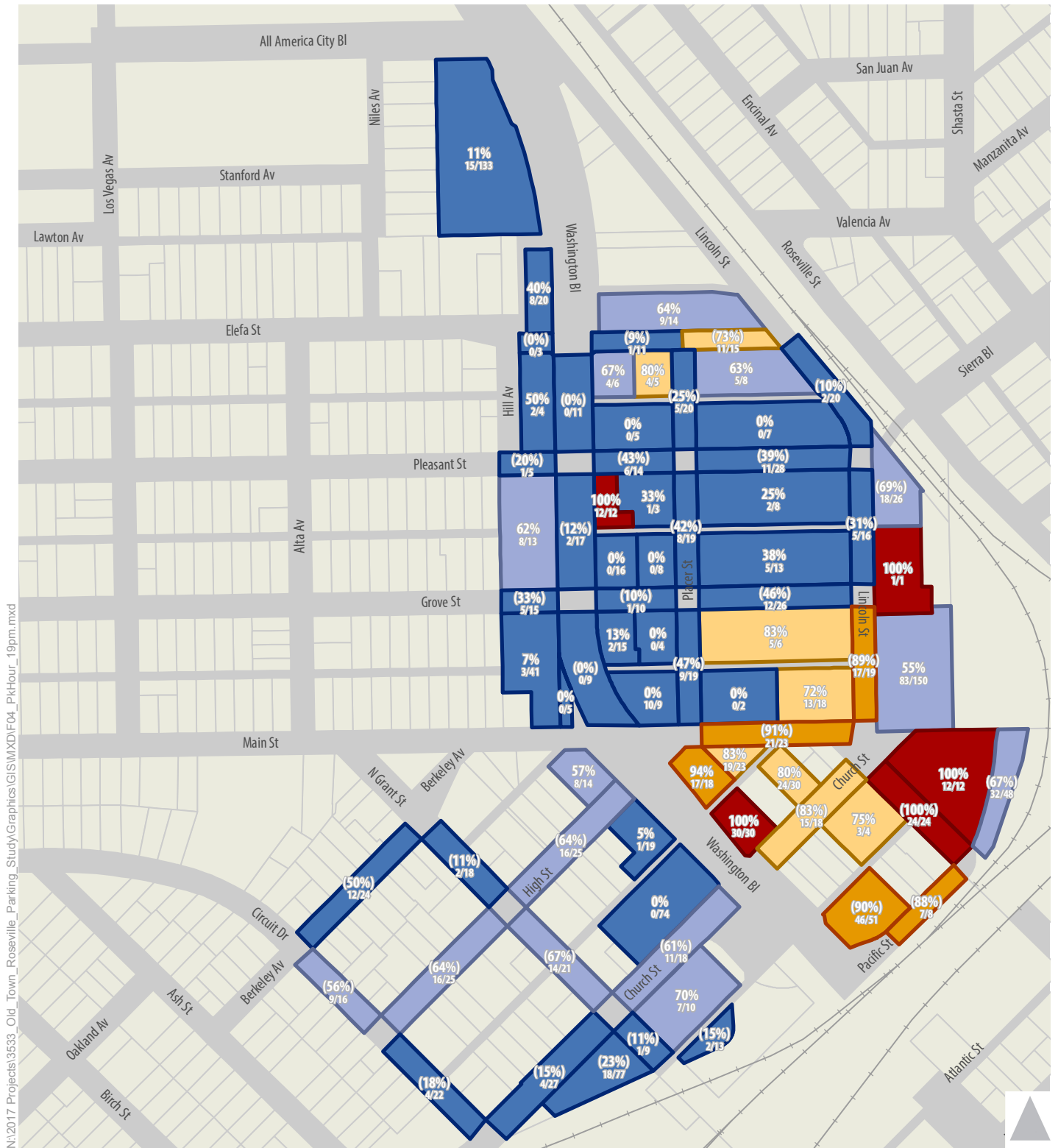
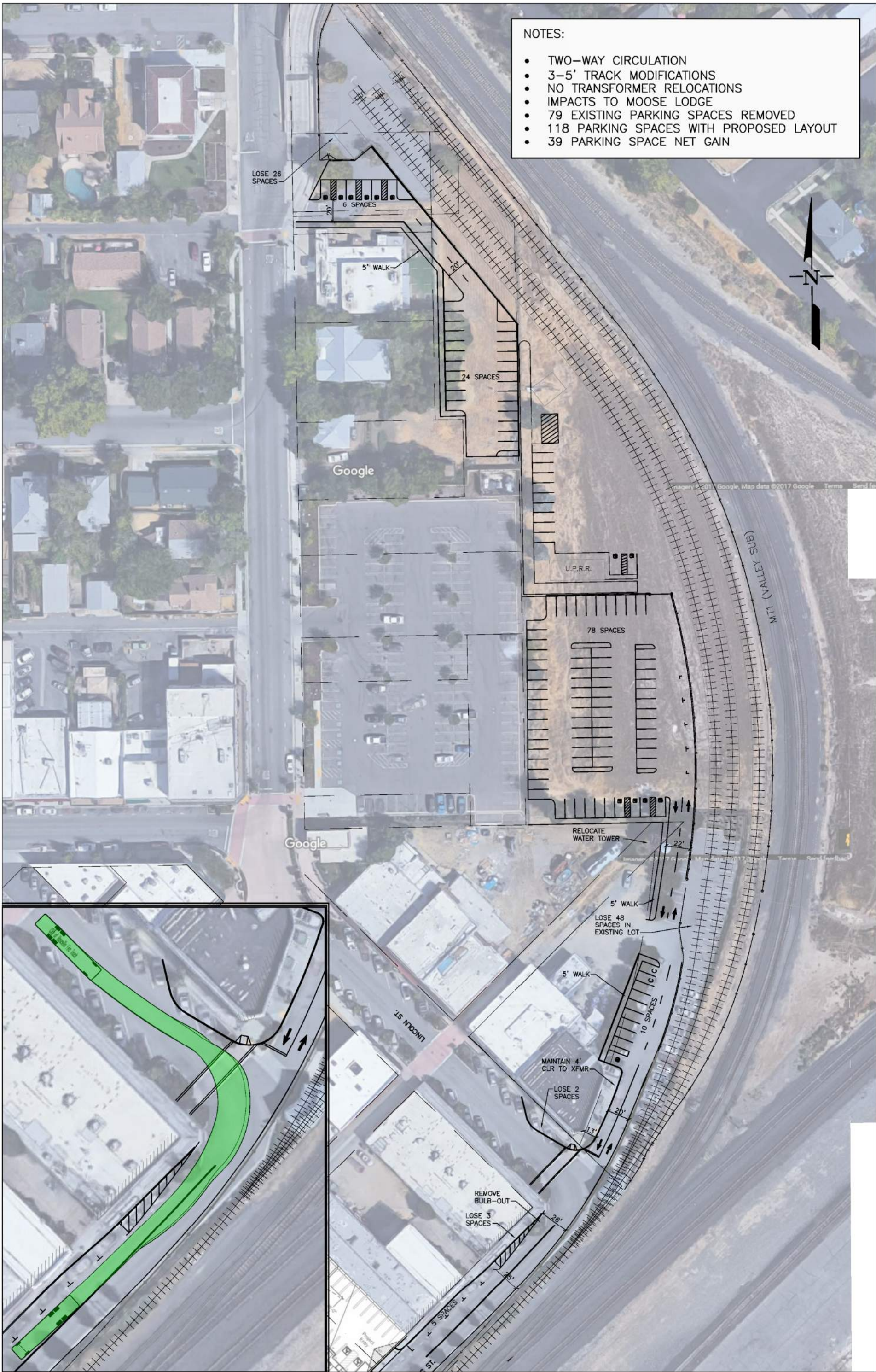


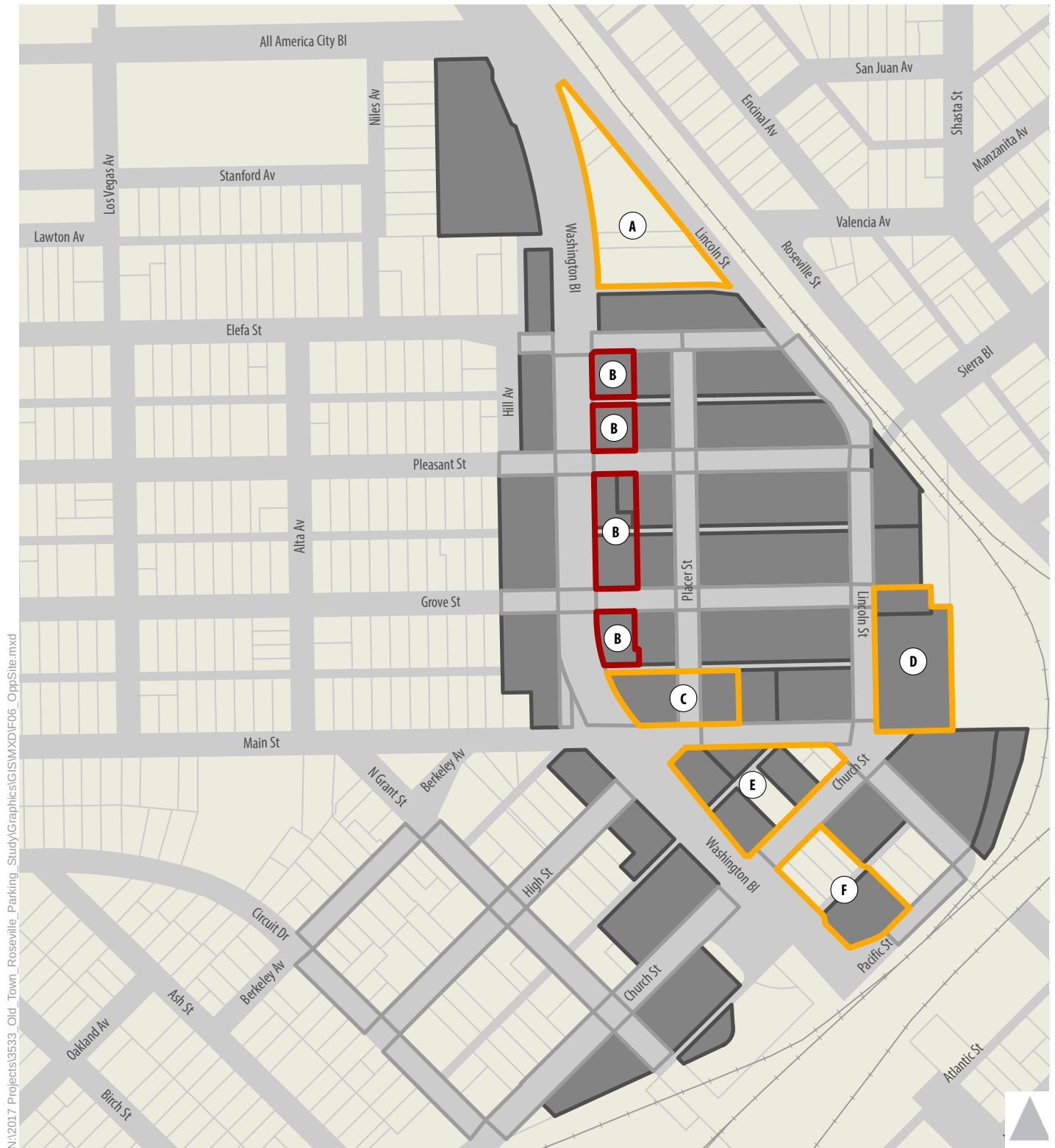
Figure 4  
Parking Utilization  
Friday 7pm









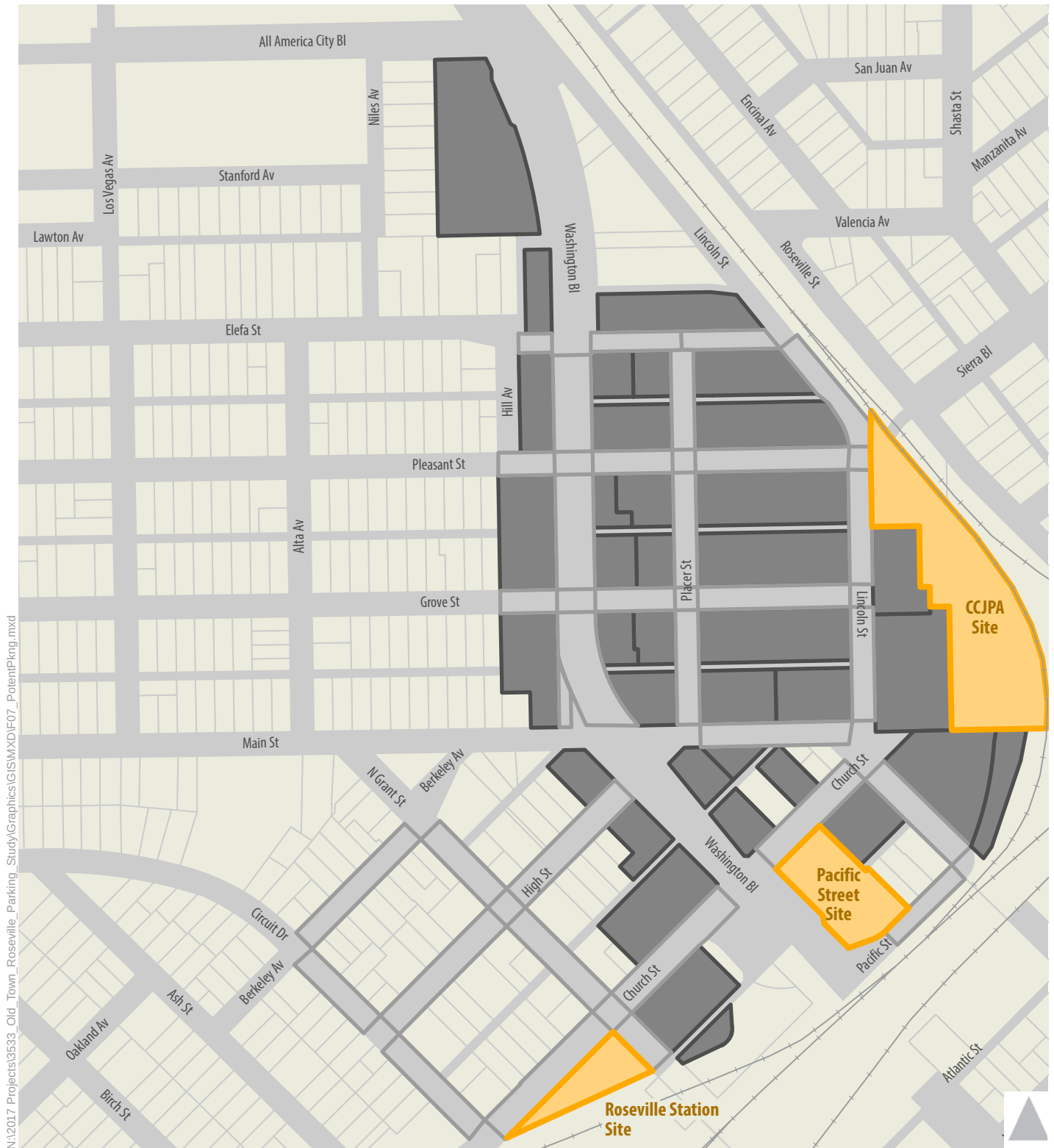


#### DTSP Opportunity Sites

- Residential/Mixed Use
- Commercial

Figure 6





 Potential New Parking Facility

Figure 7

## Potential New Parking Facility



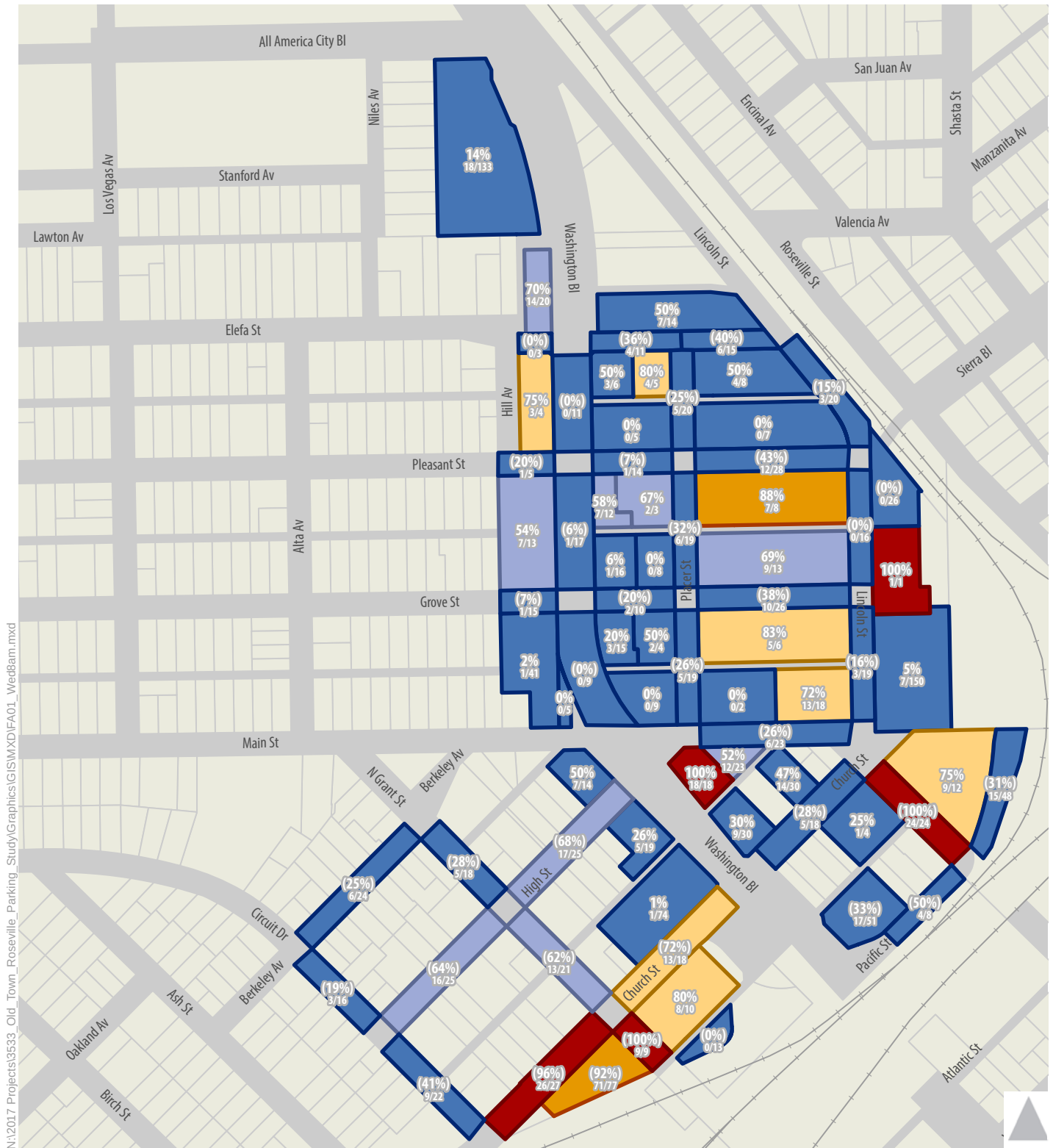


Figure A-1

## Parking Utilization Wednesday 8am



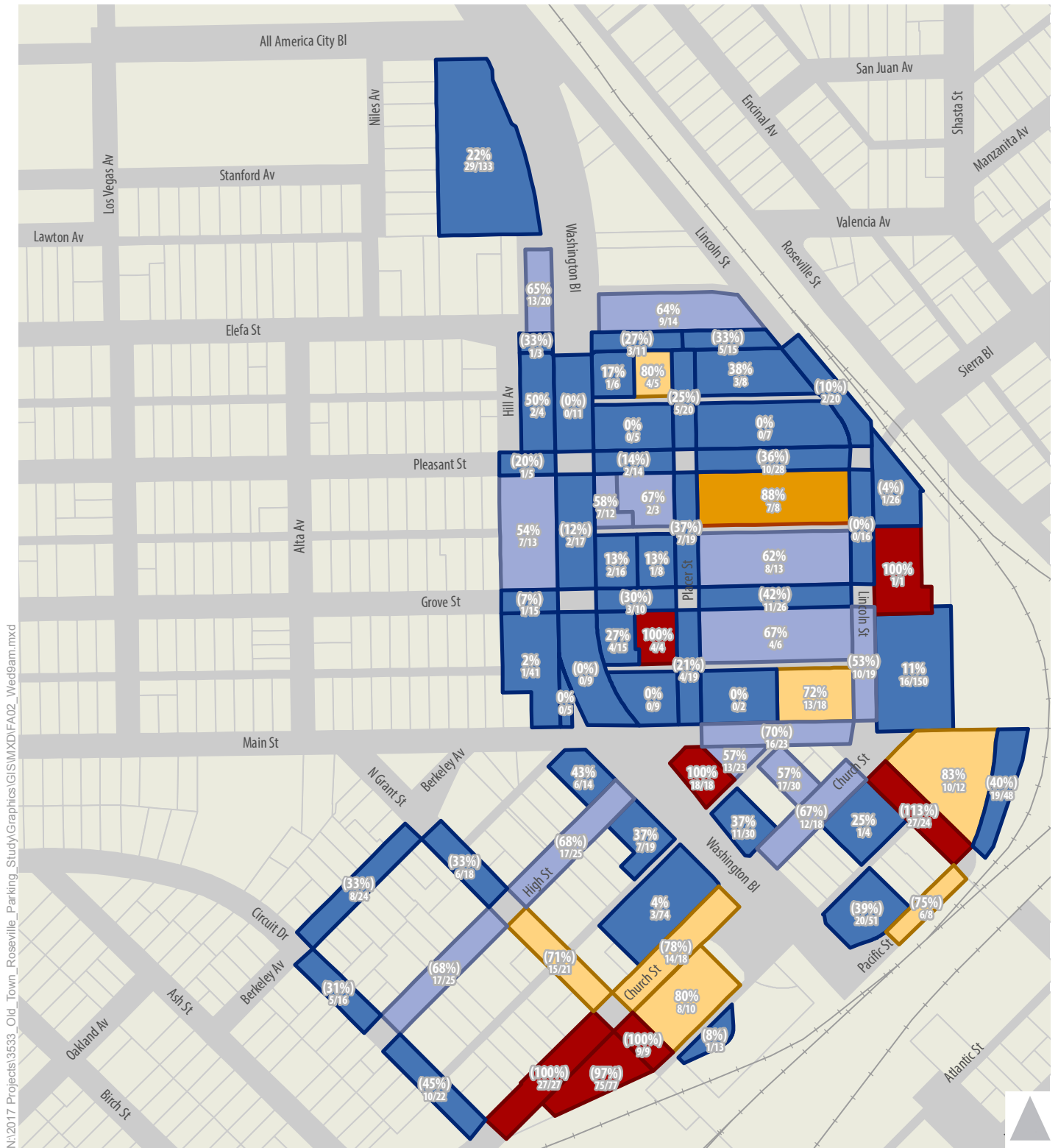


Figure A-2

Parking Utilization  
Wednesday 9am



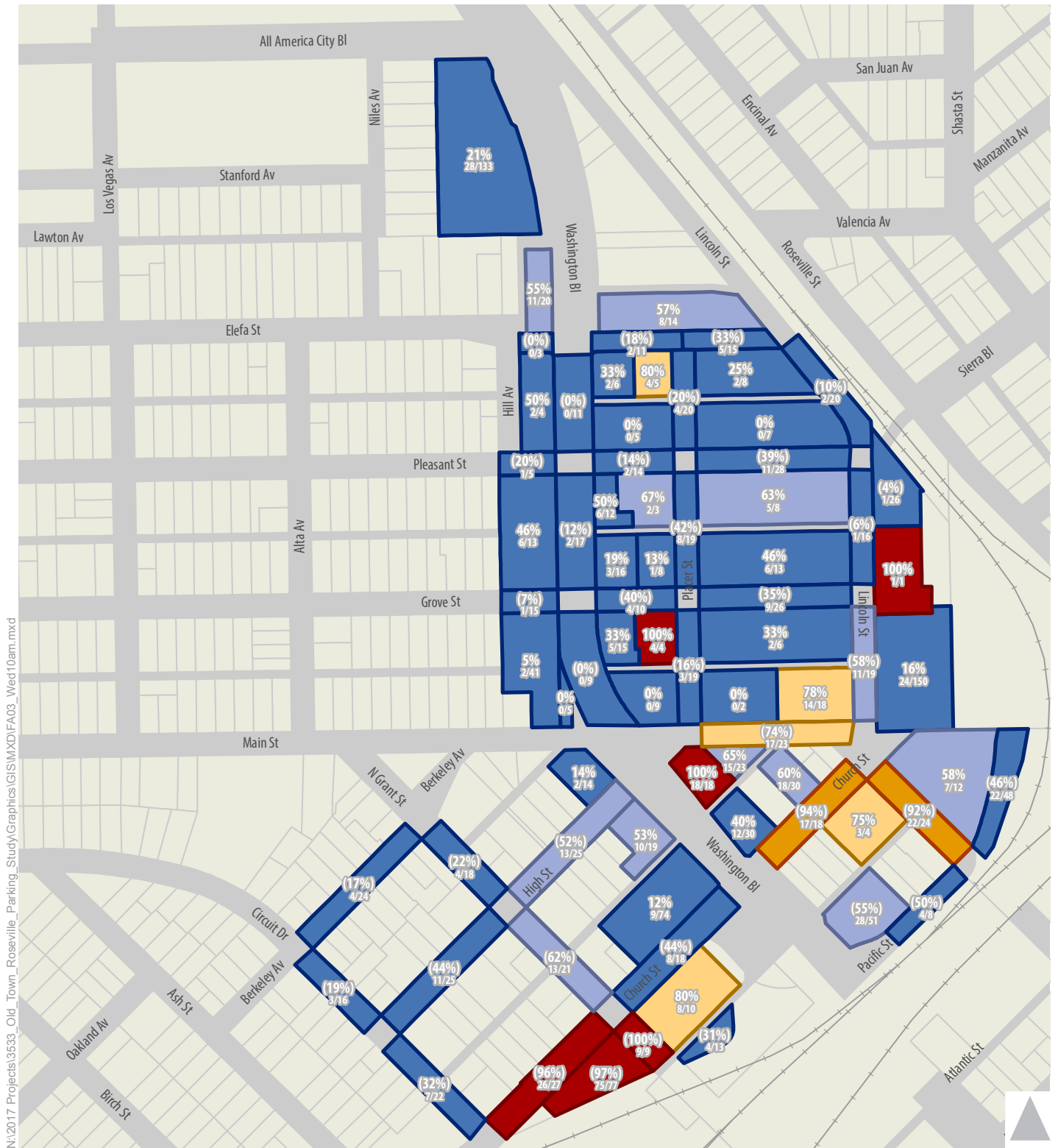


Figure A-3

Parking Utilization  
Wednesday 10am



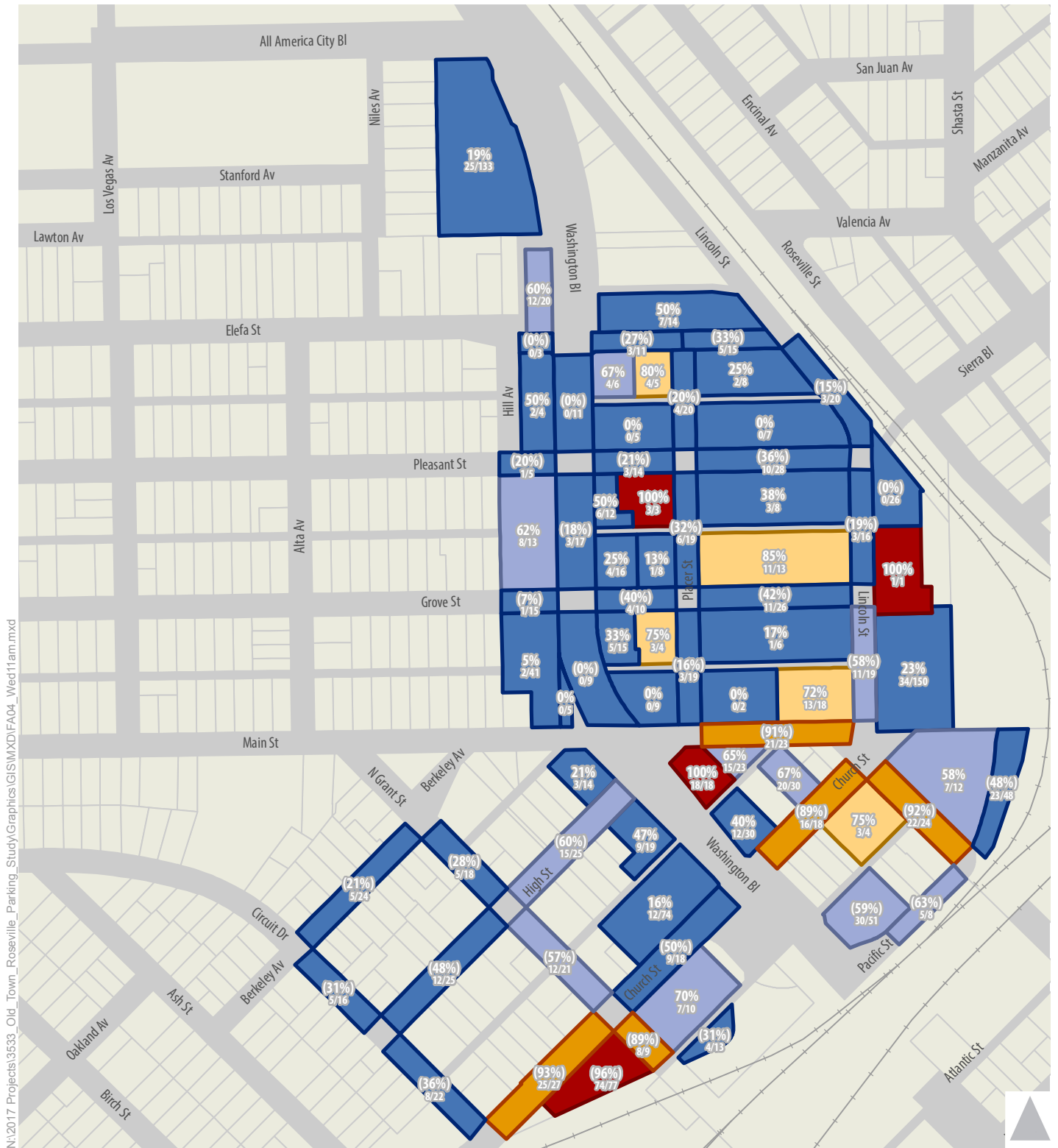


Figure A-4

## Parking Utilization Wednesday 11am





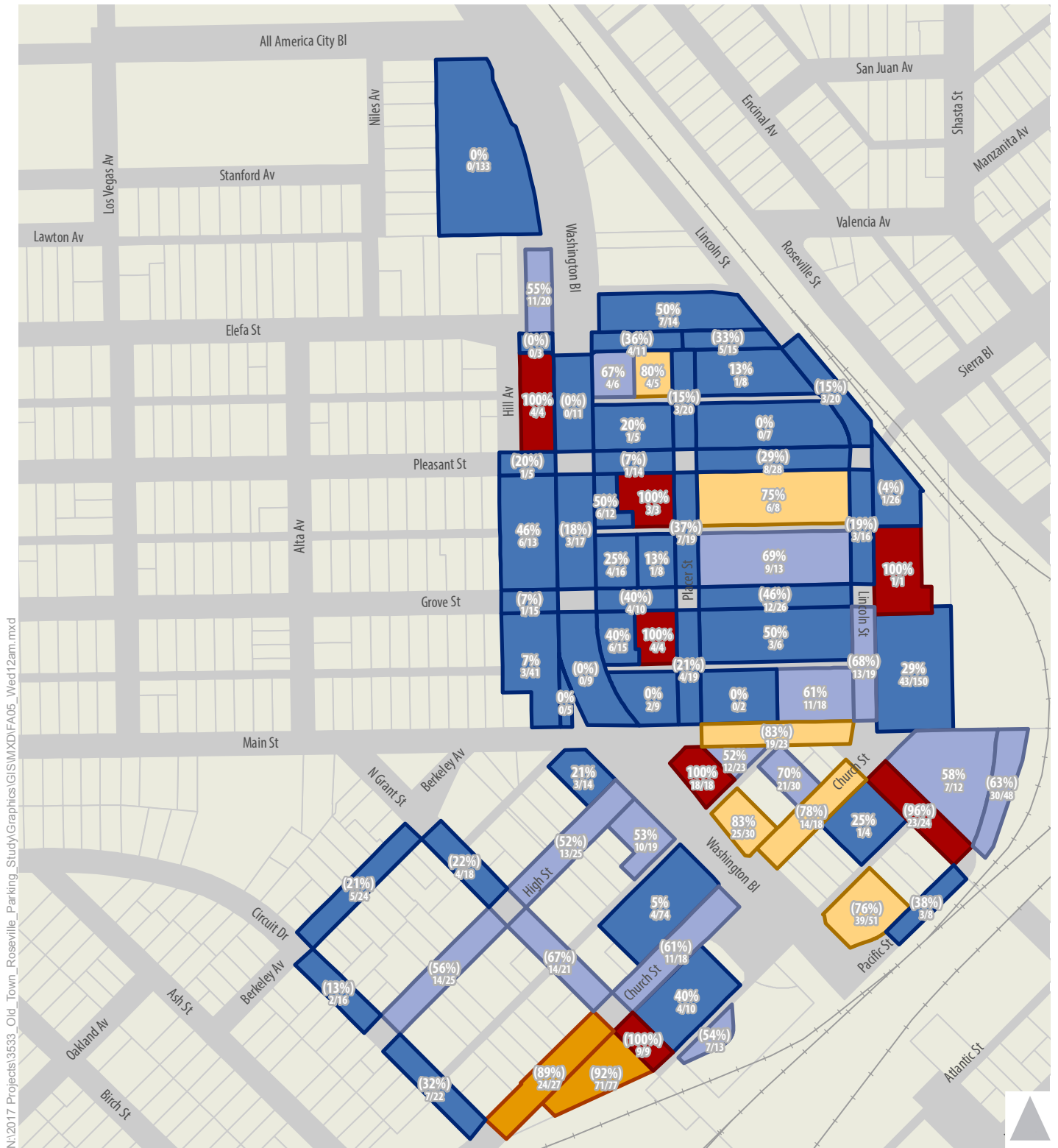


Figure A-5

Parking Utilization  
Wednesday 12 noon



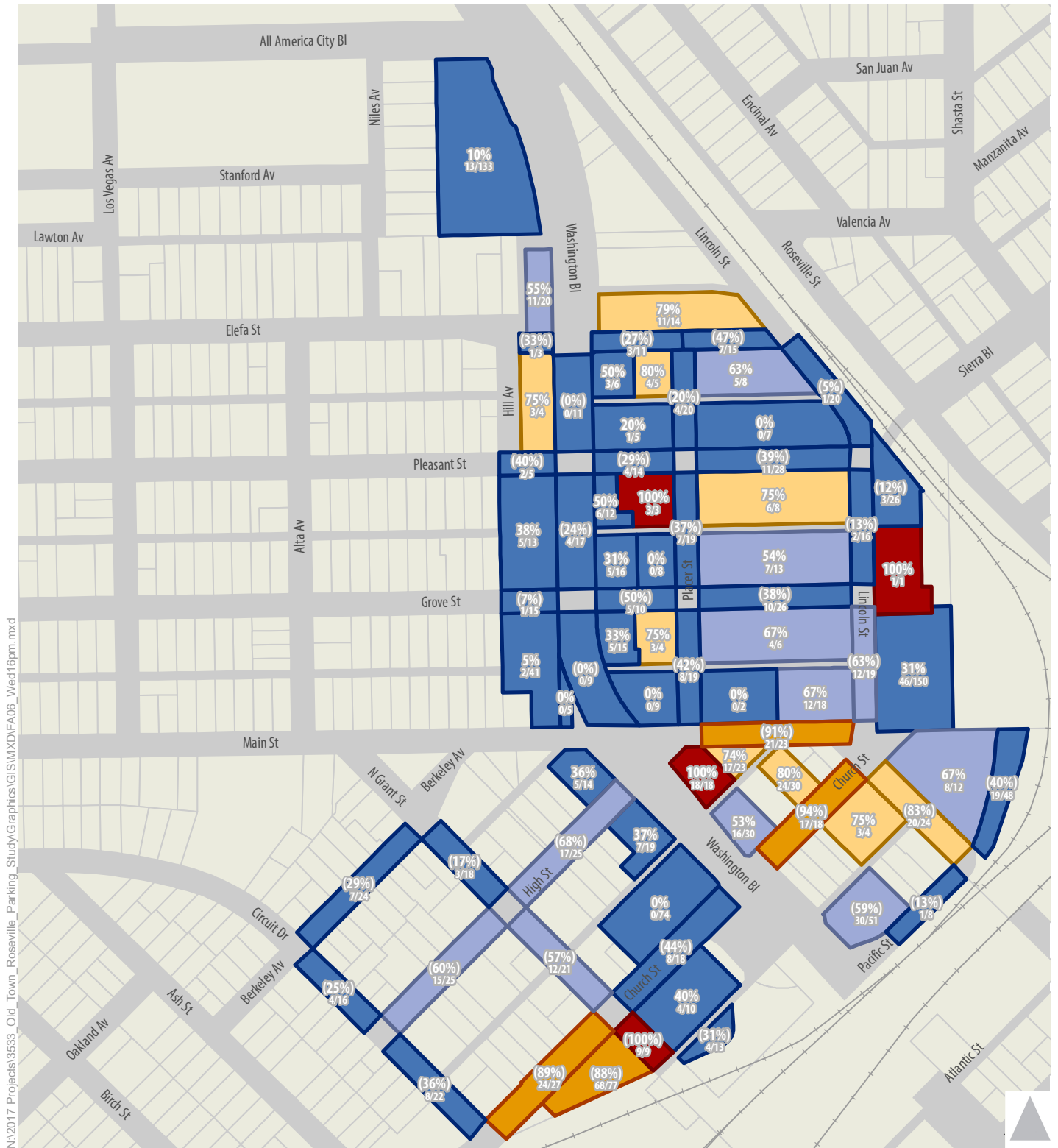


Figure A-6

Parking Utilization  
Wednesday 4pm



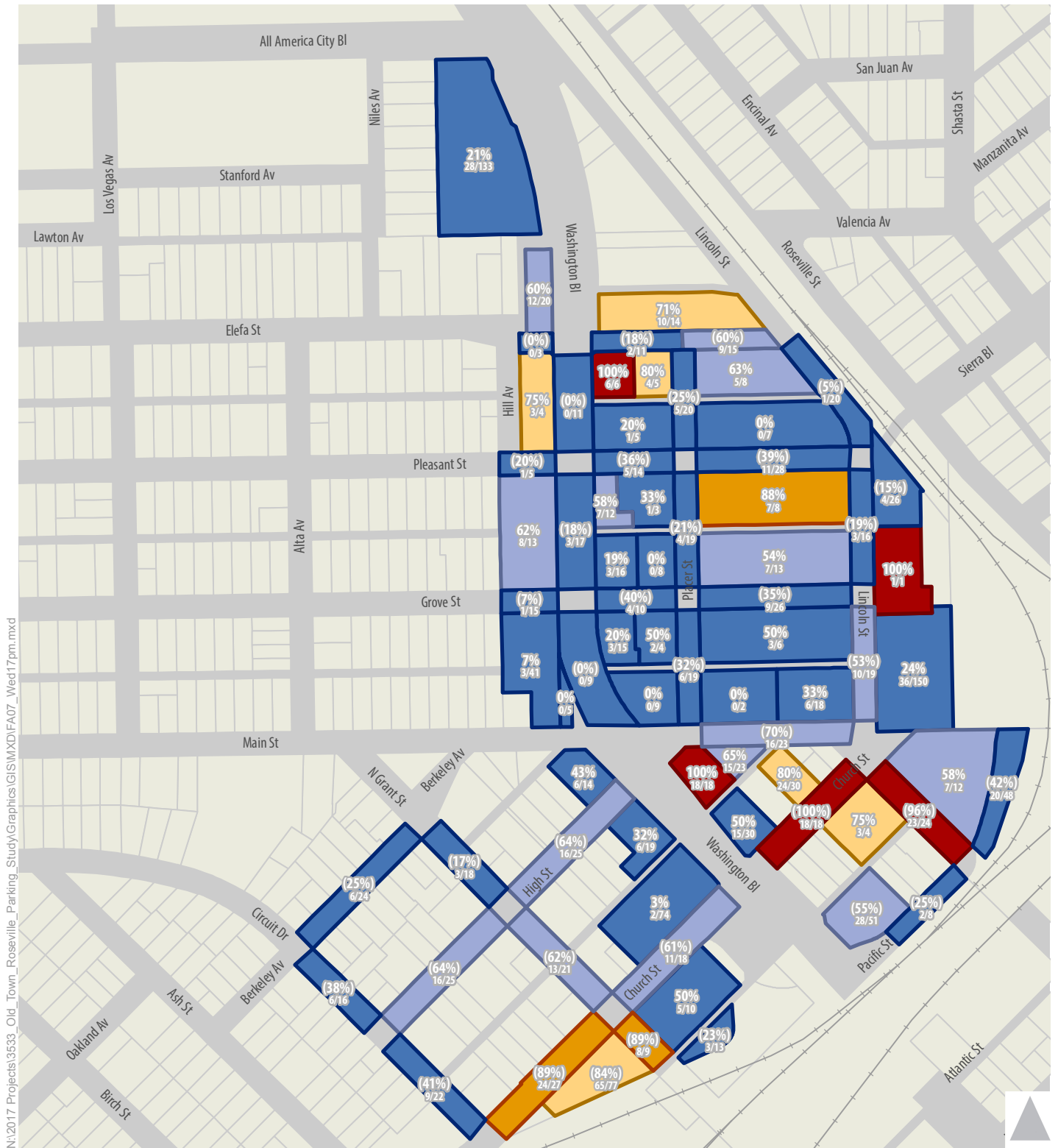
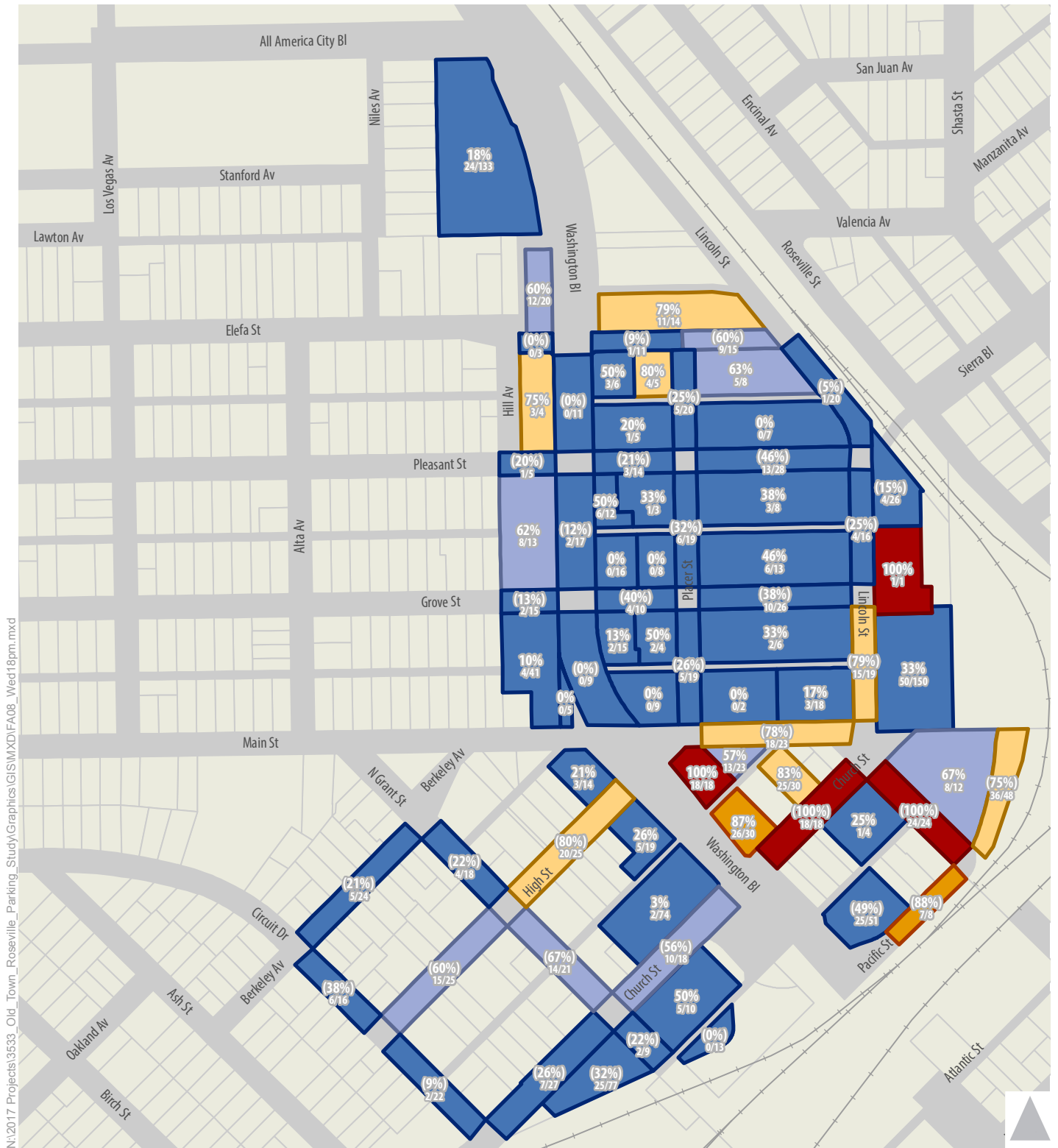


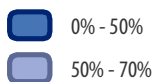
Figure A-7

## Parking Utilization Wednesday 5pm





#### Parking Utilization



(90%) Public Parking Utilization  
 90% Private Parking Utilization  
 8/10 Demand/Supply

Figure A-8

Parking Utilization  
 Wednesday 6pm



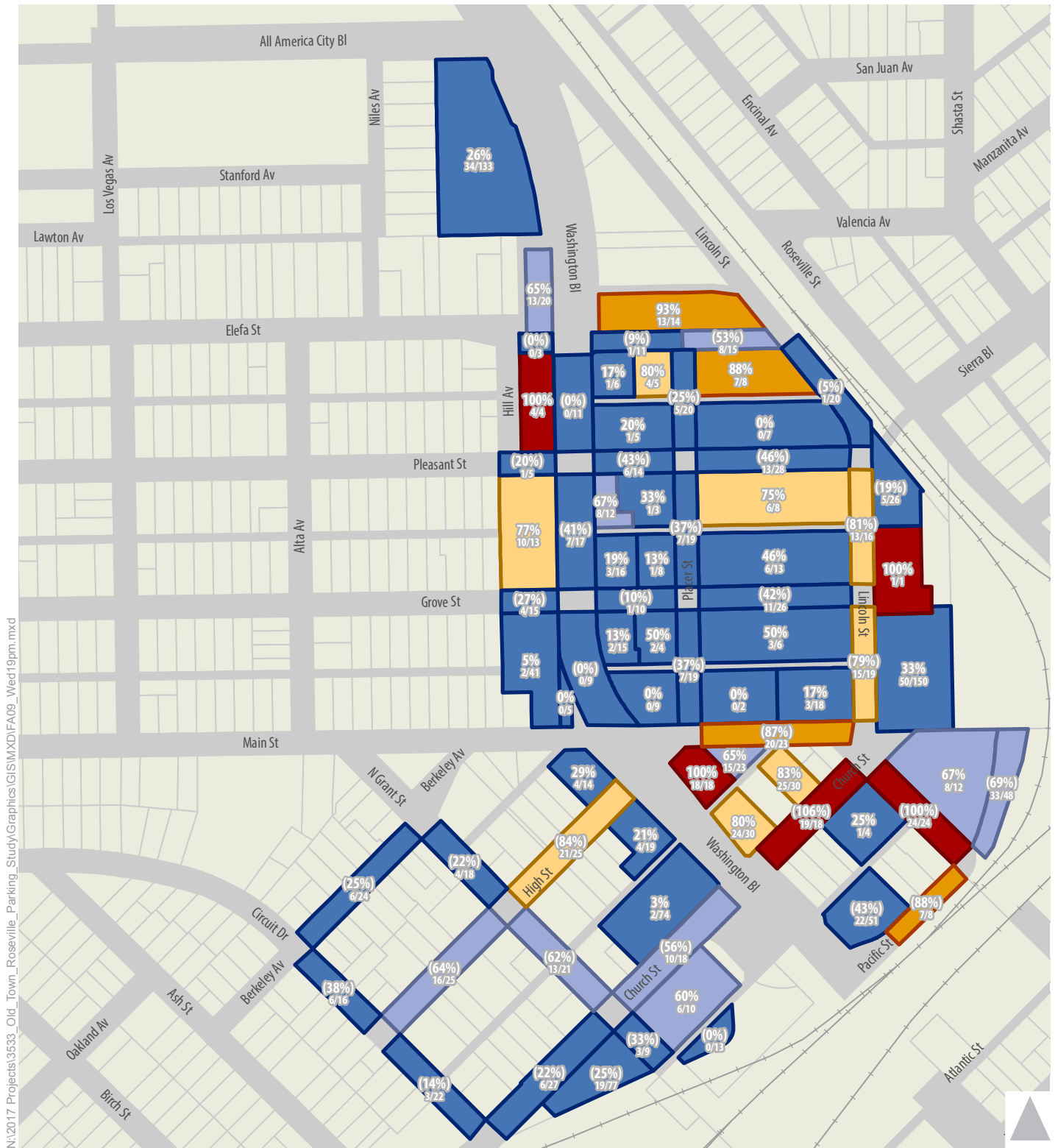


Figure A-9  
 Parking Utilization  
 Wednesday 7pm



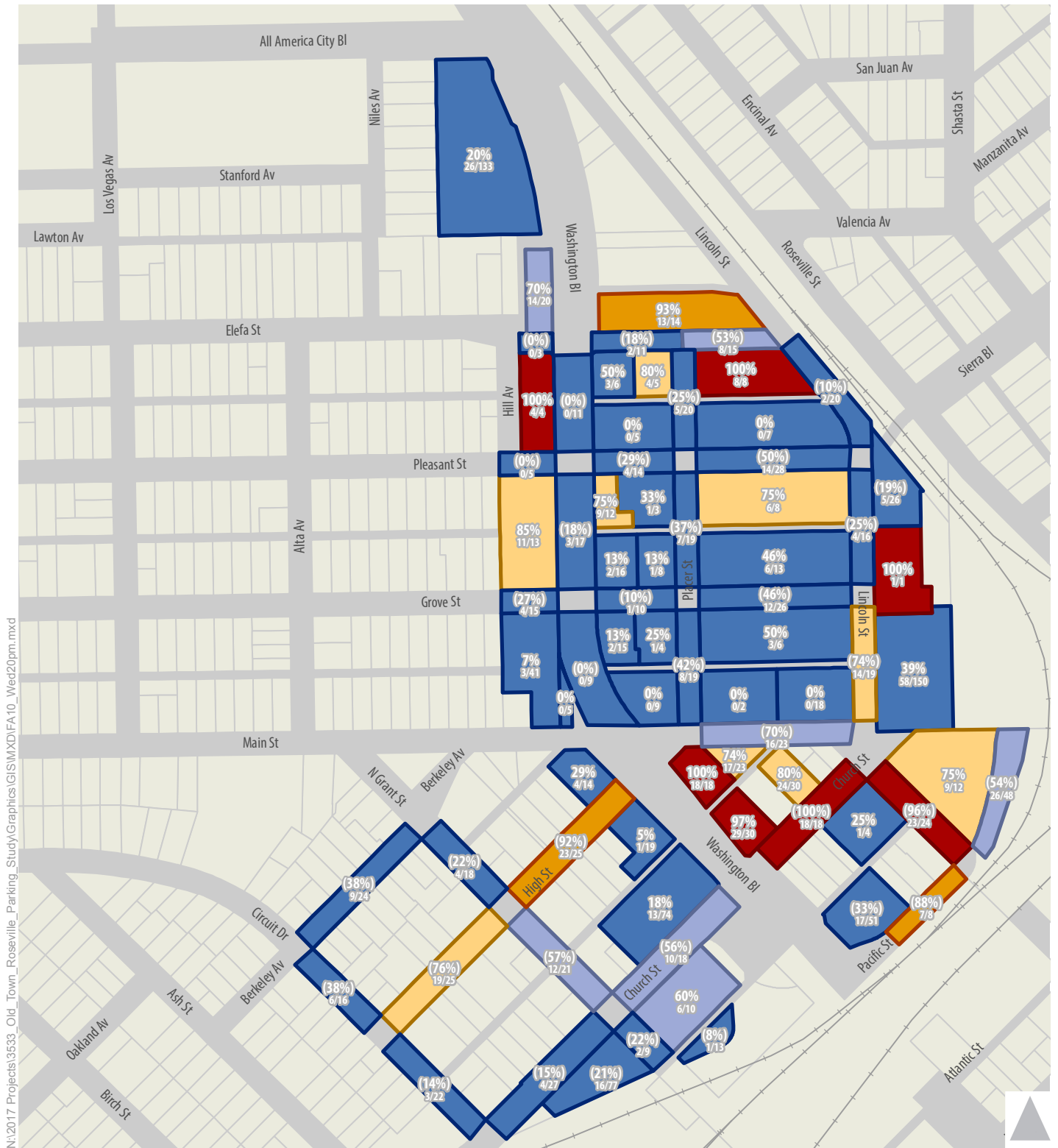
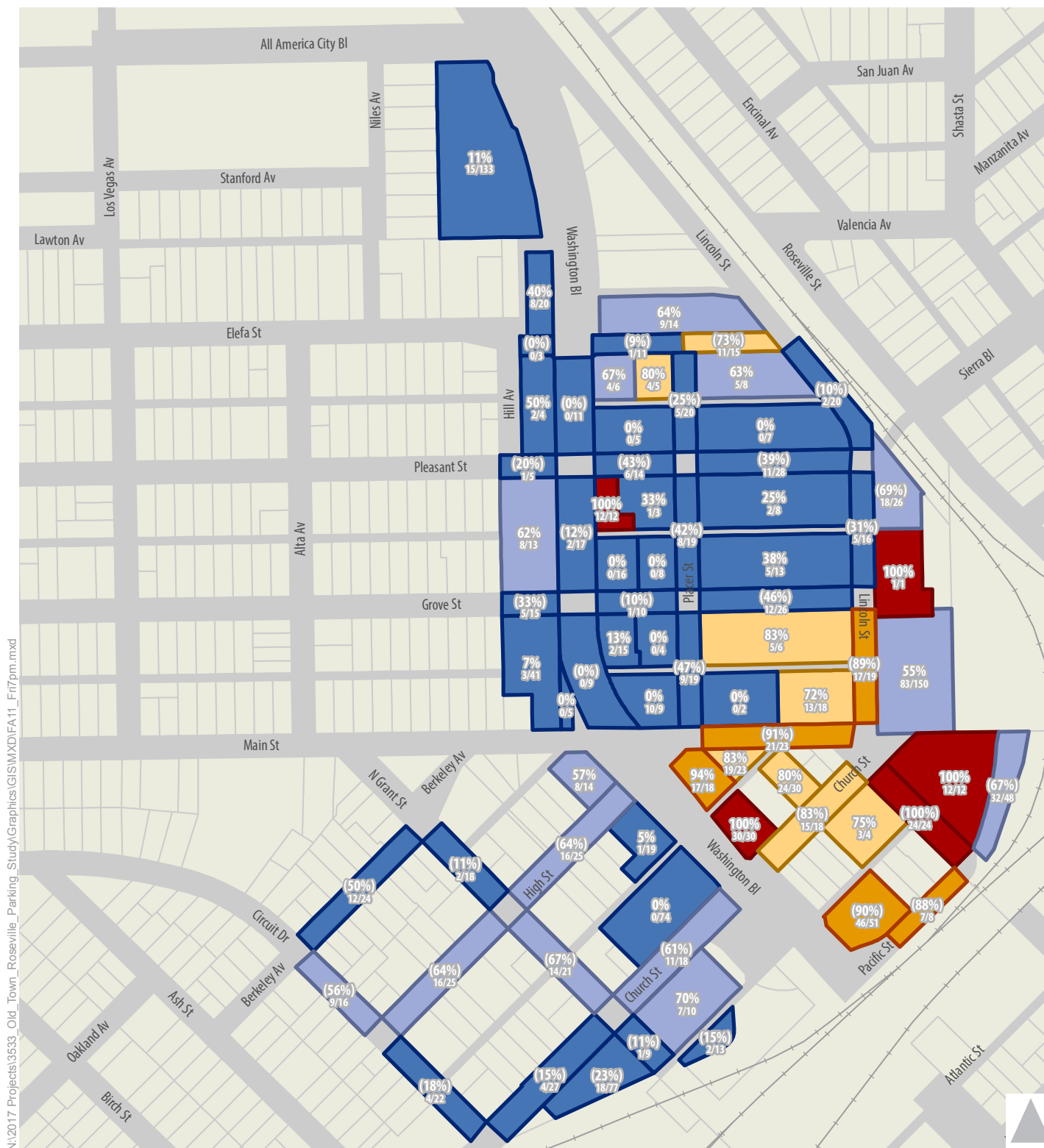
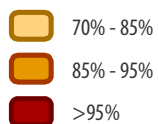
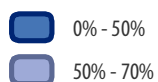


Figure A-10  
 Parking Utilization  
 Wednesday 8pm





## Parking Utilization



**(90%)** Public Parking Utilization  
**90%** Private Parking Utilization  
**8/10** Demand/Supply

Figure A-11

## Parking Utilization Friday 7pm



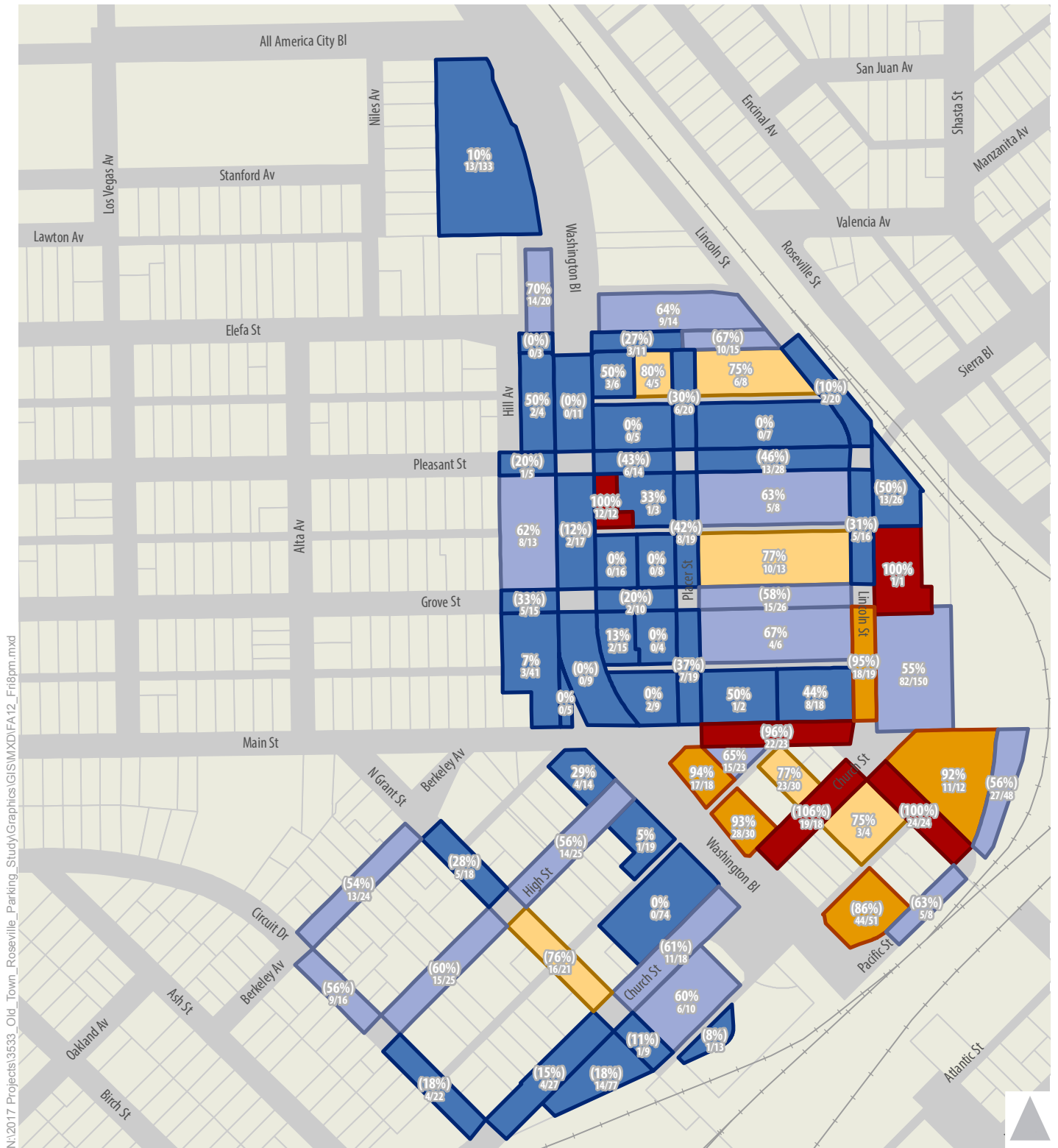
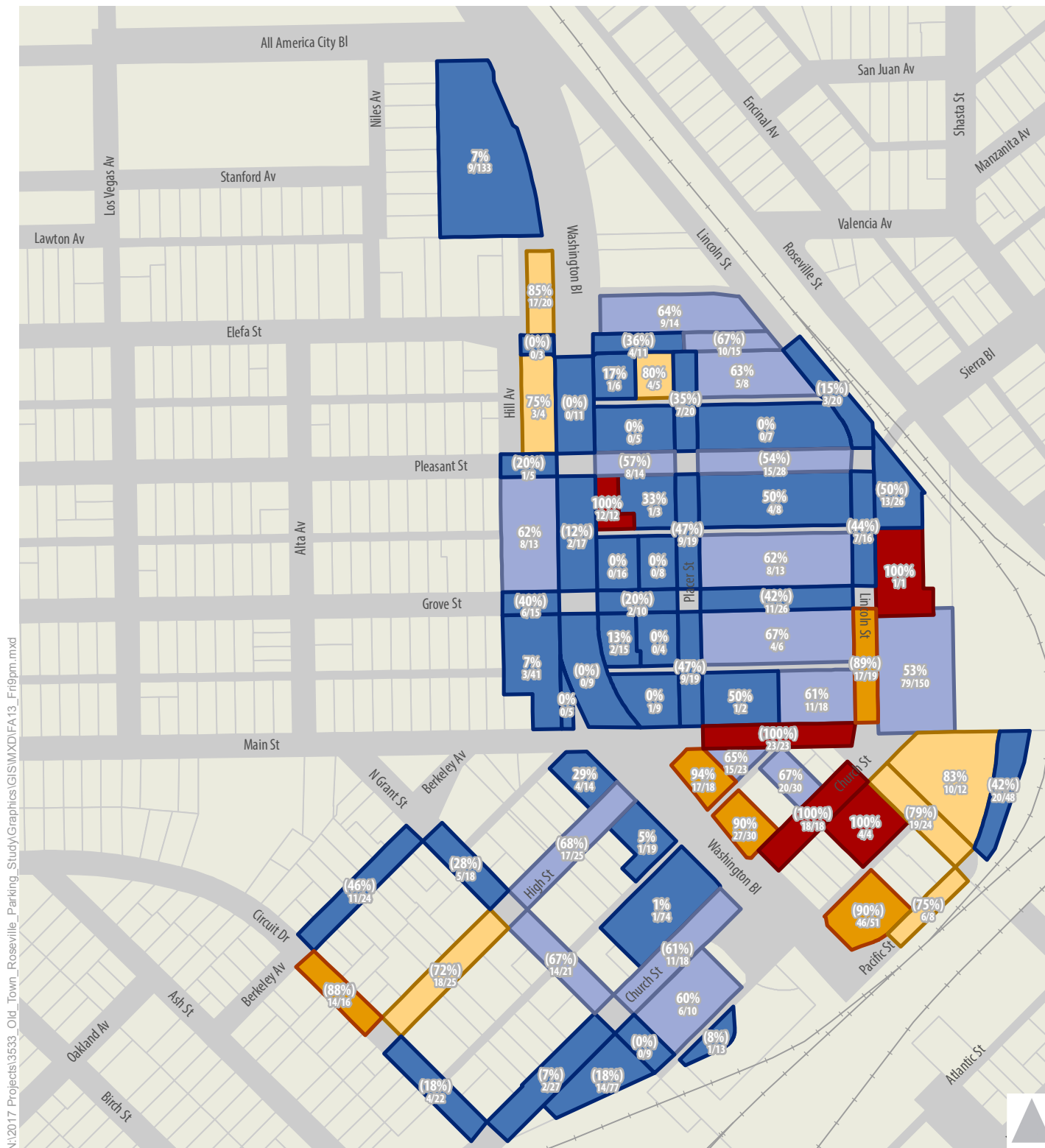


Figure A-12

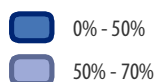
Parking Utilization  
Friday 8pm







### Parking Utilization



 70% - 85%

 85% - 95%

 >95%

**(90%) Public Parking Utilization**

**90%** Private Parking Utilization

**8/10** Demand/Supply

Figure A-13

## Parking Utilization

### Friday 9pm



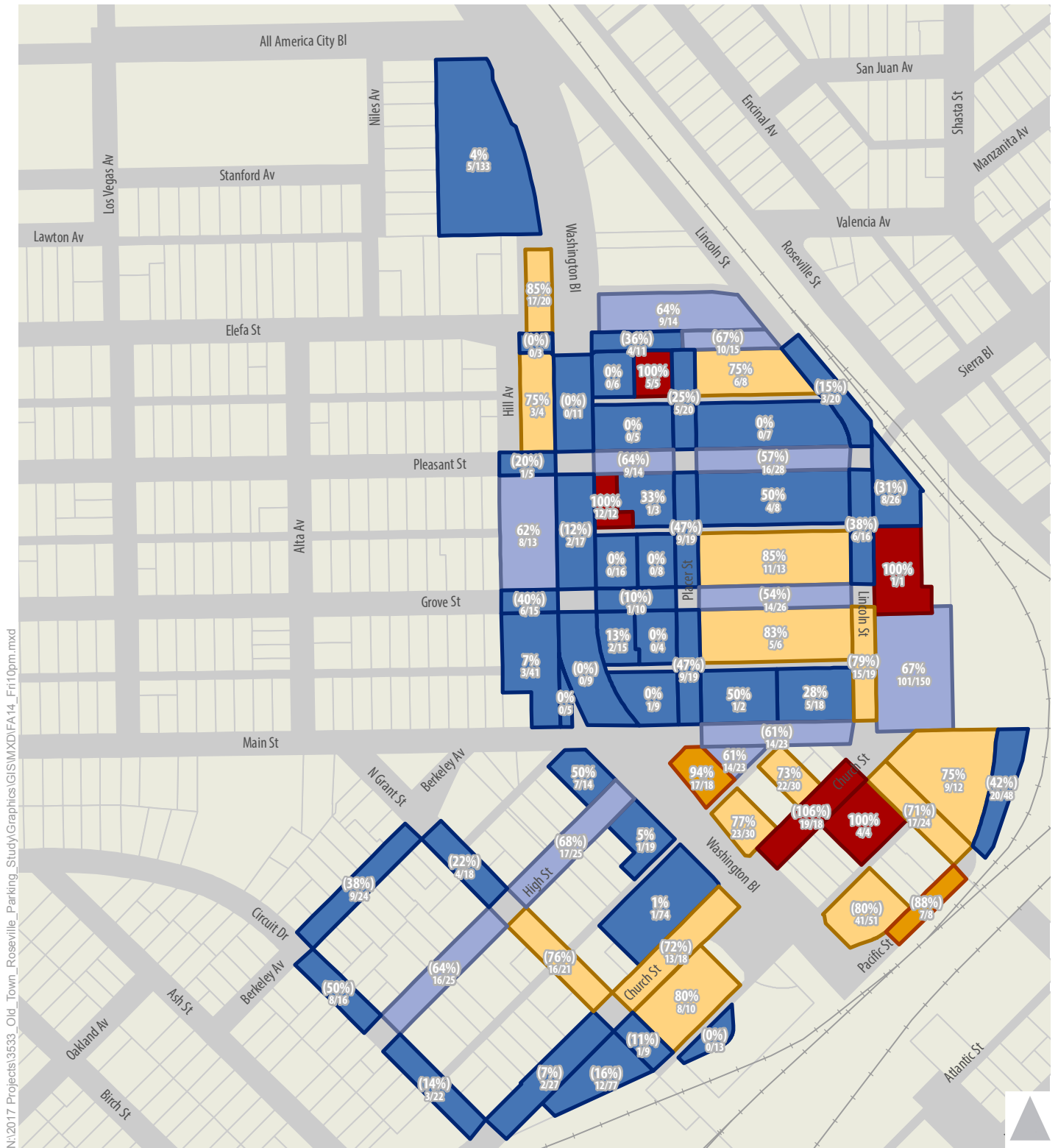


Figure A-14

Parking Utilization  
Friday 10pm



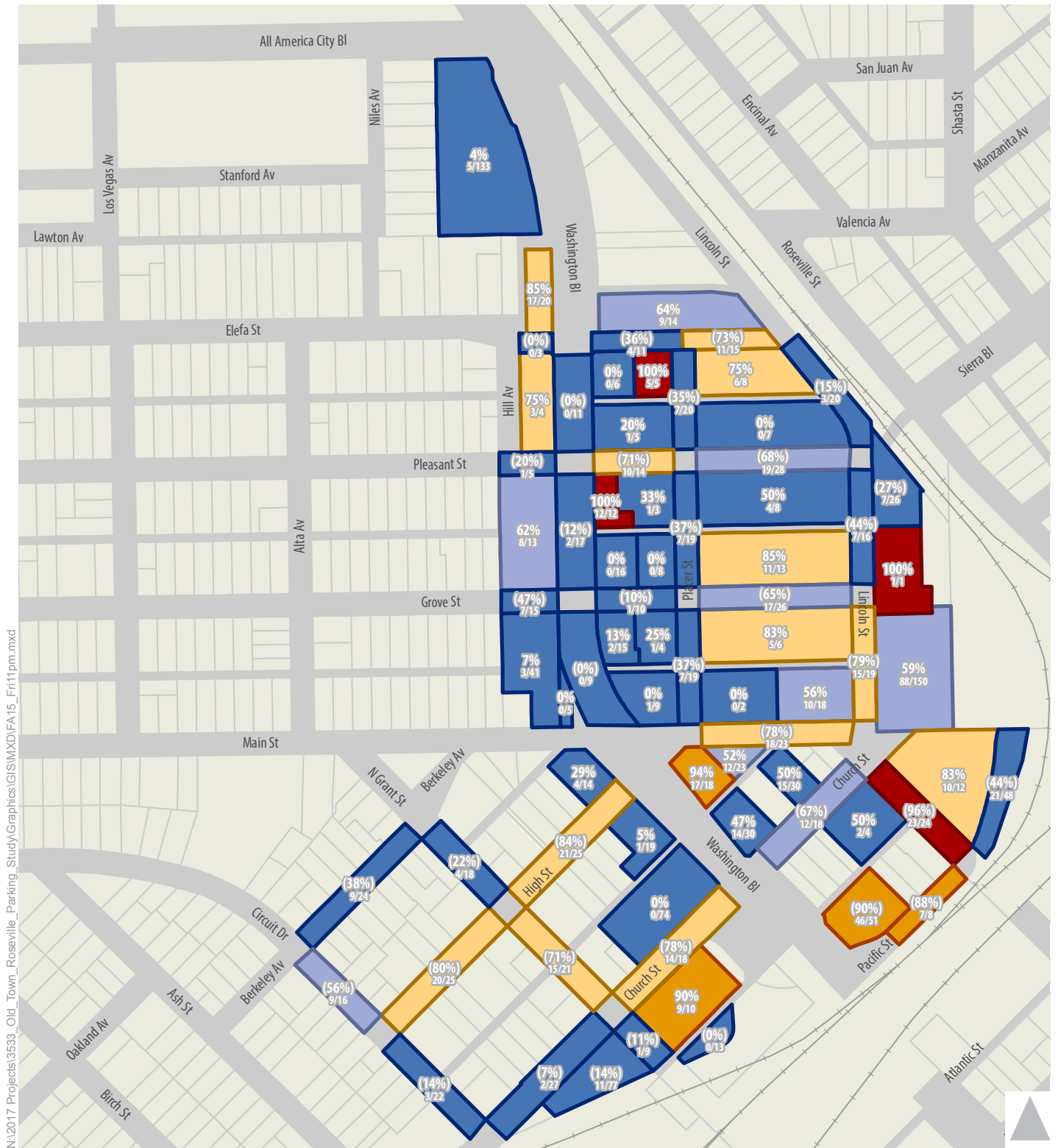


Figure A-15

## Parking Utilization Friday 11pm



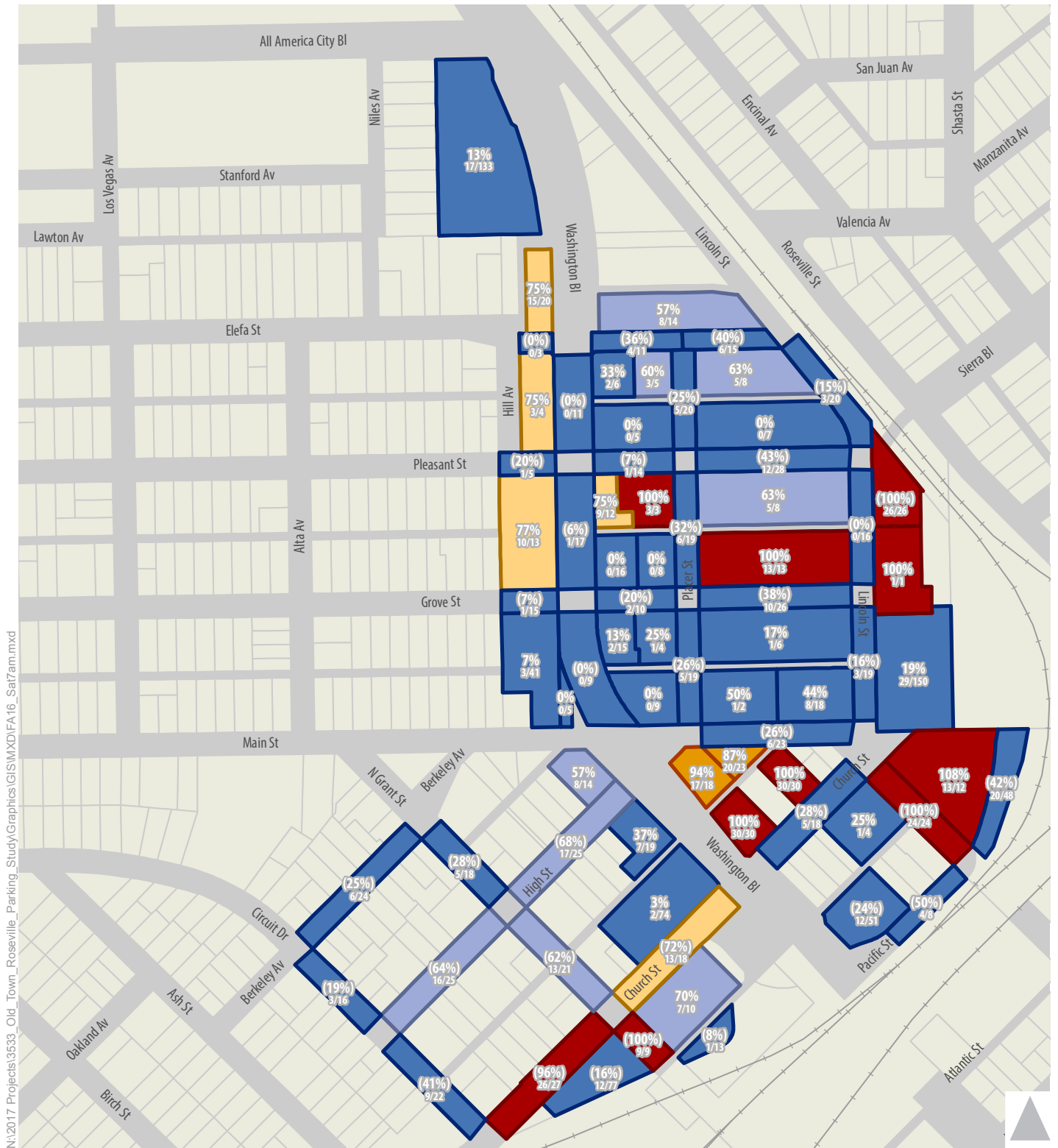


Figure A-16

## Parking Utilization Saturday 7pm



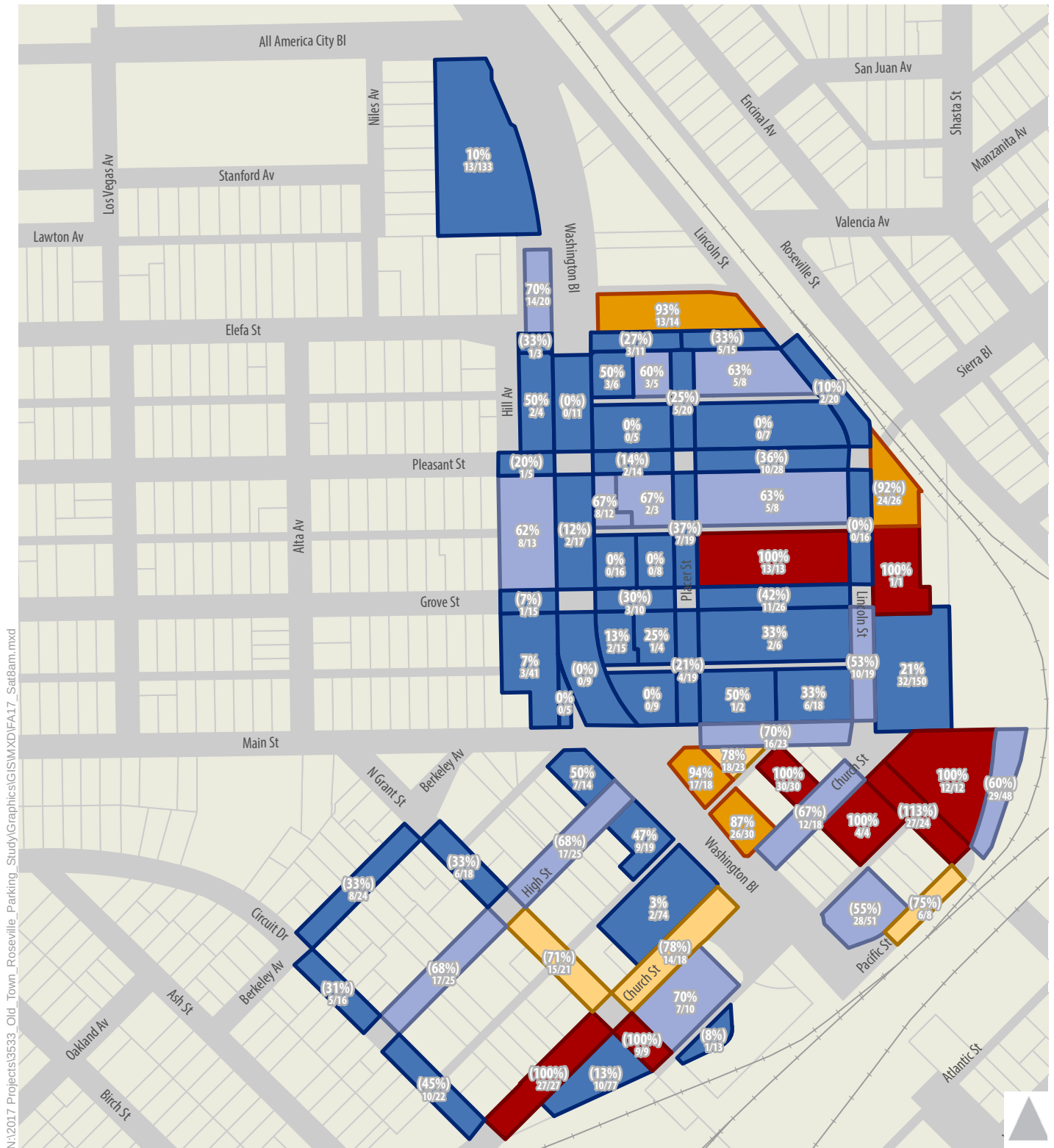
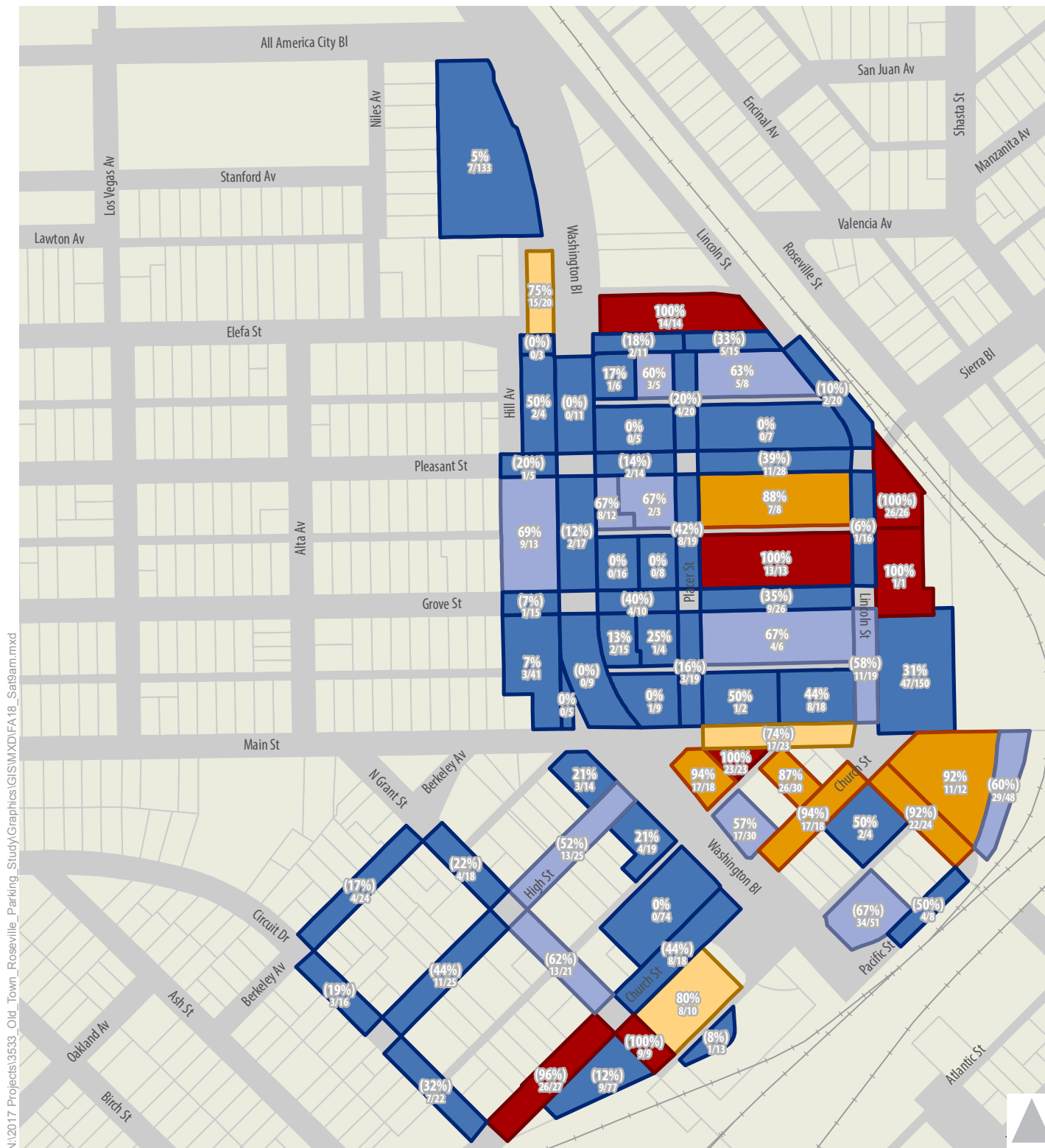


Figure A-17

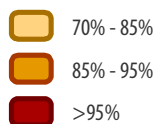
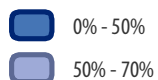
## Parking Utilization Saturday 8pm







### Parking Utilization

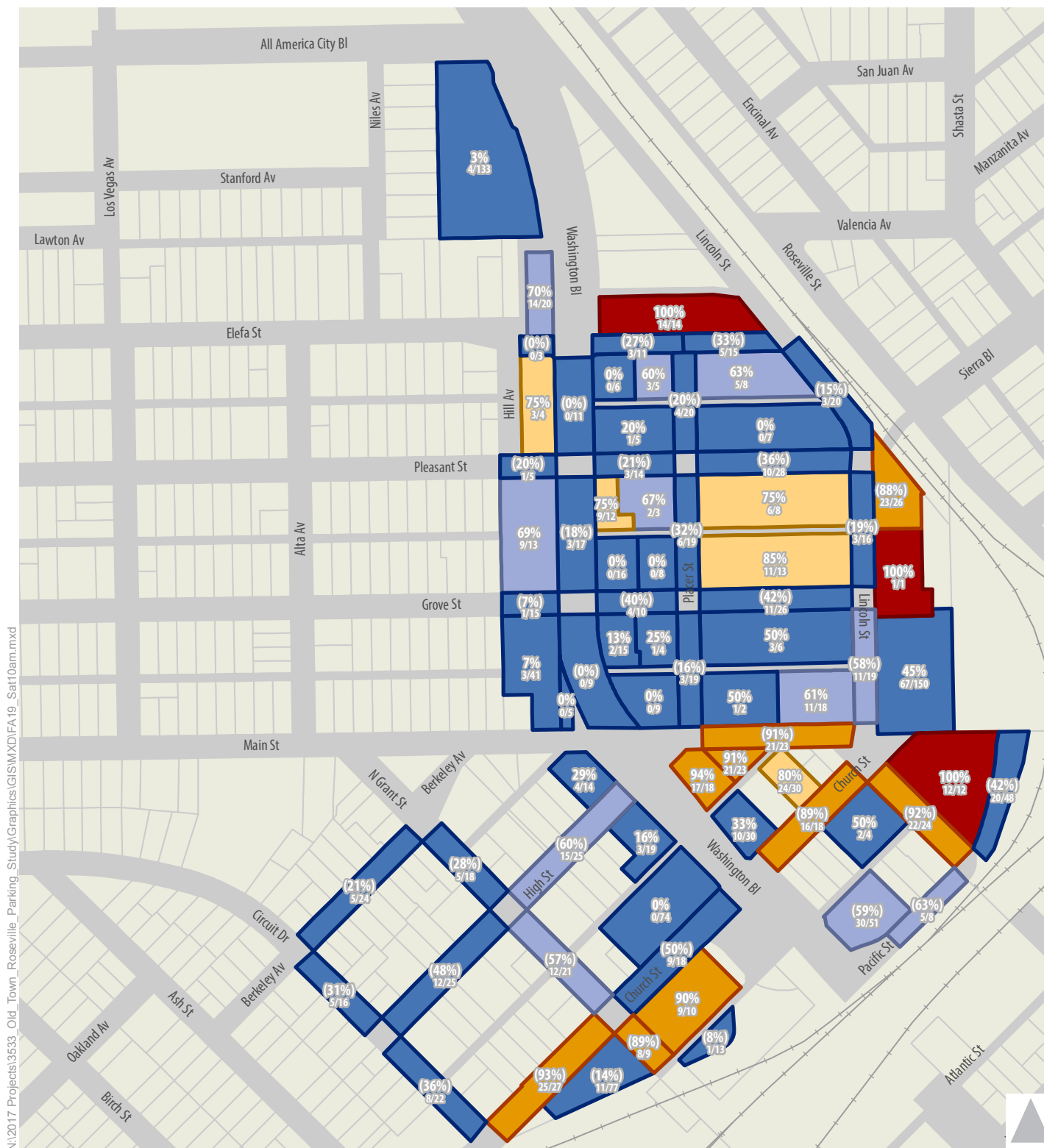


**(90%)** Public Parking Utilization  
**90%** Private Parking Utilization  
**8/10** Demand/Supply

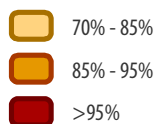
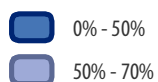
Figure A-18

## Parking Utilization Saturday 9pm





### Parking Utilization



**(90%)** Public Parking Utilization  
**90%** Private Parking Utilization  
**8/10** Demand/Supply

Figure A-19

## Parking Utilization

### Saturday 10pm



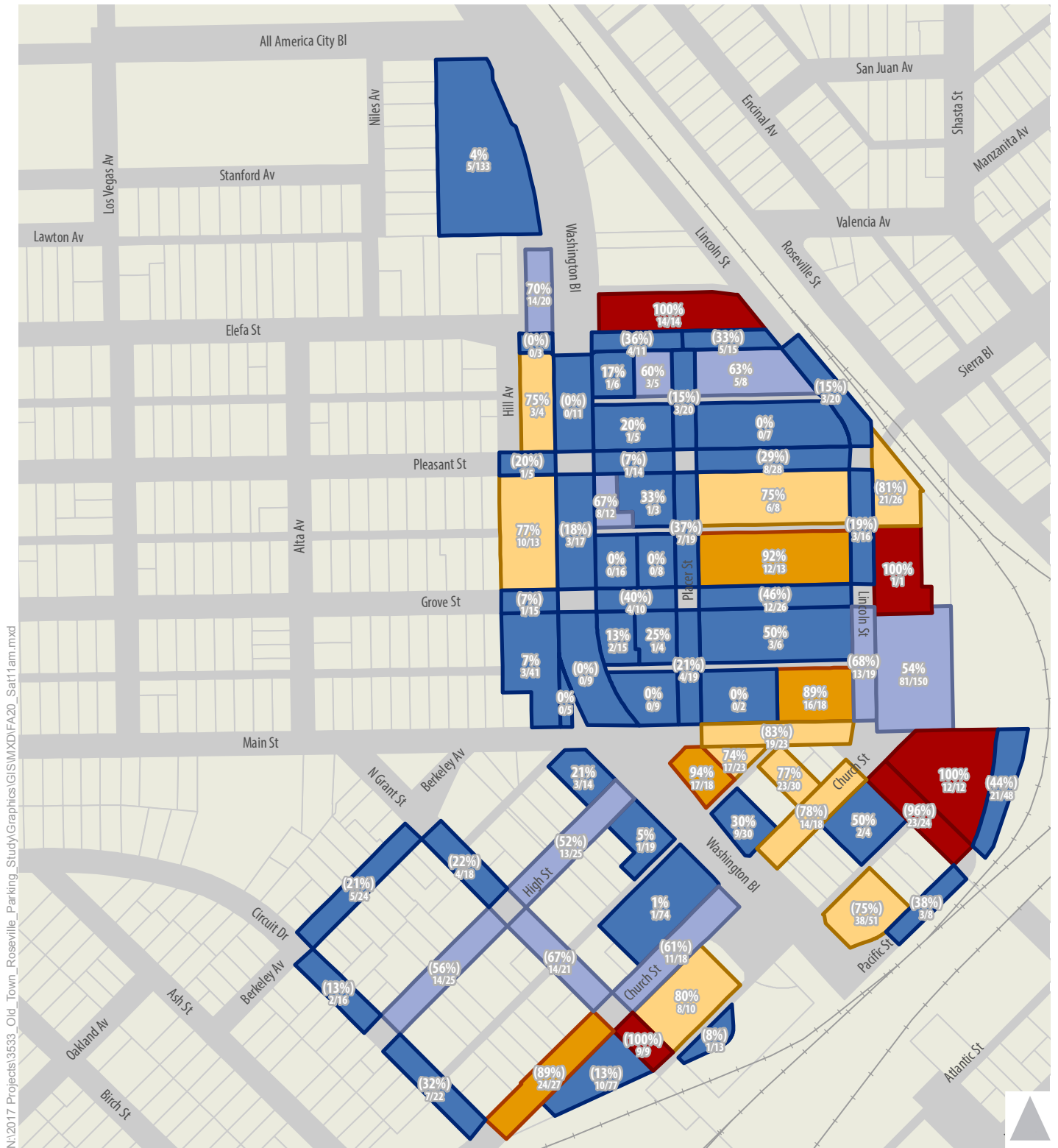
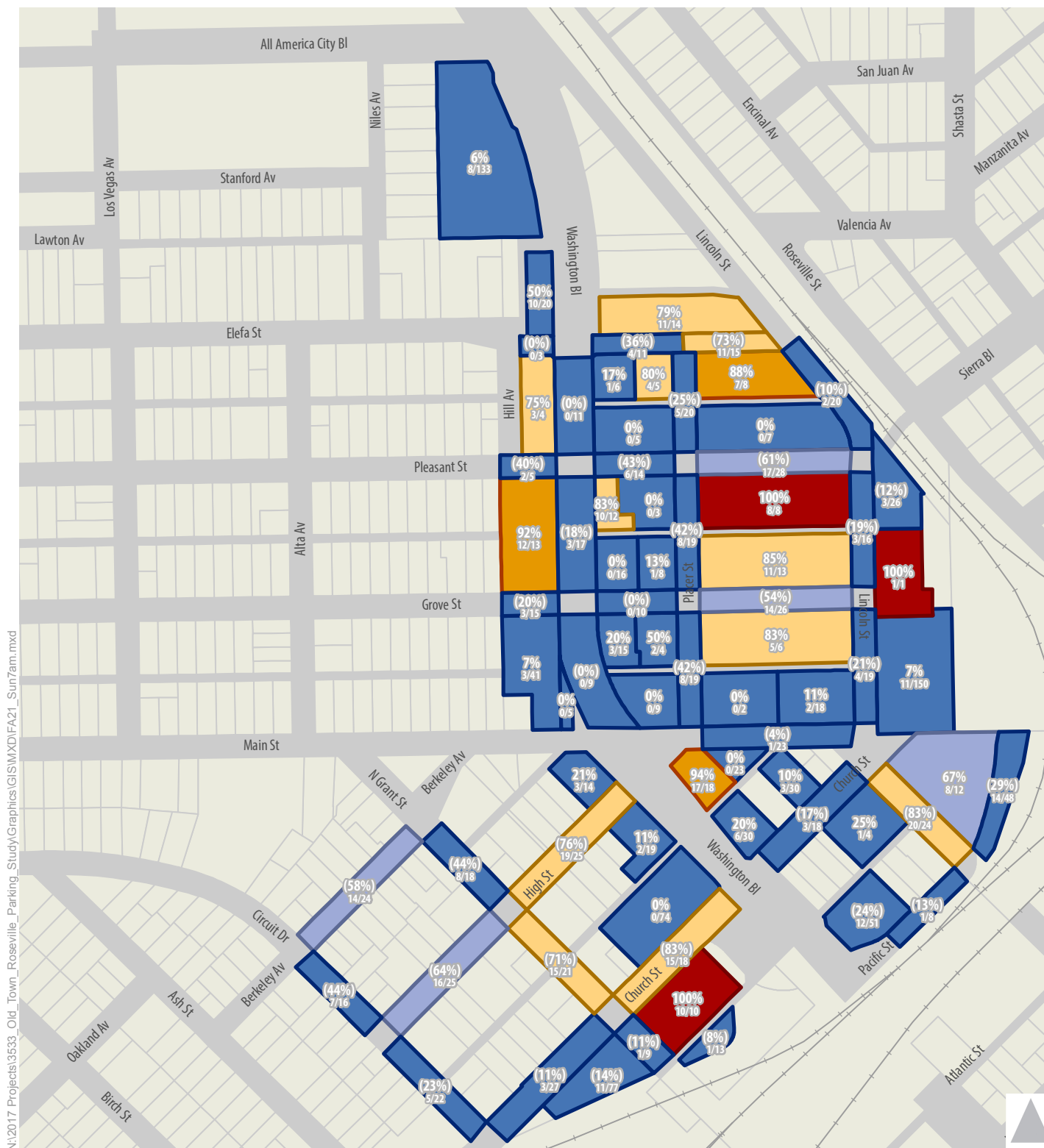


Figure A-20

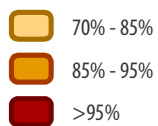
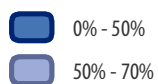
## Parking Utilization Saturday 11pm







### Parking Utilization



**(90%)** Public Parking Utilization  
**90%** Private Parking Utilization  
**8/10** Demand/Supply

Figure A-21

## Parking Utilization Sunday 7am



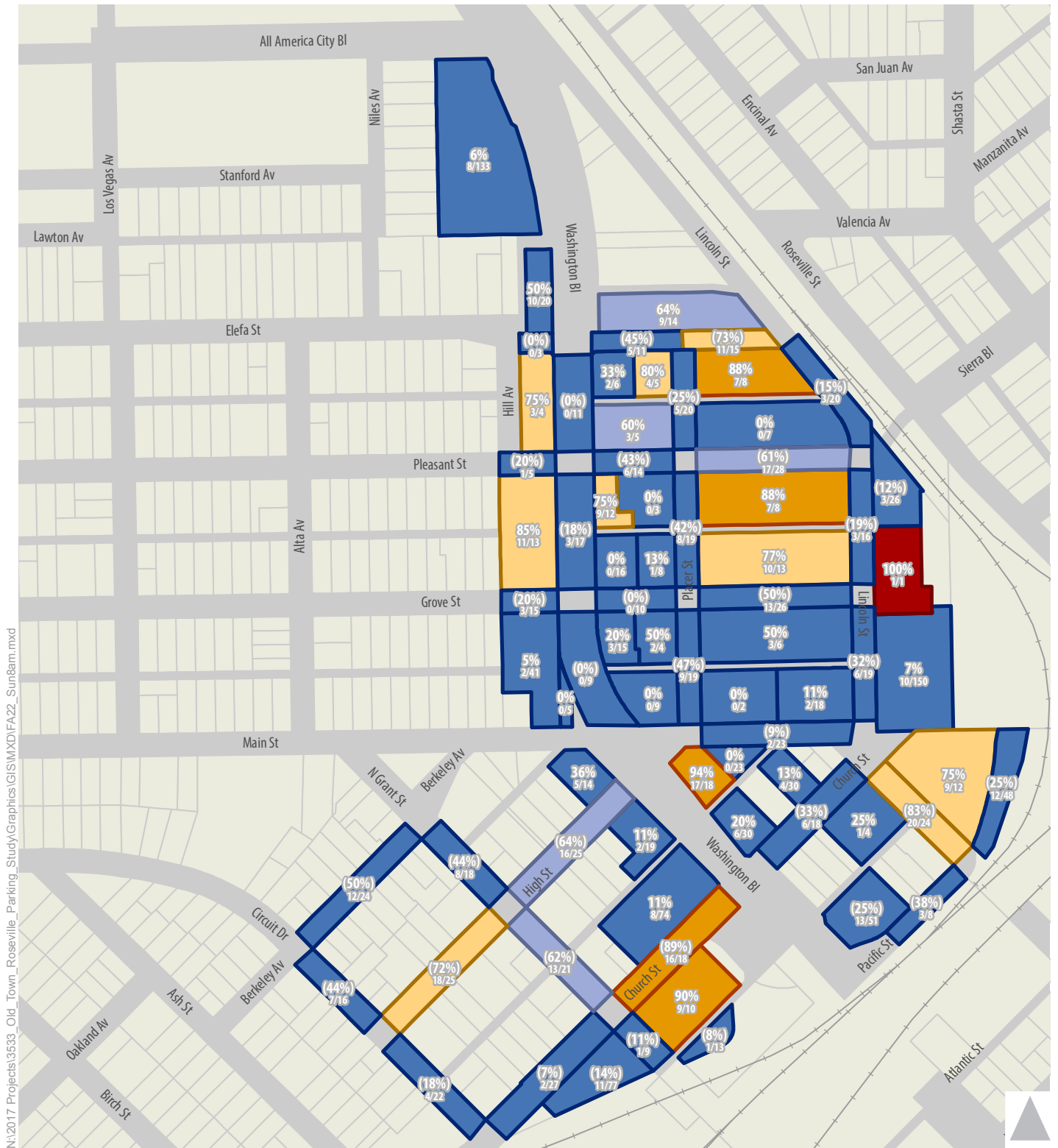


Figure A-22  
 Parking Utilization  
 Sunday 8am



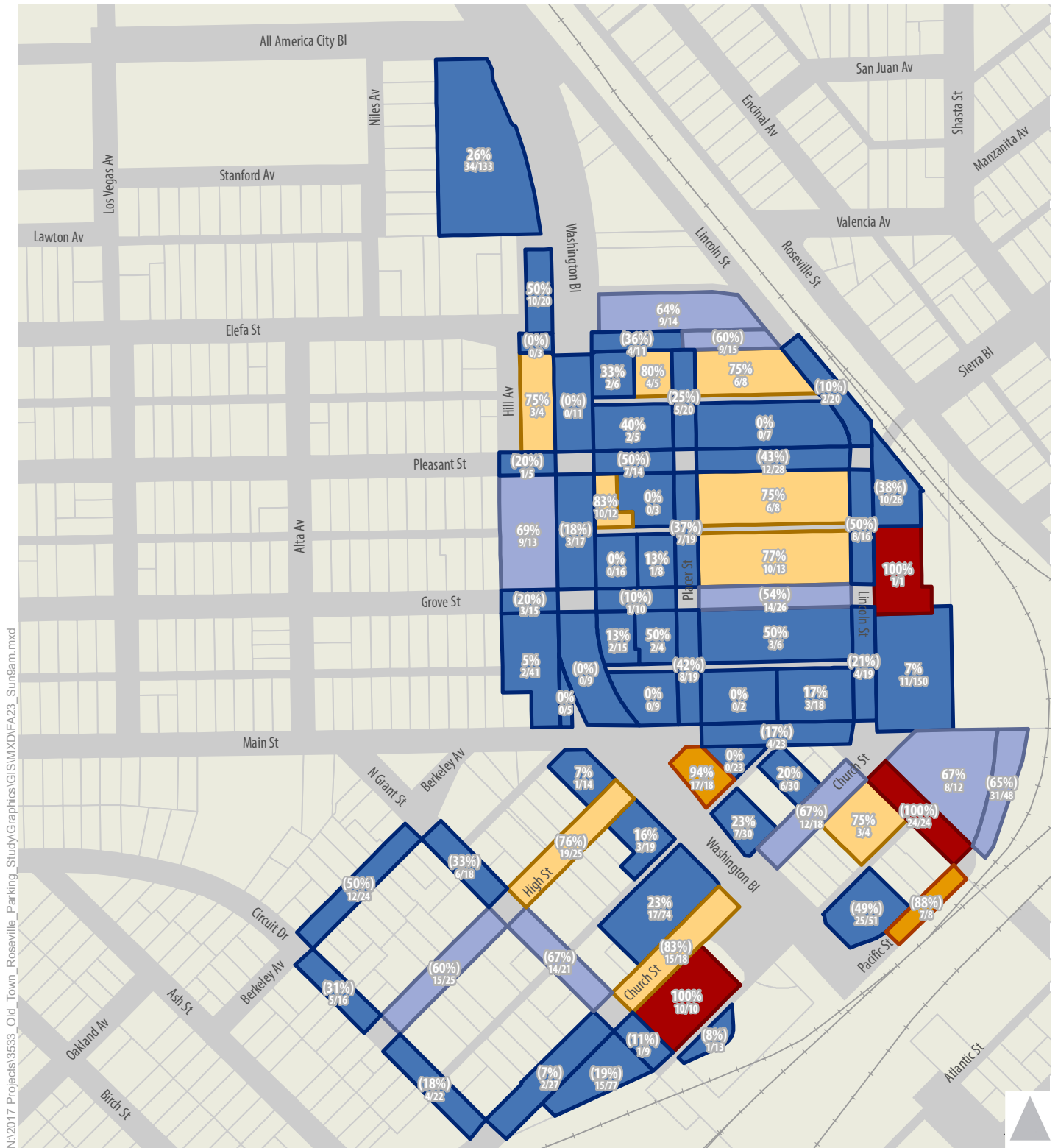


Figure A-23

Parking Utilization  
Sunday 9am



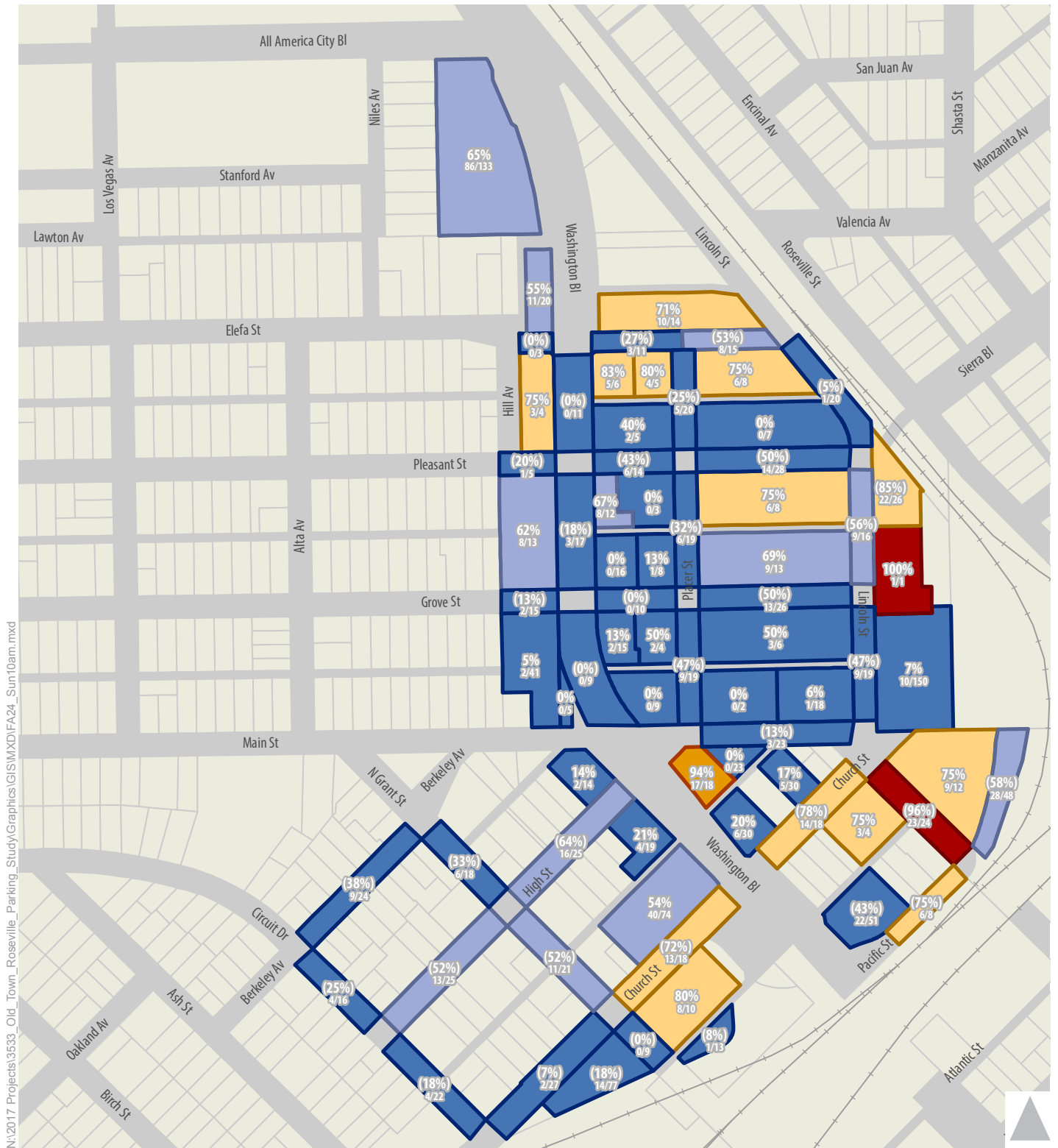


Figure A-24

Parking Utilization  
Sunday 10am



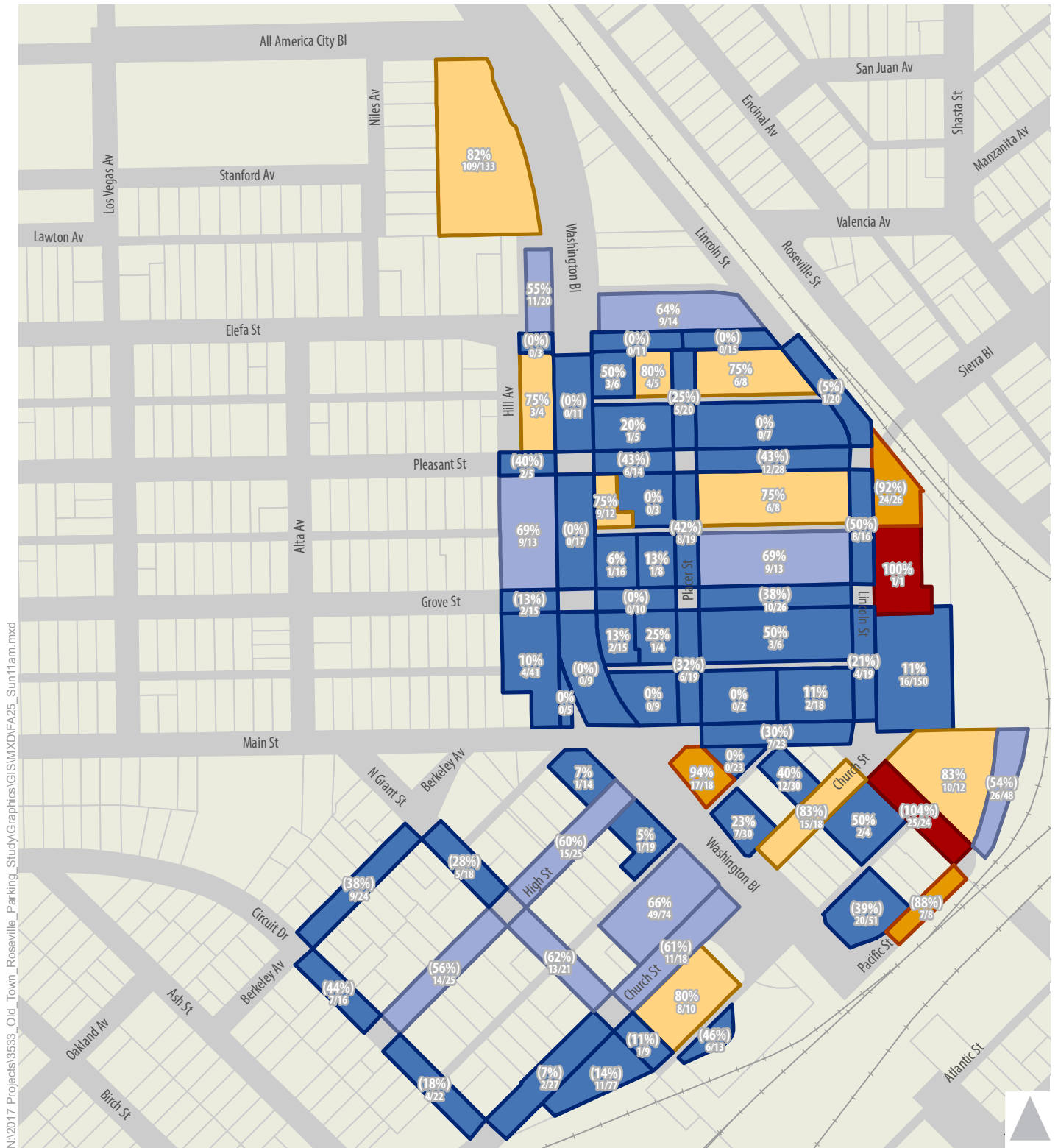


Figure A-25

## Parking Utilization Sunday 11am







PROPOSED TOTAL PARKING = 131 SPACES  
NOTE: EXCLUDES PARKING RESERVED FOR EXCLUSIVE USE BY CCJPA STAFF AND OPERATORS.





PROPOSED TOTAL PARKING = 129 SPACES  
NOTE: EXCLUDES PARKING RESERVED FOR EXCLUSIVE USE BY CCJPA STAFF AND OPERATORS.





PROPOSED TOTAL PARKING = 105 SPACES  
NOTE: EXCLUDES PARKING RESERVED FOR EXCLUSIVE USE BY CCJPA STAFF AND OPERATORS.

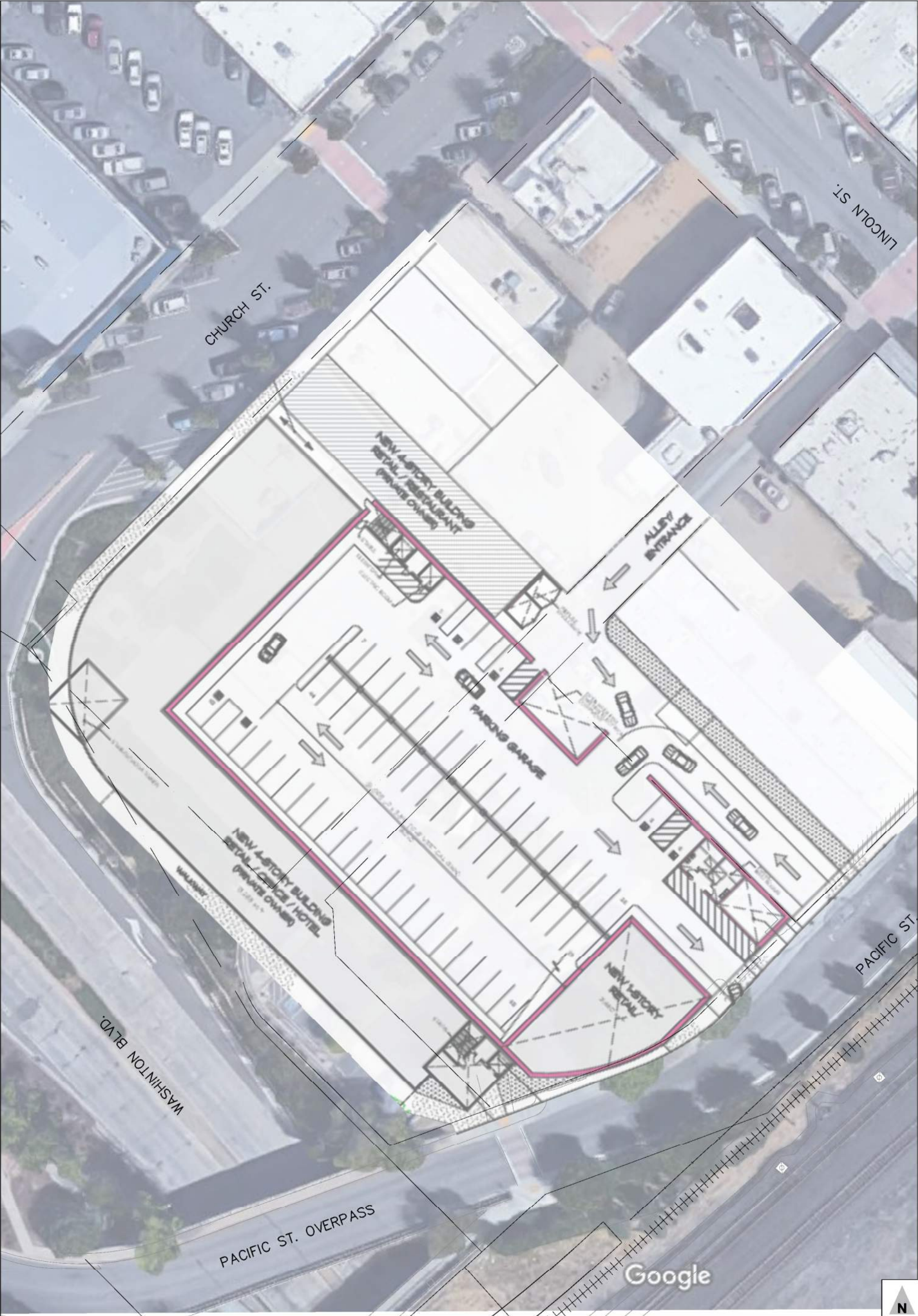




PROPOSED TOTAL PARKING = 85 SPACES

# TRAIN DEPOT AREA ALTERNATIVE 1 - ON STREET PARKING





Source: Downtown Specific Plan Figure 9.3 - Site Plan

PROPOSED TOTAL PARKING = 400 SPACES

PACIFIC STREET SITE  
ALTERNATIVE 1 - DTSP PARKING GARAGE WITH RETAIL





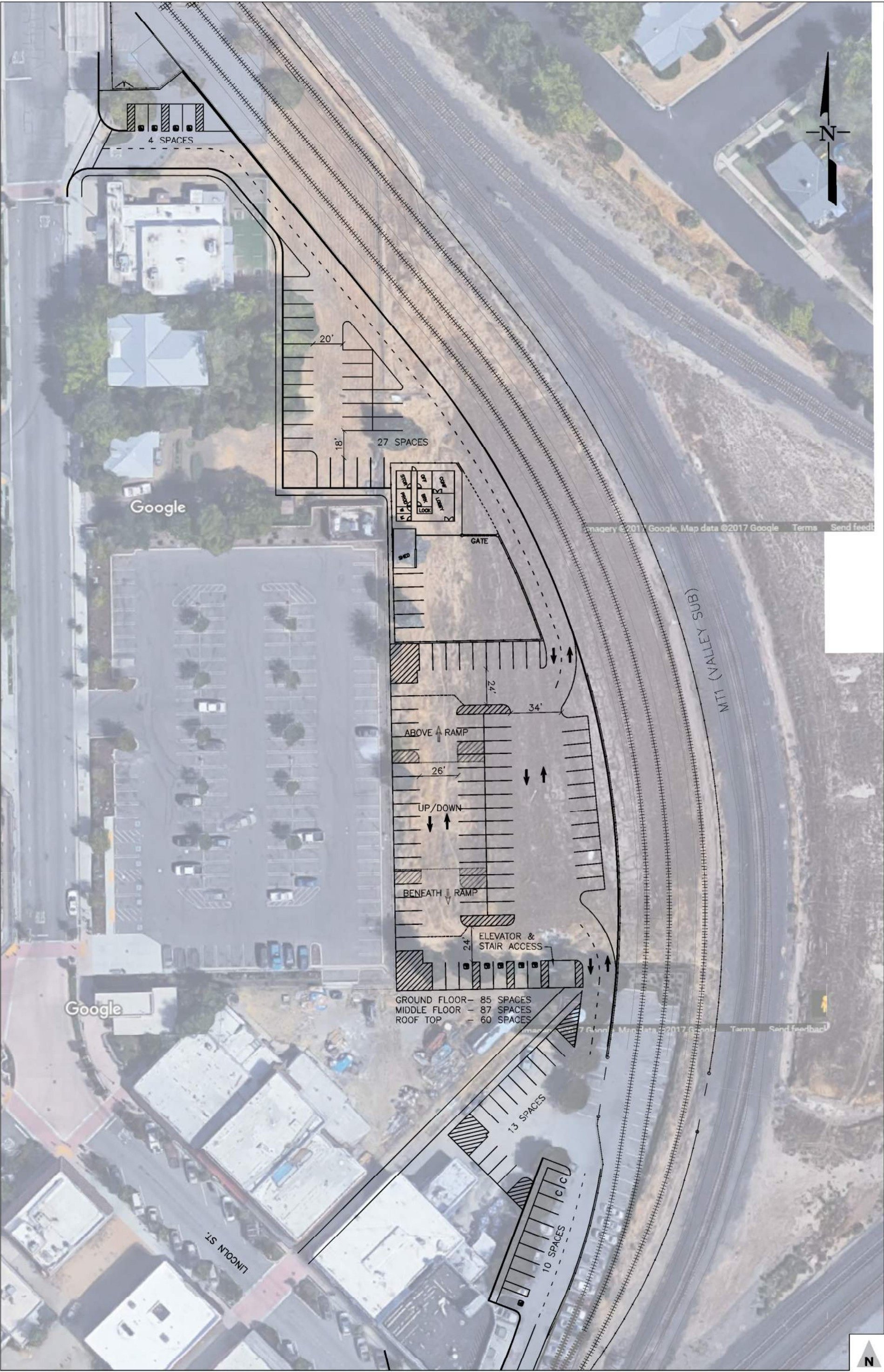
Source: St. Anton Communities, Junction Crossing Conceptual Site Plan

PROPOSED TOTAL PARKING = 86 SPACES

# PACIFIC STREET SITE ALTERNATIVE 2 - JUNCTION CROSSING PROJECT

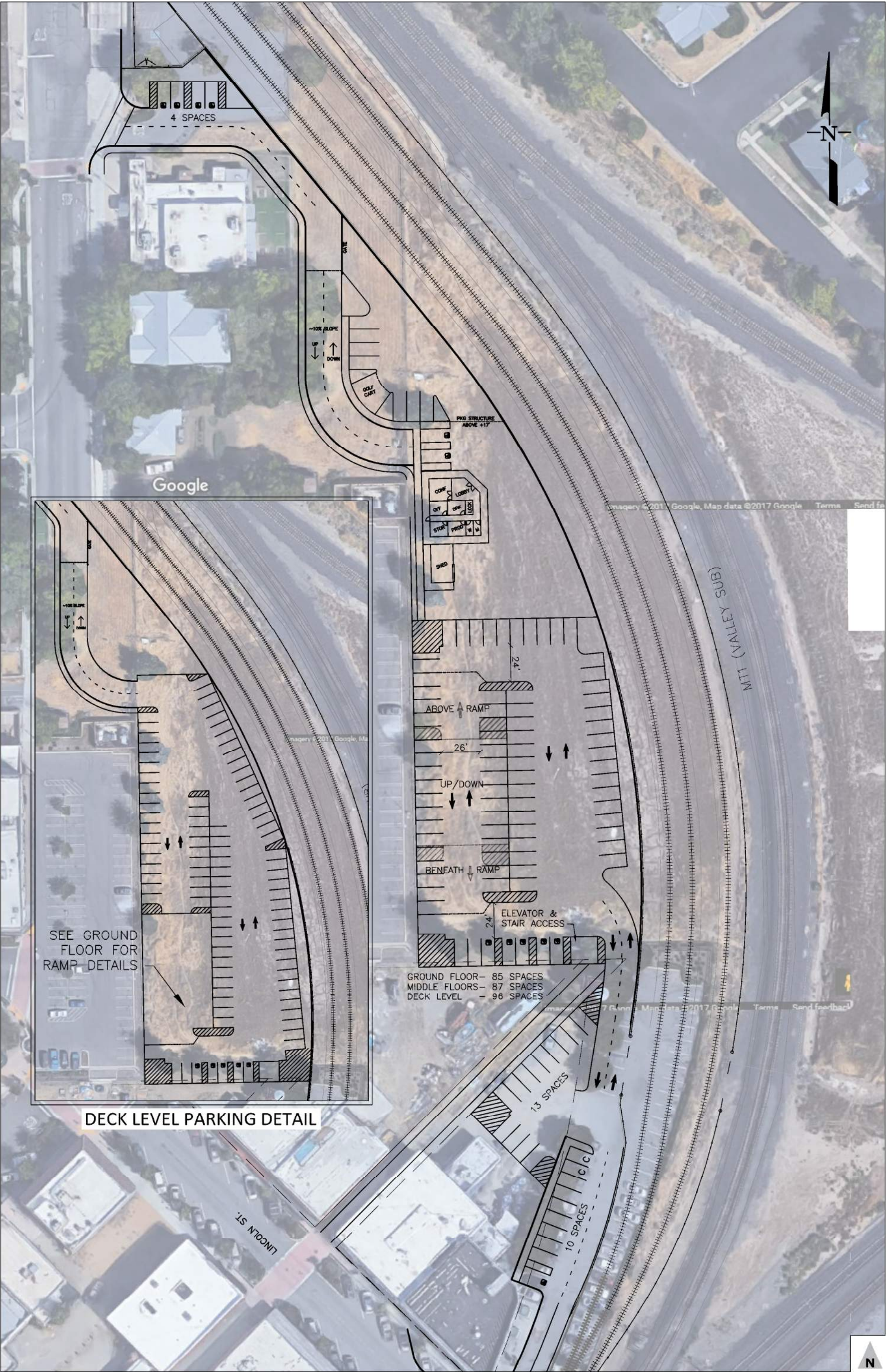
FIGURE A-33





PROPOSED TOTAL PARKING = 286 SPACES  
NOTE: EXCLUDES PARKING RESERVED FOR EXCLUSIVE USE BY CCJPA STAFF AND OPERATORS.





PROPOSED TOTAL PARKING = 295 SPACES  
NOTE: EXCLUDES PARKING RESERVED FOR EXCLUSIVE USE BY CCJPA STAFF AND OPERATORS.



## MEMORANDUM

To: **Ardie Zahedani and Jay Coles**

From: Isabel Domeyko and Jesse Walker

Date: February 15, 2018

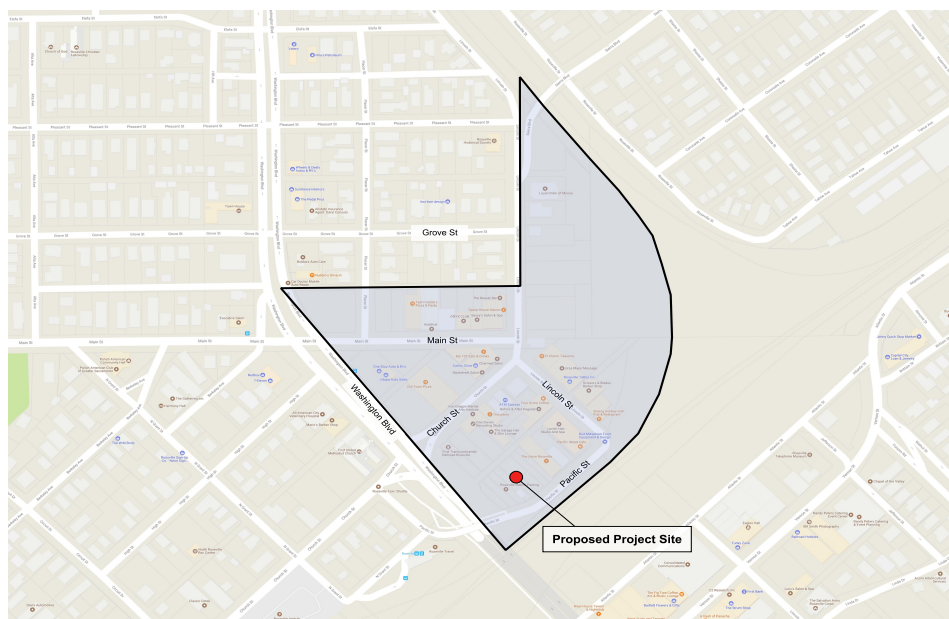
Re: Junction Crossings Impact on Historic Old Town Business District

St. Anton Communities is proposing to develop a workforce housing project in the Historic Old Town Roseville (HOT) Business District. The Junction Crossings development (Project) proposes to construct 80 units of affordable housing at the site of an existing public parking lot at the northern corner of Washington and Pacific Streets. **Figure 1** shows the location of the Proposed Project, the HOT Business District, and the surrounding area.

The City has requested an analysis of the Project's economic effects on retail businesses in the HOT Business District. New Economics & Advisory has researched this issue with a specific focus on retail spending potential created by Project residents, as well as changes in parking as a result of the Project. This memorandum summarizes the results of this research.

**1**

### *Map of Historic Old Town (HOT) Business District Project Area Junction Crossings*



## Study Parameters

The study estimates two types of economic impacts of the Proposed Project on local retail business activities. First, Project residents will spend money on retail goods and services, a portion of which will be captured by local businesses. Second, changes to the number of available public parking spaces in the Business District portion of HOT may affect retail business activities. At the City's request, the parking component of the analysis considers two parking scenarios:

- **Project Scenario**, which includes the development of the Project alone, and results in a net loss of 11 public parking spaces. The existing site has been determined to possess 50 spaces currently, including 38 striped spaces and room for an additional 12 vehicles to park on unpaved, unstriped locations.<sup>1</sup> Once the Project is constructed, 39 reconfigured public parking spaces will be provided, resulting in a net loss of 11 spaces from current conditions.
- **Near-Term Scenario**, which includes the development of the Project, another housing project (Pacific Plaza), and the addition of Phase 1 of the City's Third Track rail project. This scenario presumes that the City would construct an additional public parking lot in the Business District, resulting in a net addition of 50 new spaces in the area, based on the Historic Old Town Roseville Parking Study, prepared by Fehr and Peers.

## Summary of Findings

The findings below encapsulate the key conclusions and insights into the Project's impacts on local retailers. **Figure 2** summarizes the quantifiable results of Project resident spending and **Figure 3** summarizes the potential parking implications under the two scenarios analyzed. **Appendix A** contains supporting calculations utilized to derive the results.

- **Finding 1: Existing retailers in the Business District portion of HOT are predominantly clustered around Eating and Drinking Establishments and personal services (e.g. salons).** Of the approximately 50 businesses in HOT, at least 6 businesses are restaurants, and at least 5 are salons/barber shops. The number of new retail businesses appears to be growing, and a review of taxable sales data provided by the City indicate that overall retail sales within the OTR have been steadily increasing over the last 5 years.

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<sup>1</sup> The existing and future project parking quantities were provided by St. Anton Communities and the City of Roseville. The quantity of existing spaces at the Project site (50) differs slightly from the 51 spaces shown in the Historic Old Town Roseville Parking study, prepared by Fehr and Peers. The parking quantities used in this analysis are based on updated figures provided by the Alta Parking Survey and through discussions with the City of Roseville.



- **Finding 2: Non-retail businesses in the Business District portion of HOT include insurance firms, non-profit organizations, and other miscellaneous businesses.** For some of these entities, a significant portion of business is conducted on-line and via email, but qualitative feedback obtained from business representatives indicates that parking for employees is challenging both during traditional business hours and on holidays. However, this analysis focuses predominantly on retail businesses.
- **Finding 3: The Proposed Project includes 80 units of workforce housing, at which residents' housing costs will be limited to account for no more than 30 percent of total household income.** Because of this cap, occupants are expected to have a proportionately higher share of disposable income available for spending on retail goods and services. Some of this spending will occur at retail businesses in the Business District portion of HOT. As a point of comparison, the average household in the U.S. spends 33 percent of annual income on housing expenses (according to the Bureau of Labor Statistics), and between 34 and 36 percent of Low- and Very-Low Income Households in Placer County spend more than 30% of their total income on housing expenses, according to the City's Housing Element.
- **Finding 4: Project households could spend approximately \$19,500 per year on retail goods at "brick and mortar" establishments.** Based on current spending levels and a plausible range of potential capture, the Project would inject approximately \$59,850 to \$139,750 in new resident spending annually in Old Town, which represents approximately 1.2 to 2.9 percent of the Business District's current annual sales. It should be noted that this amount is conservative in that it does not include any potential spending from the visitors of Project residents or other "spin-off" activity, which could add to the overall spending impacts of the Project. It is additionally conservative because other parts of HOT have retail businesses that could reasonably capture expenditures made by Project residents.
- **Finding 5: A lack of available parking has been identified by local businesses as a constraint to their revenue attainment, with the most impacted periods being on Friday and Saturday evenings.** By estimating current estimated total annual sales in the district, adjusted to include only the periods of limited availability, each publicly-available parking space has an annual value to the district of approximately \$5,400. Figure 3 shows the detailed assumptions and calculations that support this calculation.
- **Finding 6: The Project's removal of 11 net public parking spaces in the HOT Business District could result in a negative impact of \$59,000 in annual sales for local retailers.** This amount could be fully-mitigated by the spending of Project residents (as described in Finding 4 above).
- **Finding 7: Once the Third Rail Project is constructed (and the associated parking described under the Near-Term Scenario above), an additional 50 net public parking spaces will be added to the Business District.** These additional spaces provide the potential for \$270,000 in additional local retail sales.

## 2

### **Estimated Spending from New Project Residents in HOT Business District Junction Crossings**

| Item                                                       | LOW RANGE                                                                            |                                                    | HIGH RANGE                                                                           |                                                    |
|------------------------------------------------------------|--------------------------------------------------------------------------------------|----------------------------------------------------|--------------------------------------------------------------------------------------|----------------------------------------------------|
|                                                            | Annual Spending Per<br>Project Household<br>Captured in HOT<br>Business District [1] | Total Annual<br>Amount in HOT<br>Business District | Annual Spending Per<br>Project Household<br>Captured in HOT<br>Business District [1] | Total Annual<br>Amount in HOT<br>Business District |
| Project Households                                         |                                                                                      | 80                                                 |                                                                                      | 80                                                 |
| <b>Retail Expenditures</b>                                 |                                                                                      |                                                    |                                                                                      |                                                    |
| Food                                                       |                                                                                      |                                                    |                                                                                      |                                                    |
| Food away from home                                        | \$438                                                                                | \$35,052                                           | \$1,314                                                                              | \$105,155                                          |
| Alcoholic beverages                                        | \$61                                                                                 | \$4,899                                            | \$184                                                                                | \$14,697                                           |
| Entertainment                                              | \$100                                                                                | \$8,005                                            | \$100                                                                                | \$8,005                                            |
| Personal care products and services                        | \$111                                                                                | \$8,872                                            | \$111                                                                                | \$8,872                                            |
| Reading                                                    | \$0                                                                                  | \$0                                                | \$0                                                                                  | \$0                                                |
| Tobacco products and smoking supplies                      | \$38                                                                                 | \$3,022                                            | \$38                                                                                 | \$3,022                                            |
| <b>Subtotal Retail Expenditures</b>                        | <b>\$748</b>                                                                         | <b>\$59,850</b>                                    | <b>\$1,747</b>                                                                       | <b>\$139,752</b>                                   |
| <b>Total HOT Business District Sales [2]</b>               |                                                                                      | <b>\$4,864,000</b>                                 |                                                                                      | <b>\$4,864,000</b>                                 |
| <b>Percentage Increase from Project Household Spending</b> |                                                                                      | <b>1.2%</b>                                        |                                                                                      | <b>2.9%</b>                                        |

[1] See backup information in Figure 4.

[2] Total business district sales estimated based on taxable sales data provided by the City, adjusted to account for non-taxable sales by New Economics.

Source: Bureau of Labor Statistics, Consumer Expenditure Survey, Table 1110, 2016.

Prepared by New Economics & Advisory, February 2018.

### 3

## Net Parking Impacts Junction Crossings

| Item                                                   | Source           | Junction Crossings | 3 Projects         |
|--------------------------------------------------------|------------------|--------------------|--------------------|
| Net Spaces                                             | See Figure A-2   | -11                | 50                 |
| Annual Weekend Retail Sales Per Parking Space          | See Figure 5     | \$5,400            | \$5,400            |
| <b>Net Annual Value of Parking</b>                     |                  | <b>(\$59,000)</b>  | <b>\$270,000</b>   |
| <b>Estimated Retail Sales in HOT Business District</b> | See Footnote [1] | <b>\$4,864,000</b> | <b>\$4,864,000</b> |
| <b>Parking Impacts as a % of Total</b>                 |                  | <b>-1.2%</b>       | <b>5.6%</b>        |

[1] Total business district sales estimated based on taxable sales data provided by the City, adjusted to account for non-taxable sales by New Economics.

Sources: Fehr & Peers, Historic Old Town Roseville Parking Study Memorandum, September 26, 2017, Alta Parking Survey, City of Roseville taxable sales data, interviews with local business representatives, and New Economics.

*Prepared by New Economics & Advisory, February 2018.*

## Methodology and Key Assumptions

New Economics analyzed the current business activity and parking dynamics in the HOT Business District in order to assess how the addition of 80 new Project households and varying numbers of public parking spaces would affect the area. The analytical techniques, data sources, assumptions, and other critical information used in the Analysis are described below, and the attached **Appendix A** includes the various maps, figures, and tables which display the technical data, calculations, and results used in this Analysis.

### Spending Impacts - Methodology, Data, and Assumptions

New Economics analyzed the future spending of Project households by assessing the projected household income limits, and adjusting them to account for the smaller proportion that would be spent on housing costs, leaving additional income available for other purposes. New Economics has estimated that each household in the Project will spend an average of approximately \$19,500 per year on retail goods and services at “brick and mortar” retail.

Next, New Economics assessed the potential capture in the HOT Business District, by retail category. Since only certain retail categories are available to be purchased in the district, only the Food Away From Home, Alcoholic Beverages, Entertainment, Personal Care Product/ Services, and Tobacco categories were applied capture rates shown in **Figure 4**. Since Food Away From Home and Alcoholic Beverages represent relatively large proportions of spending, and since there are several options in Business District of HOT for Project residents to spend in these categories we applied high-end and low-end capture rates, ranging from 20% to 60%.

Based on these capture rates, it is estimated that Project households will spend approximately \$750 to \$1,750 per year in the HOT Business District. This per-household amount was then applied to the total 80 units planned for the Project to arrive at a total of approximately \$59,850 to \$139,750 spent annually in the HOT Business District by Project households. This amount was compared to the total estimated retail sales in the entire HOT district, which was estimated by analyzing taxable sales data for HOT and applying taxable percentage assumptions to arrive at total estimated sales. These calculations are documented in **Figure 2**, which shows that the spending from Project households will increase current sales by approximately 1.2 to 2.9 percent.

### Parking Impacts - Methodology, Data, and Assumptions

Business representatives interviewed as part of this analysis have expressed concern over the lack of available parking in the Business District of HOT. In order to assess the impact of changing parking dynamics as the result of the Project and the Near-Term Scenario described above, New Economics has estimated a value of each available parking space, based on the vehicle-based sales activity in the district. The methodology utilized was adapted from the National Main Street Center of the National Trust for Historic Preservation, and involves quantifying the total annual sales in the district,

deducting sales that occur to those who walk, take transit, or otherwise arrive in the district through some method other than driving a personal vehicle, which is then spread to the number of spaces in the district. The assumptions used in these calculations were informed by interviews conducted with local restaurant businesses, which are summarized in **Figure 5**.

As shown, New Economics has estimated that the vehicle-related sales in the Business District of HOT are approximately \$4.2 million per year, and that 54%, or \$2.3 million, occurs during “peak” periods (weekend nights) when parking is most heavily-impacted. On a per-parking-space basis, this parking-impacted annual spending equals approximately \$5,400 per space.<sup>2</sup>

Thus, when a parking space is removed or added to the district, a corresponding negative or positive value of \$5,400 per space can be applied. **Figure 3** (above) shows that the Project alone will produce a net reduction in 11 public parking spaces, accounting for \$59,000 in lost annual retail sales. Even so, this impact may be fully-mitigated by the \$59,850 to \$139,750 positive impact that Project residents will bring to the HOT Business District (as illustrated in **Figure 2** above). When the Near-Term Scenario comes to fruition, a net of 50 additional parking spaces will be added to the district, accounting for a potential increase in annual sales of approximately \$270,000.

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<sup>2</sup> This calculation assumes an 80% occupancy rate, which assumes that 20% of parking spaces are available at any given time, even during “peak” periods.

## 4 Estimated Project Household Expenditures Captured by HOT Business District Retailers Junction Crossings

| Item                                  | Fourth Decile [1] |                 | Project Household Spending |                 | Portion Spent at Brick and Mortar Retail [2] |                 | # of Businesses in HOT Business District [3] | HOT Business District Capture LOW RANGE |              | HOT Business District Capture HIGH RANGE |                |
|---------------------------------------|-------------------|-----------------|----------------------------|-----------------|----------------------------------------------|-----------------|----------------------------------------------|-----------------------------------------|--------------|------------------------------------------|----------------|
|                                       | % of Income       | Amount          | % of Income                | Amount          | %                                            | Amount          |                                              | Assumed Capture [4]                     | Amount       | Assumed Capture [4]                      | Amount         |
| Annual Income Before Taxes            |                   | \$33,499        |                            | \$35,640 [5]    |                                              |                 |                                              |                                         |              |                                          |                |
| Housing Expenses                      | 36%               | \$12,160        | 30%                        | \$10,020 [5]    |                                              |                 |                                              |                                         |              |                                          |                |
| Retail Expenses                       | 53%               | \$17,890        | 59%                        | \$20,916        |                                              |                 |                                              |                                         |              |                                          |                |
| Other Expenses                        | 10%               | \$3,449         | 11%                        | \$4,032         |                                              |                 |                                              |                                         |              |                                          |                |
| Total Expenses                        | 100%              | \$33,499        | 100%                       | \$4,032         |                                              |                 |                                              |                                         |              |                                          |                |
| <b>Retail Expenditures</b>            |                   |                 |                            |                 |                                              |                 |                                              |                                         |              |                                          |                |
| Food                                  | 16%               | \$5,218         | 17%                        | \$6,101         | 90%                                          | \$5,490         |                                              |                                         |              |                                          |                |
| Food at home                          | 9%                | \$3,136         | 10%                        | \$3,666         | 90%                                          | \$3,300         | 0                                            | 0%                                      | \$0          | 0%                                       | \$0            |
| Food away from home                   | 6%                | \$2,082         | 7%                         | \$2,434         | 90%                                          | \$2,191         | 6                                            | 20%                                     | \$438        | 60%                                      | \$1,314        |
| Alcoholic beverages                   | 1%                | \$291           | 1%                         | \$340           | 90%                                          | \$306           | 8                                            | 20%                                     | \$61         | 60%                                      | \$184          |
| Household operations                  | 5%                | \$1,790         | 6%                         | \$2,093         | 90%                                          | \$1,883         |                                              |                                         |              |                                          |                |
| Housekeeping supplies                 | 2%                | \$568           | 2%                         | \$664           | 90%                                          | \$598           | 0                                            | 0%                                      | \$0          | 0%                                       | \$0            |
| Household furnishings and equipment   | 4%                | \$1,222         | 4%                         | \$1,429         | 90%                                          | \$1,286         | 0                                            | 0%                                      | \$0          | 0%                                       | \$0            |
| Apparel and services                  | 4%                | \$1,233         | 4%                         | \$1,442         | 90%                                          | \$1,297         | 0                                            | 0%                                      | \$0          | 0%                                       | \$0            |
| Transportation                        | 16%               | \$5,320         | 17%                        | \$6,220         | 90%                                          | \$6,220         |                                              |                                         |              |                                          |                |
| Vehicle purchases (net outlay)        | 8%                | \$2,835         | 9%                         | \$3,314         | 100%                                         | \$3,314         | 1                                            | 0%                                      | \$0          | 0%                                       | \$0            |
| Gasoline and motor oil                | 5%                | \$1,534         | 5%                         | \$1,793         | 100%                                         | \$1,793         | 0                                            | 0%                                      | \$0          | 0%                                       | \$0            |
| Maintenance and repairs               | 2%                | \$637           | 2%                         | \$745           | 100%                                         | \$745           | 0                                            | 0%                                      | \$0          | 0%                                       | \$0            |
| Public and other transportation       | 1%                | \$314           | 1%                         | \$367           | 100%                                         | \$367           | 0                                            | 0%                                      | \$0          | 0%                                       | \$0            |
| Healthcare                            | 3%                | \$1,158         | 4%                         | \$1,354         | 90%                                          | \$1,218         |                                              |                                         |              |                                          |                |
| Medical services                      | 2%                | \$618           | 2%                         | \$723           | 90%                                          | \$650           | 0                                            | 0%                                      | \$0          | 0%                                       | \$0            |
| Drugs                                 | 1%                | \$426           | 1%                         | \$498           | 90%                                          | \$448           | 0                                            | 0%                                      | \$0          | 0%                                       | \$0            |
| Medical supplies                      | 0%                | \$114           | 0%                         | \$133           | 90%                                          | \$120           | 0                                            | 0%                                      | \$0          | 0%                                       | \$0            |
| Entertainment                         | 6%                | \$1,902         | 6%                         | \$2,224         | 90%                                          | \$2,001         | 0                                            | 5%                                      | \$100        | 5%                                       | \$100          |
| Personal care products and services   | 2%                | \$527           | 2%                         | \$616           | 90%                                          | \$555           | 6                                            | 20%                                     | \$111        | 20%                                      | \$111          |
| Reading                               | 0%                | \$92            | 0%                         | \$108           | 90%                                          | \$97            | 0                                            | 0%                                      | \$0          | 0%                                       | \$0            |
| Tobacco products and smoking supplies | 1%                | \$359           | 1%                         | \$420           | 90%                                          | \$378           | 0                                            | 10%                                     | \$38         | 10%                                      | \$38           |
| <b>Subtotal Retail Expenditures</b>   | <b>53%</b>        | <b>\$17,890</b> | <b>59%</b>                 | <b>\$20,916</b> |                                              | <b>\$19,446</b> |                                              |                                         | <b>\$748</b> |                                          | <b>\$1,747</b> |

[1] The Bureau of Labor Statistics' Consumer Expenditure Survey shows spending by household income deciles. The fourth decile was used in this table, since it is the closest to the anticipated household incomes in the Project.

[2] Assumes that e-commerce accounts for 10% of all sales (excluding gasoline and automobiles). This assumption is supported by provided by CoStar in the State of the U.S. Retail Market, 2017 Q1 Review and Forecast.

[3] From Reference USA. See Figure A-3.

[4] Capture rates are based on professional judgement, informed by the number and character of existing businesses within the HOT business district.

[5] Annual household income and amount spent on housing for Project households was provided by St. Anton Communities and the City of Roseville.

Source: Bureau of Labor Statistics, Consumer Expenditure Survey, Table 1110, 2016, CoStar, Reference USA, and New Economics.

Prepared by New Economics & Advisory, February 2018.

# 5

## Parking Space Value Calculations HOT Business District

| Description                                                                    | Assumption | Amount             | Notes |
|--------------------------------------------------------------------------------|------------|--------------------|-------|
| <b>Net Annual Sales Made to Those Who Drive to the HOT Business District</b>   |            |                    |       |
| Total Estimated Annual Sales Generated by Retail Businesses                    |            | \$4,860,000        | [1]   |
| Portion Made to Those Arriving by Public Transit, Biking, or Walking           | 13%        | (\$648,000)        | [2]   |
| <b>Net Annual Retail Sales Made to Those Who Drive to the District</b>         |            | <b>\$4,212,000</b> |       |
| <b>Calculation of Annualized Weekend Sales (Peak Period) Per Parking Space</b> |            |                    |       |
| Portion of Sales Generated at Peak Period (Weekends)                           | 54%        |                    | [3]   |
| Net Annual Sales Generated During Weekends                                     |            | \$2,293,200        |       |
| Publicly-accessible parking spaces available in HOT Business District          |            | 532                | [4]   |
| Net Available Spaces, Assuming 20% Parking Vacancy Rate                        | 80%        | 426                | [5]   |
| <b>Annual Value of Weekend Sales Per Parking Space (Rounded)</b>               |            | <b>\$5,400</b>     |       |

[1] Based on City's taxable sales data, adjusted to account for non-taxable sales.

[2] Based on average response from interviews with Old Town businesses. See Figure A-5.

[3] Based on average response from interviews with Old Town businesses. See Figure A-5.

[4] From Fehr & Peers, Historic Old Town Roseville Parking Study Memorandum, September 26, 2017.

[5] Assumes 20% of spaces are vacant even during "peak" periods, based on the Fehr & Peers, Historic Old Town Roseville Parking Study Memorandum, September 26, 2017.

Sources: City of Roseville, Individual business representatives, Fehr & Peers, and New Economics.

Prepared by New Economics & Advisory, February 2018.



## **Appendix A: Technical Support Tables**

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## **A-1** *Project Description* *Junction Crossings*

| <b>Item</b>                   | <b>Amount</b> |
|-------------------------------|---------------|
| Studio Units                  | 20            |
| 1-Bedroom Units               | 60            |
| <b>Total Affordable Units</b> | <b>80</b>     |
| Low-Income                    | 90%           |
| Very Low-Income               | 10%           |
| Rent Ranges                   | \$607 - \$781 |

Source: City of Roseville; St. Anton Communities.

*Prepared by New Economics & Advisory, February 2018.*

## A-2

### *Parking Spaces (Net) Junction Crossings*

| <b>Project</b> | <b>Junction<br/>Crossings<br/>Alone [1]</b> | <b>Near Term:<br/>3 Projects [2]</b> |
|----------------|---------------------------------------------|--------------------------------------|
| Spaces Removed | -50                                         | -79                                  |
| New Spaces     | 39                                          | 129 [3]                              |
| Net Spaces     | -11                                         | 50                                   |

[1] From the Junction Crossings Conceptual Site Plan prepared by KTGy, and Alta Parking Survey, 2017. Survey shows 38 striped, paved spaces under current conditions, and additional discussion with the Project applicant and City of Roseville have indicated that an additional space exists for up to 12 vehicles (for a total of 50).

[2] Includes Phase 1 of the Third Track Project, Pacific Plaza, and Junction Crossings.

[3] 129 spaces because ALT 2 CCJPA site was used.

Source: Fehr & Peers, Historic Old Town Roseville Parking Study Memorandum, September 26, 2017, KTGy Site Plan, Alta Parking Survey, St. Anton Communities, and the City of Roseville.

*Prepared by New Economics & Advisory, February 2018.*

Junction Crossings Impact on Historic Old Town Business District  
February 15, 2018

**A-3** *Company Information*  
*Junction Crossings*

| Company Name                   | Address           | Primary NAICS Description                          | Location Employee<br>Size Range | Location Employee<br>Size Actual | Location Sales Volume Range | Square Footage  |
|--------------------------------|-------------------|----------------------------------------------------|---------------------------------|----------------------------------|-----------------------------|-----------------|
| Kids First                     | 124 Main St       | Other Individual & Family Services                 | 20-49                           | 30                               | \$1-2.5 Million             | 20,000 - 39,999 |
| Boxing Donkey Irish Pub        | 300 Lincoln St    | Full-Service Restaurants                           | 10-19                           | 15                               | \$500,000-1 Million         | 2,500 - 4,999   |
| Network Truck Insurance        | 120 Main St       | Insurance Agencies & Brokerages                    | 10-19                           | 13                               | \$1-2.5 Million             | 5,000 - 9,999   |
| Builders Advantage Ins Svc Inc | 107 Main St       | Third Party Administration-Insurance/Pension Funds | 10-19                           | 12                               | \$1-2.5 Million             | 5,000 - 9,999   |
| Trocadero                      | 119 Church St     | Drinking Places Alcoholic Beverages                | 10-19                           | 10                               | \$500,000-1 Million         | 2,500 - 4,999   |
| Old Town Pizza                 | 120 Church St     | Full-Service Restaurants                           | 5-9                             | 8                                | Less Than \$500,000         | 2,500 - 4,999   |
| Before & After-Pagelab         | 323 Lincoln St    | Periodical Publishers                              | 5-9                             | 8                                | \$1-2.5 Million             | 2,500 - 4,999   |
| Comcast Corp                   | 400 Lincoln St    | Electrical Contr & Other Wiring Installation Contr | 5-9                             | 8                                | \$1-2.5 Million             | 1,500 - 2,499   |
| Pacific Street Cafe            | 301 Lincoln St    | Full-Service Restaurants                           | 5-9                             | 7                                | Less Than \$500,000         | 1 - 1,499       |
| Bar 101                        | 101 Main St       | Drinking Places Alcoholic Beverages                | 5-9                             | 6                                | Less Than \$500,000         | 1,500 - 2,499   |
| Airport Shuttle                | 106 Church St     | All Other Transit & Ground Passenger Trnsprt       | 5-9                             | 5                                | \$500,000-1 Million         | 5,000 - 9,999   |
| ADT Security Svc               | 126 Main St       | Security Systems Services (Except Locksmiths)      | 5-9                             | 5                                | \$1-2.5 Million             | 2,500 - 4,999   |
| William Herald Assoc Inc       | 110 Main St       | Architectural Services                             | 5-9                             | 5                                | \$500,000-1 Million         | 1,500 - 2,499   |
| Bud Mikaelson Food Eqpt & Dsgn | 303 Lincoln St    | Supermarkets/Other Grocery (Exc Convenience) Strs  | 5-9                             | 5                                | \$1-2.5 Million             | 1,500 - 2,499   |
| Loyal Order Of Moose           | 506 Lincoln St    | Civil & Social Organizations                       | 5-9                             | 5                                |                             | 2,500 - 4,999   |
| Backstreet Salon               | 106 Church St # 1 | Beauty Salons                                      | 1-4                             | 4                                | Less Than \$500,000         | 1 - 1,499       |
| Legacy Benefits & Ins Svc      | 120 Church St     | Insurance Agencies & Brokerages                    | 1-4                             | 4                                | \$500,000-1 Million         | 1,500 - 2,499   |
| English Rose Nannies           | 100 Main St       | Child & Youth Services                             | 1-4                             | 4                                | Less Than \$500,000         | 1 - 1,499       |
| Sassy's Salon & Spa            | 112 Main St       | Beauty Salons                                      | 1-4                             | 4                                | Less Than \$500,000         | 1 - 1,499       |
| Alex's-The Right Cut           | 318 Lincoln St    | Beauty Salons                                      | 1-4                             | 4                                | Less Than \$500,000         | 1 - 1,499       |
| Bijou Beauty                   | 311 Lincoln St    | Beauty Salons                                      | 1-4                             | 4                                | Less Than \$500,000         | 1 - 1,499       |
| Fido Property Svc Inc          | 106 Church St # 6 | Lessors-Nonresidential Bldgs (Exc Miniwarehouses)  | 1-4                             | 3                                | \$1-2.5 Million             | 2,500 - 4,999   |
| West Coast Real Estate & Mrtg  | 117 Church St     | Real Estate Credit                                 | 1-4                             | 3                                | \$1-2.5 Million             | 2,500 - 4,999   |
| Blue Northern Builders Inc     | 108 Main St       | Commercial & Institutional Building Construction   | 1-4                             | 3                                | \$1-2.5 Million             | 1 - 1,499       |
| Uprock Audio Inc               | 114 Main St       | Electronic Stores                                  | 1-4                             | 3                                | \$500,000-1 Million         | 1,500 - 2,499   |
| 3rd Saturday Art Walk          | 311 Lincoln St    | Art Dealers                                        | 1-4                             | 3                                | \$500,000-1 Million         | 2,500 - 4,999   |
| El Charro Taqueria & Bakery    | 346 Lincoln St    | Retail Bakeries                                    | 1-4                             | 3                                | Less Than \$500,000         | 1 - 1,499       |
| Iron Dragon Martial Arts Inst  | 121 Church St     | Sports & Recreation Instruction                    | 1-4                             | 2                                | Less Than \$500,000         | 1 - 1,499       |
| L N Craig Construction Inc     | 106 Church St # 1 | New Single-Family Hsng Constr (Exc For-Sale Bldrs) | 1-4                             | 2                                | \$500,000-1 Million         | 1,500 - 2,499   |
| Avitua, Carey Lyn Agt          | 120 Main St       | Insurance Agencies & Brokerages                    | 1-4                             | 2                                | Less Than \$500,000         | 1,500 - 2,499   |
| Broomell Law Firm              | 108 Main St       | Offices Of Lawyers                                 | 1-4                             | 2                                | Less Than \$500,000         | 1,500 - 2,499   |
| Onyx Club                      | 116 Main St       | Full-Service Restaurants                           | 1-4                             | 2                                | Less Than \$500,000         | 1 - 1,499       |
| Pretty In Ink Tattoo           | 326 Lincoln St    | All Other Personal Services                        | 1-4                             | 2                                | Less Than \$500,000         | 1 - 1,499       |
| Scissors & Blades Barber Shop  | 318 Lincoln St    | Barber Shops                                       | 1-4                             | 2                                | Less Than \$500,000         | 1 - 1,499       |
| Roseville Fire Museum          | 400 Lincoln St    | Museums                                            | 1-4                             | 2                                |                             | 1,500 - 2,499   |
| Blakemore Construction         | 127 Church St     | Commercial & Institutional Building Construction   | 1-4                             | 1                                | Less Than \$500,000         | 1 - 1,499       |
| One Eleven Music Studio        | 127 Church St     | Fine Art Schools                                   | 1-4                             | 1                                |                             | 1 - 1,499       |
| Cannon, Megan L                | 124 Main St       | Offices-Mental Health Practitioners (Exc Physcns)  | 1-4                             | 1                                | Less Than \$500,000         | 1,500 - 2,499   |
| Fast Freddie's Pizzeria        | 130 Main St       | Full-Service Restaurants                           | 1-4                             | 1                                | Less Than \$500,000         | 1 - 1,499       |
| Brightstar Care                | 311 Lincoln St    | Home Health Care Services                          | 1-4                             | 1                                | Less Than \$500,000         | 1,500 - 2,499   |
| Guitar Lab                     | 311 Lincoln St    | Musical Instrument & Supplies Stores               | 1-4                             | 1                                | Less Than \$500,000         | 1,500 - 2,499   |
| Ursamajor Massage              | 322 Lincoln St    | Other Personal Care Services                       | 1-4                             | 1                                | Less Than \$500,000         | 1 - 1,499       |
| Emerald Palms LLC              | 117 Church St     | Unclassified Establishments                        | N/A                             | N/A                              | N/A                         | 1 - 1,499       |
| Innovative Fire Systems        | 108 Main St       | Unclassified Establishments                        | N/A                             | N/A                              | N/A                         | 1,500 - 2,499   |
| Eleventh & James               | 307 Lincoln St    | Unclassified Establishments                        | N/A                             | N/A                              | N/A                         | 1 - 1,499       |
| L & C Hagans                   | 313 Lincoln St    | Unclassified Establishments                        | N/A                             | N/A                              | N/A                         | 1 - 1,499       |
| One Stop Auto and RV's         | 200 Washington St | N/A                                                | N/A                             | N/A                              | N/A                         | N/A             |
| Four Score Coffee House        | 327 Lincoln St    | N/A                                                | N/A                             | N/A                              | N/A                         | N/A             |
| Porch Swing Pickings           | 307 Lincoln St    | N/A                                                | N/A                             | N/A                              | N/A                         | N/A             |
| La Belle Vie                   | 323 Lincoln St    | N/A                                                | N/A                             | N/A                              | N/A                         | N/A             |

Source: Reference USA, accessed November, 2017. List was supplemented by a site visit to the HOT Business District in December, 2017.

Prepared by New Economics & Advisory, February 2018.

## A-4

### Key Business Types in Old Town Roseville Junction Crossings

| Company Name                   | Employee Size | Square Footage | Total # of Establishments |
|--------------------------------|---------------|----------------|---------------------------|
| <b>Restaurants</b>             |               |                |                           |
| Boxing Donkey Irish Pub        | 15            | 2,500 - 4,999  |                           |
| Old Town Pizza                 | 8             | 2,500 - 4,999  |                           |
| Pacific Street Cafe            | 7             | 1 - 1,499      |                           |
| Onyx Club                      | 2             | 1 - 1,499      |                           |
| Fast Freddie's Pizzeria        | 1             | 1 - 1,499      |                           |
| Four Score Coffee House [1]    | N/A           | N/A            |                           |
| <b>Total</b>                   | <b>33</b>     |                | <b>6</b>                  |
| <b>Beauty Salons</b>           |               |                |                           |
| Backstreet Salon               | 4             | 1 - 1,499      |                           |
| Sassy's Salon & Spa            | 4             | 1 - 1,499      |                           |
| Alex's-The Right Cut           | 4             | 1 - 1,499      |                           |
| Bijou Beauty                   | 4             | 1 - 1,499      |                           |
| Scissors & Blades Barber Shop  | 2             | 1 - 1,499      |                           |
| <b>Total</b>                   | <b>18</b>     |                | <b>5</b>                  |
| <b>Insurance</b>               |               |                |                           |
| Network Truck Insurance        | 13            | 5,000 - 9,999  |                           |
| Builders Advantage Ins Svc Inc | 12            | 5,000 - 9,999  |                           |
| Legacy Benefits & Ins Svc      | 4             | 1,500 - 2,499  |                           |
| Avitua, Carey Lyn Agt          | 2             | 1,500 - 2,499  |                           |
| <b>Total</b>                   | <b>31</b>     |                | <b>4</b>                  |

[1] Business was found through an in-person site visit, but was not included in the Reference USA business database, likely because it is a relatively new business.

Source: Reference USA

Prepared by New Economics & Advisory, February 2018.

## A-5

### Summary of Interview Responses from Old Town Business Representatives [1] Junction Crossings

| Description                                                                    | Amount                         |
|--------------------------------------------------------------------------------|--------------------------------|
| When is your busiest time period?                                              |                                |
| Business 1                                                                     | Friday/ Saturday 5:00 - 8:00   |
| Business 2                                                                     | Friday 11:00 AM to Close       |
| Business 3                                                                     | Thursday - Sunday 3:00 - Close |
| Business 4                                                                     | Saturday/ Sunday               |
| Approximately How Much of Your Weekly Sales Come During these Busiest Periods? |                                |
| Business 1                                                                     | 40% (Approx.)                  |
| Business 2                                                                     | N/A                            |
| Business 3                                                                     | 50% (Approx.)                  |
| Business 4                                                                     | 90% (Approx.)                  |
| % of Sales Per "Busy-Day"                                                      |                                |
| Business 1                                                                     | 20%                            |
| Business 2                                                                     | N/A                            |
| Business 3                                                                     | 17%                            |
| Business 4                                                                     | 45%                            |
| <b>Average</b>                                                                 | <b>27%</b>                     |
| How Many of Your Customers Arrive By Some Method Other Than Driving?           |                                |
| Business 1                                                                     | 10%                            |
| Business 2                                                                     | 5%                             |
| Business 3                                                                     | 25%                            |
| Business 4                                                                     | N/A                            |
| <b>Average</b>                                                                 | <b>13%</b>                     |

Source: Interviews with individual businesses in Historic Old Town Roseville.

[1] Only restaurants and drinking establishments were interviewed during this effort. The names of individual businesses have been withheld in order to preserve confidentiality.

Prepared by New Economics & Advisory, February 2018.

# ATTACHMENT 3

## Noise Technical Report

St Anton Capital  
Roseville Junction Crossing  
Rocklin, California



Prepared by:

RCH Group  
11060 White Rock Road  
Rancho Cordova, California 95670



August 17, 2016



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## **ATTACHMENT**

### **Noise Appendix**

## Introduction

This report analyzes the noise impacts from Junction Crossing (the “proposed project”) at 120 Pacific Street in Roseville, California. The proposed project is in the City of Roseville’s Downtown Specific Plan Area and the Downtown Specific Plan Environmental Impact Report (EIR) was prepared to meet the requirements of a project-level EIR. The City’s intention in preparing the Downtown Specific Plan EIR was that no further environmental review under CEQA would be required for subsequent projects which are consistent with the Specific Plan (to provide for the streamlined approvals). However, the City of Roseville requires a noise analysis so that noise mitigation can be considered in project design. This report provides an overview of existing noise levels measured at the project site, local noise regulatory framework, an analysis of potential noise impacts that would result from implementation of the proposed project, and recommended mitigation measures. Potential noise impacts are discussed for short-term construction noise, long-term operational noise sources, and land use noise compatibility for residents.

### Setting:

#### **Noise Descriptors**

Sound is mechanical energy transmitted by pressure waves through a medium such as air. Noise is defined as unwanted sound. Sound pressure level has become the most common descriptor used to characterize the “loudness” of an ambient sound level. Sound pressure level is measured in decibels (dB), with zero dB corresponding roughly to the threshold of human hearing, and 120 to 140 dB corresponding to the threshold of pain. Decibels are measured using different scales, and it has been found that A-weighting of sound levels best reflects the human ear’s reduced sensitivity to low frequencies, and correlates well with human perceptions of the annoying aspects of noise. The A-weighted decibel scale (dBA) is cited in most noise criteria. All references to decibels (dB) in this report will be A-weighted unless noted otherwise.

Several time-averaged scales represent noise environments and consequences of human activities. The most commonly used noise descriptors are the equivalent A-weighted sound level over a given time period (Leq)<sup>1</sup>; average day–night 24-hour average sound level (Ldn)<sup>2</sup> with a nighttime increase of 10 dB to account for sensitivity to noise during the nighttime; and community noise equivalent level (CNEL)<sup>3</sup>, also a 24-hour average that includes both an evening and a nighttime sensitivity weighting.

#### **Noise Attenuation**

Stationary point sources of noise, including construction equipment, attenuate (lessen) at a rate of 6 to 7.5 dB per doubling of distance from the source, depending on ground absorption. Soft sites attenuate at 7.5 dB per doubling because they have an absorptive ground surface such as soft dirt, grass, or scattered bushes and trees. Hard sites have reflective surfaces (e.g., parking lots or smooth bodies of water) and therefore have less attenuation (6.0 dB per doubling). A street or roadway with moving vehicles (known as a “line” source), would typically attenuate at a lower rate, approximately 3 to 4.5 dB each time the distance doubles from the source, which also depends on ground absorption (CalTrans, 1998). Physical barriers located between a noise source and the noise receptor, such as berms or sound walls, will increase the attenuation that occurs by distance alone.

---

<sup>1</sup>The Equivalent Sound Level (Leq) is a single value of a constant sound level for the same measurement period duration, which has sound energy equal to the time-varying sound energy in the measurement period.

<sup>2</sup>Ldn is the day–night average sound level that is equal to the 24-hour A-weighted equivalent sound level with a 10-decibel penalty applied to night between 10:00 p.m. and 7:00 a.m.

<sup>3</sup>CNEL is the average A-weighted noise level during a 24-hour day, obtained by addition of 5 decibels in the evening from 7:00 to 10:00 p.m., and an addition of a 10-decibel penalty in the night between 10:00 p.m. and 7:00 a.m.

## Regulatory Framework:

### ***City of Roseville 2035 General Plan Noise Element***

The Noise Element of the City of Roseville 2035 General Plan contains criteria for transportation noise sources. The Noise Element states that the City shall use the transportation noise sources standards for reviewing new development of noise-sensitive uses exposed to transportation noise sources. When a noise-sensitive land use is proposed near an existing or future transportation noise sources (highway, railway line, etc.), noise measurements shall be performed to determine if transportation noise sources standards are met. The Noise Element contains a residential interior space noise standard of 45 dB Ldn/CNEL for interior spaces to provide a suitable environment for indoor communication and sleep. The Noise Element also contains a residential exterior activity area noise standard of 60 dB Ldn/CNEL for exterior spaces to provide an acceptable noise environment for outdoor activities. The noise standards are shown in **Table 1**. The Noise Element also contains performance standards for non-transportation noise sources or projects affected by non-transportation noise sources. However, after review of the project area and the major fixed noise source locations in the Noise Element, the project site is not exposed to any stationary noise sources.

**TABLE 1  
MAXIMUM ALLOWABLE NOISE EXPOSURE  
TRANSPORTATION NOISE SOURCES**

| <b>Land Use</b>                    | <b>Outdoor Activity Areas<sup>1</sup><br/>Ldn/CNEL, dB</b> | <b>Interior Spaces<br/>Ldn/CNEL, dB</b> |
|------------------------------------|------------------------------------------------------------|-----------------------------------------|
| Residential                        | 60 <sup>2</sup>                                            | 45                                      |
| Transient Lodging                  | 60 <sup>2</sup>                                            | 45                                      |
| Hospitals, Nursing Homes           | 60 <sup>2</sup>                                            | 45                                      |
| Theaters, Auditoriums, Music Halls | --                                                         | --                                      |
| Churches, Meeting Halls            | 60 <sup>2</sup>                                            | --                                      |
| Office Buildings                   | 65                                                         | --                                      |
| Schools, Libraries, Museums        | --                                                         | --                                      |
| Playground, Neighborhood Parks     | 70                                                         | --                                      |

1. Outdoor activity areas for residential developments are considered to be the back yard patios or decks of single family dwellings, and the patios or common areas where people generally congregate for multi-family developments.

Outdoor activity areas for non-residential developments are considered to be those common areas where people generally congregate, including pedestrian plazas, seating areas and outside lunch facilities.

Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.

2. Where it is not possible to reduce noise in outdoor activity areas to 60 dB Ldn/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 75 dB Ldn/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

Source: City of Roseville, 2016

The City of Roseville recognizes it is difficult to maintain rural/suburban noise standards in increasingly urban areas, and in order to facilitate the City's goals to encourage reinvestment and economic development in the Downtown Specific Plan area, the City may elect to allow new noise-sensitive land uses on a case-by-case basis in proximity to transportation sources. Noise levels would require mitigation to the extent feasible using building orientation, construction and design features; however, ultimately, noise levels may exceed the transportation noise sources standards in **Table 1**.

### ***City of Roseville Municipal Code***

The City of Roseville's Chapter 9.24 Noise Regulation establishes local community standards for noise regulation. The Noise Regulation states it is unlawful for any person at any location to create any sound, or to allow the creation of any sound, on property owned, leased, occupied or otherwise controlled by such person, which causes the exterior sound level when measured at the property line of any affected sensitive receptor to exceed the ambient sound level by three dBA or exceed the sound level standards set forth for non-transportation or fixed sound sources as set forth in the City of Roseville General Plan Noise Element, by three dBA, whichever is greater. Sound or noise emanating from the following sources and activities are exempt from the provisions of this title:

- A. Sound sources typically associated with residential uses (e.g., children at play, air conditioning and similar equipment, but not including barking dogs);
- B. Sound sources associated with property maintenance (e.g., lawn mowers, edgers, blowers, pool pumps, power tools, etc.) provided such activities take place between the hours of 8:00 a.m. and 9:00 p.m.;
- C. Safety, warning and alarm devices, including house and car alarms, and other warning devices that are designed to protect the health, safety and welfare, provided such devices are not negligently maintained or operated;
- D. The normal operation of public and private schools typically consisting of classes and other school-sponsored activities;
- E. Maintenance (e.g., lawn mowers, edgers, aerators, blowers, etc.) of golf courses, provided such activities take place between the hours of 5:00 a.m. and 9:00 p.m. May through September, and 6:00 a.m. and 9:00 p.m. October through April;
- F. Emergencies involving the execution of the duties of duly authorized governmental personnel and others providing emergency response to the general public, including, but not limited to, sworn peace officers, emergency personnel, utility personnel, and the operation of emergency response vehicles and equipment;
- G. Private construction (e.g., construction, alteration or repair activities) between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between the hours of 8:00 a.m. and 8:00 p.m. Saturday and Sunday; provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Ord. 3638 § 1, 2001.)

### ***Findings of the Roseville Downtown Specific Plan and Specific Plan EIR***

The City of Roseville's Downtown Specific Plan does not discuss noise. However, the City of Roseville's Downtown Specific Plan EIR discussed the following noise impacts relevant to the proposed project:

- Land Use Compatibility of On-site Sensitive Receptors with Future Traffic Noise Levels: This was considered a potentially significant noise impact in the Downtown Specific Plan EIR. The General Plan Noise Element was amended to allow the City of Roseville to allow noise-sensitive

land uses on a case-by-case basis in proximity to transportation sources. Mitigation to reduce this impact to less than significant included the following:

- o Requirement of a project-specific acoustical analysis
  - o Transportation noise disclosure to purchasers/renters
  - o Site specific design considerations to reduce exterior noise exposure levels
- Land Use Compatibility of On-site Sensitive Receptors with Future Railroad Noise Levels: This was considered a significant and unavoidable impact in the Downtown Specific Plan EIR. The Downtown Specific Plan EIR suggested implementing the same mitigation measures for Future Traffic Noise Levels (see above).
- Future Interior Noise Levels at On-site Sensitive Receptors: This was considered a potentially significant noise impact in the Specific Plan EIR, but could be mitigated. Mitigation to reduce this impact to less than significant included site specific design considerations that would reduce interior noise levels exceeding the City of Roseville 45 dB Ldn/CNEL standard.
- Ground-Borne Noise and Vibration Levels at Sensitive Receptors: This was considered a potentially significant impact in the Specific Plan EIR. Mitigation to reduce this impact to less than significant included alternatives for pile driving and pre- and post-construction surveys.

### ***Existing Noise Sources and Levels***

To quantify existing ambient noise levels, RCH group conducted two long-term (48-hour) and several short-term (5 to 10-minute) noise measurements at the project site. Noise measurements were made using Metrosonics db308 Sound Level Meters calibrated before and after the measurements. To measure existing 24-hour noise levels at the project site, long-term noise meters were placed at two locations on the project site. One meter was placed 90 feet northeast of the centerline of Washington Blvd. (Site 5). The second meter was placed approximately 45 feet northwest of the centerline of Pacific St. and approximately 100 feet northwest of the Union Pacific Rail Road (UPRR) tracks (Site 6). See the Noise Appendix for a map of the noise monitoring locations.

Several short-term measurements were conducted to specify noise sources in the project area and measure associated noise levels. Traffic noise from Washington Blvd. was measured at the southwest corner of the project site (75 feet from the centerline of Washington Blvd. and 90 feet from the centerline of Church St.) (Site 1) and the southeast corner of the project site (65 feet from the centerline of Washington Blvd.) (Site 2). Traffic Noise from Pacific St. was measured at the eastern perimeter of the project site (50 feet from the centerline of Pacific St.) (Site 4). Traffic Noise from Church St. was measured at the northwest corner of the project site (35 feet from the centerline of Church St.) (Site 7). An additional short-term measurement was conducted at northern perimeter of the project site near the existing alley to measure noise emanating from the businesses to the north (Site 3). See the Noise Appendix for a map of the noise monitoring locations.

The noise measurements are summarized in **Table 2** below. The Noise Appendix includes 24-hour noise plots, additional sound level raw data, and a noise figure showing the locations of the noise measurements. The main source of noise in the project vicinity during the noise measurements was traffic on Washington Boulevard and railway operations at the nearby UPRR tracks. Additional noise sources included traffic on Pacific St. and Church St.

**TABLE 2  
EXISTING NOISE LEVELS IN THE PROJECT AREA**

| Location                                                                                                                             | Time Period                                                                                             | Noise Levels (dB)                                       | Noise Sources                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site 1: Western Corner of Project Site (75 feet from the centerline of Washington Blvd. & 90 feet from the centerline of Church St.) | Tuesday, July 12, 2016<br>11:30 a.m. to 11:35 a.m.<br>Friday, July 15, 2016<br>10:31 a.m. to 10:36 a.m. | 5-minute Leq's:<br>61, 61                               | Traffic on Washington Blvd., generally 58-64 dB. Background noise ~55dB when no cars are passing. Truck on Church St., 64 dB. UPRR Freight Train, 68-70 dB (no horn noise).                                                                                       |
| Site 2: Southwest Perimeter of Project Site (65 feet from the centerline of Washington Blvd.)                                        | Tuesday, July 12, 2016<br>11:38 a.m. to 11:43 a.m.<br>Friday, July 15, 2016<br>10:40 a.m. to 10:45 a.m. | 5-minute Leq's:<br>77, 63                               | Motorcycle on Washington Blvd, 96 dB. Street sweeper on Washington Blvd., 75 dB. Steady traffic on Washington Blvd., 67-70 dB. Amtrak idling & starting noises, 67 dB. Amtrak horn, 85 dB.                                                                        |
| Site 3: Northern Perimeter of Project Site (South of Existing Buildings and Alley)                                                   | Tuesday, July 12, 2016<br>11:45 a.m. to 11:50 a.m.<br>Friday, July 15, 2016<br>10:47 a.m. to 10:52 a.m. | 5-minute Leq's:<br>69, 52                               | Refrigerated Truck idling, 58 dB. Motorcycle rumbling, 68 dB. UPRR Train passby, 84 dB. Refrigerated Truck leaving, 66 dB. Train horn, 67 dB. Trucks on Pacific St., 53-54 dB. Cars on Washington Blvd., 54 dB. Background noise ~48 with no cars or train noise. |
| Site 4: Southeast Perimeter of Project Site (50 feet from the centerline of Pacific St.)                                             | Tuesday, July 12, 2016<br>11:52 a.m. to 11:57 a.m.<br>Friday, July 15, 2016<br>10:54 a.m. to 10:59 a.m. | 5-minute Leq's:<br>59, 58                               | Cars, trucks, SUV on Pacific St., 60-68 dB. Loud truck on Pacific St., 72 dB. Cars steady flow on Washington Blvd., 55-60 dB. Background noise ~52 dB with no cars or train noise. Crane west of RR tracks, 49 dB.                                                |
| Site 5: Southwest Perimeter of Project Site (90 feet northeast of the centerline of Washington Blvd.)                                | Wednesday, July 13, 2016<br>12:00 a.m. to<br>Thursday July 14, 2016<br>At 11:59 p.m. (48 Hours)         | Hourly Leq's<br>ranged from: 58-70<br><br>CNELs: 69, 70 | Unattended noise measurements do not specifically identify noise sources                                                                                                                                                                                          |
| Site 6: Southeast Perimeter of Project Site (45 feet northwest of the centerline of Pacific St.)                                     | Wednesday, July 13, 2016<br>12:00 a.m. to<br>Thursday July 14, 2016<br>At 11:59 p.m. (48 Hours).        | Hourly Leq's<br>ranged from: 57-73<br><br>CNELs: 72,74  | Unattended noise measurements do not specifically identify noise sources                                                                                                                                                                                          |
| Site 7: Northwest Perimeter of Project Site (35 feet from the centerline of Church St.)                                              | Friday, July 15, 2016<br>11:03 a.m. to 11:13 a.m.                                                       | 5-minute Leq's:<br>60, 59                               | Cars on Church St., 62-69 dB. Cars on Washington Blvd., 57-62 dB. Bus on Washington Blvd., 68 dB. Haul truck on Washington Blvd., 69 dB.                                                                                                                          |

Source: RCH Group, 2016

### ***Existing Sensitive Receptors***

Noise sensitive receptors (land uses associated with indoor and/or outdoor activities that may be subject to stress and/or significant interference from noise) are defined by the City of Roseville General Plan to include residential areas, schools and hospitals. The nearest sensitive receptors to the project site are single-family residences along Church St. (on the opposite side of Washington Blvd.), approximately 250 feet southwest of the project site. No schools or hospitals are within 1,000 feet of the project site.

### **Discussion:**

#### ***Land Use Noise Compatibility***

As discussed above, the main source of noise in the project vicinity is traffic on Washington Blvd. and railway operations at the nearby UPRR tracks. Additional noise sources include traffic on Pacific St. and Church St. Noise data from the two long-term (48-hour) noise measurements at Site 5 and 6 was used to determine existing background noise levels at the proposed residences closest to Washington Blvd. and Pacific St. /UPRR tracks. As shown in **Table 2** above (Sites 5 and 6), 24-hour noise levels at the project site range from 69 to 74 dB CNEL. The 24-hour noise level at the perimeter of the project site along Washington Blvd. (Site 5), the same distance from Washington Blvd. as the closest proposed building facades of the proposed project, was 69 to 70 dB CNEL. The 24-hour noise level at the perimeter of the project site along Pacific St. (Site 6), the same distance from Washington Blvd. as the closest proposed building facades of the proposed project, was 72 to 74 dB CNEL. Based upon noise levels measured at the project site, existing transportation noise levels at the outdoor areas of the proposed project would exceed the 60 dB Ldn/CNEL maximum allowable noise exposure for transportation noise contained in the City of Roseville General Plan Noise Element. This was anticipated and acknowledged in the Downtown Specific Plan EIR as railroad noise was a significant and unavoidable impact and the Noise Element of the General Plan was amended to allow the City of Roseville to elect to allow noise-land uses on a case-by-case basis in proximity to sources of transportation noise.

The City of Roseville General Plan Noise Element states that where it is not possible to reduce noise in outdoor activity areas to 60 dB Ldn/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 75 dB Ldn/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are no greater than 45 dB Ldn/CNEL.

Modern residential construction consistent with the universal building code typically provides an exterior-to-interior noise level reduction of 25 dB to 30 dB with all exterior openings sealed (City of Roseville, 2008). Based on the worst-case day (74 dB CNEL), an exterior-to-interior noise level reduction of 30 dB would be needed for the proposed project to be below the 45 dB Ldn/CNEL interior noise standard. STC 30 windows on the exterior of residential units with exposure to elevated noise levels (residences along Washington Blvd. and Pacific St.) would ensure compliance with the 45 dB Ldn/CNEL interior noise standard on a worst-case day.

Therefore, the interior noise levels of the proposed project would be below the 45 dB Ldn/CNEL interior noise standard in the City of Roseville General Plan Noise Element, based on these current long-term noise measurements at the proposed project site. The following mitigation measures are from the Downtown Specific Plan EIR and are recommended to reduce interior noise levels further:

#### ***Downtown Specific Plan EIR Recommended Mitigation Measures to Reduce Transportation Noise Impacts at Indoor Areas***

1. Construct all residences with air conditioning and mechanical ventilation systems that allow for windows and doors to remain closed and achieve acoustical isolation from traffic and railroad



noise. The systems shall allow for introduction of fresh outside air, without the requirement of open windows. *[Project will implement this measure]*

2. Acoustically baffle attic vents direct exposure to elevated noise levels and contain at least one 90 degree obstruction to the flow of air. The baffle should be fitted with an acoustically absorbent liner. *[Project will implement this measure]*
3. Mount windows and sliding glass doors in low infiltration rate frames (0.5 cubic feet per minute or less, per ANSI specifications). *[Project will implement this measure]*
4. Require exterior doors to be solid core with perimeter weather-stripping and threshold seals. *[Project will implement this measure]*

The proposed project includes a private patio for residents along Pacific St. The proposed private patio would be approximately 35 feet from the centerline of Pacific St. and approximately 100 feet from the closest UPRR tracks. Based on noise measurements conducted near the proposed patio location (Site 6), the 24-hour noise level ranges from 72 to 74 dB CNEL. Hourly Leq's range from 57 to 73 dB at the proposed private patio and the maximum noise levels (Lmax) for different hours ranged from 76 to 98 dB when freight trains are passing by on the UPRR tracks. Noise levels at the proposed private patio would exceed the 60 dB Ldn/CNEL maximum allowable noise exposure for transportation noise contained in the City of Roseville General Plan Noise Element, but would not exceed the case-by-case levels of 75 dB Ldn/CNEL. During train pass-by events the train noise at the proposed private patio along Pacific St. would cause substantial speech interference and annoyance until the train passes (estimated to be approximately five minutes of any hour).

Noise meters used for the 24-hour measurements were also programmed to measure the noise levels exceeded for 1 minute (L1.6) and 5 minutes (L8) in each hour at the proposed private patio. The noise level exceeded for 1 minute in each hour ranged from 66-82 dB at the proposed private patio. The noise level exceeded for 5 minutes in each hour ranged from 56-79 dB at the proposed private patio.

The 24-hour measurements at the proposed private patio of 72 to 74 CNEL is affected by train pass-by events during the evening hours (7 p.m. to 10 p.m.) when a five dB penalty is added and nighttime hours (10 p.m. to 7 a.m.) when a 10 dB penalty is added. The proposed private patio would be a suitable noise environment for outdoor activities when train pass-by events are not occurring. According to the 48 hours measured at the proposed private patio, sound levels would be at 60 dB Leq or below approximately 78% of the average hour and at 65 dB Leq or below approximately 87% of the average hour. Sound levels at the proposed private would only exceed 70 dB approximately 7.8% of the average hour or less than 5 minutes (See Noise Appendix for a detailed noise graph of the proposed private patio). During train pass-by events the train noise at the proposed private patio along Pacific St. would cause substantial speech interference and annoyance until the train passes. When there are no train pass-by events, the proposed private patio would have noise levels that are suitable for an outdoor activity environment (about 55 minutes per hour).

The City of Roseville recognizes it is difficult to maintain rural/suburban noise standards in increasingly urban areas, and in order to facilitate the City's goals to encourage reinvestment and economic development in the Downtown Specific Plan area, the City may elect to allow new noise-sensitive land uses on a case-by-case basis in proximity to transportation sources. Noise levels would require mitigation to the extent feasible using building orientation, construction and design features; however, ultimately, noise levels may exceed the transportation noise sources standards. The following mitigation measures are from the Downtown Specific Plan EIR and are recommended to mitigate noise levels to the extent feasible at the project site:

*Downtown Specific Plan EIR Recommended Mitigation Measures to Reduce Transportation Noise Impacts at Outdoor Areas*

1. Disclose all transportation noise (i.e., roadway, railway) and their meanings to purchasers and/or renters prior to contract or title transfer. *[Project will implement this measure]*
2. Locate common outdoor activity areas, such as outdoor congregation areas included in multi-family residential developments, such that the building(s) serve as a sound barrier to the nearest predominant noise source. *[The private patio is not shielded by buildings]*
3. Distances between noise sources and noise-sensitive uses shall be maximized through the use of noise buffers/setbacks. *[Buffers/setbacks are not feasible for the project site]*
4. Construct noise barriers to provide shielding of noise-sensitive uses and outdoor activity areas. Barrier may include manmade walls, earthen berms, and other structures breaking line of sight from noise source to receptor. Barriers shall be located in close proximity to either the noise source or the sensitive receptor. *[Barriers are not feasible for the project site]*

### **Construction Noise**

Construction activities would include demolition of some small structures on the project site and construction of the proposed project. Construction of the proposed project is anticipated to begin in late 2016, with an anticipated 15-month construction duration. Construction and demolition activities would require the use of numerous pieces of noise-generating equipment, such as excavating machinery (e.g., backhoes, excavators, front loaders, etc.) and other construction equipment (e.g., compactors, pavers, concrete mixers, trucks, etc.).

The noise levels generated by construction equipment would vary greatly depending upon factors such as the type and specific model of the equipment, the operation being performed, the condition of the equipment and the prevailing wind direction. The maximum noise levels for various types of construction equipment that could be used during proposed project construction are provided in **Table 3**. Maximum noise levels generated by construction equipment used for the proposed project would range from 74 to 89 dB Lmax at a distance of 50 feet. **Table 4** displays average typical construction activity noise levels at 50 feet.

**TABLE 3**  
**TYPICAL NOISE LEVELS FROM CONSTRUCTION EQUIPMENT (Lmax)**

| <b>Construction Equipment</b> | <b>Noise Level (dB, Lmax at 50 feet)</b> |
|-------------------------------|------------------------------------------|
| Dump Truck                    | 76                                       |
| Air Compressor                | 78                                       |
| Backhoe                       | 78                                       |
| Dozer                         | 82                                       |
| Compactor (ground)            | 83                                       |
| Crane                         | 81                                       |
| Excavator                     | 81                                       |
| Flat Bed Truck                | 74                                       |
| Paver                         | 77                                       |
| Grader                        | 85                                       |
| Compressor (Air)              | 78                                       |
| Generator                     | 81                                       |
| Roller                        | 80                                       |
| Vibratory Concrete Mixer      | 80                                       |
| Concrete Mixer Truck          | 79                                       |
| Jackhammer                    | 89                                       |
| Front End Loader              | 79                                       |

Notes: Lmax = maximum sound level

Source: Federal Highway Administration (FHWA) Roadway Construction Noise Model User's Guide, 2006.

**TABLE 4**  
**TYPICAL CONSTRUCTION ACTIVITIES NOISE LEVELS**

| Construction Phase | Noise Level (dB Leq at 50 feet) |
|--------------------|---------------------------------|
| Ground Clearing    | 83                              |
| Excavation         | 88                              |
| Foundations        | 81                              |
| Erection           | 81                              |
| Finishing          | 88                              |

Notes: Average noise levels correspond to a distance of 50 feet from the noisiest piece of equipment associated with a given phase of construction and 200 feet from the rest of the equipment associated with that phase.

Leq = equivalent sound level

Source: U.S. Environmental Protection Agency, Legal Compilation, 1973

Construction activities would result in a temporary increase in ambient noise levels in the project vicinity. The closest sensitive receptors to the project site are approximately 250 feet from the closest location where construction would occur on the project site. At a distance of 250 feet, maximum noise levels from construction equipment would be 60 to 75 dB. Construction noise levels would be less than this estimate most of the time and would fluctuate throughout the day because equipment would not be in use at one location for an extended period of time. Construction noise would also be masked by traffic noise from Washington Blvd, which separates the project site from the closest sensitive receptor. Proposed project construction would comply with the Noise Regulation in the City of Roseville Municipal Code, which exempts private construction between the hours of 7 a.m. and 7 p.m. Monday through Friday, and between the hours of 8 a.m. and 8 p.m. Saturday and Sunday, provided that all construction equipment is fitted with factory installed muffling devices and that all construction equipment is maintained in good working order. Construction noise impacts would be less than significant with compliance with the Noise Regulation in the City of Roseville Municipal Code. The following mitigation measures are from the Downtown Specific Plan EIR and are recommended to mitigate noise levels from construction activities and comply with the City of Roseville Noise Regulation:

*Downtown Specific Plan EIR Recommended Mitigation Measures to Reduce Construction Noise Impacts*

1. Comply with construction hours in the City of Roseville Municipal Code Noise Regulation; between the hours of 7 a.m. and 7 p.m. Monday through Friday, and between the hours of 8 a.m. and 8 p.m. Saturday and Sunday. *[Project will implement this measure]*
2. Properly maintain construction equipment per manufactures' specifications and fit construction equipment with the best available noise suppression devices (i.e., mufflers, silences, wraps, etc.). Shroud or shield all impact tools, and muffle or shield all intake or exhaust ports on power equipment. *[Project will implement this measure]*

**Construction Vibration**

Construction activities have the potential to result in varying degrees of temporary ground vibration, depending on the specific construction equipment used and operations involved. The ground vibration levels associated with various types of construction equipment are summarized in **Table 5**. Ground vibration generated by construction equipment spreads through the ground and diminishes in magnitude with increases in distance. The effects of ground vibration may be imperceptible at the lowest levels, low rumbling sounds and detectable vibrations at moderate levels, and slight damage to nearby structures at the highest levels.

At the highest levels of vibration, damage to structures is primarily architectural (e.g., loosening and cracking of plaster or stucco coatings) and rarely results in structural damage. For most structures, a peak particle velocity (ppv) threshold of 0.5 inch per second or less is sufficient to avoid structural damage. The Federal Transit Administration recommends a threshold of 0.5 ppv for residential and commercial structures, 0.25 ppv for historic buildings and archaeological sites, and 0.2 ppv for non-engineered timber and masonry buildings (FTA 2006).

**TABLE 5**  
**REPRESENTATIVE VIBRATION SOURCE LEVELS FOR CONSTRUCTION EQUIPMENT**

| Equipment            |             | Peak Particle Velocity at 25 Feet (in/sec) |
|----------------------|-------------|--------------------------------------------|
| Pile Driver (impact) | upper range | 1.518                                      |
|                      | typical     | 0.644                                      |
| Pile Driver (sonic)  | upper range | 0.734                                      |
|                      | typical     | 0.170                                      |
| Vibratory Roller     |             | 0.210                                      |
| Large Bulldozer      |             | 0.089                                      |
| Loaded Trucks        |             | 0.076                                      |
| Jackhammer           |             | 0.035                                      |
| Small Bulldozer      |             | 0.003                                      |

Source: Federal Transit Administration, 2006.

Note: Vibration levels at 50 feet were calculated using the equation provided by FTA that may be used to estimate vibration at different distances based on a reference ppv at 25 feet for various construction equipment.

Construction activities associated with the proposed project would not involve the use of any equipment or processes that would result in potentially significant levels of ground vibration (i.e., pile drivers). The closest existing building to the project site is adjacent to the north and is a historic building (the Odd Fellows Building), which is currently occupied by bar/restaurant. The closest proposed structure to be built is greater than 25 feet away from existing buildings and any work closer than 25 feet would be minor, such as parking lot or utility improvements. As shown in **Table 5**, the predicted vibration levels from vibratory rollers, bulldozers, loaded trucks, and jackhammers at a distance of 25 feet would not exceed the 0.5 ppv threshold for residential and commercial structures, or the 0.25 ppv threshold for historic buildings. Vibrational impacts associated with construction activities would be less than significant. The following mitigation measure is from the Downtown Specific Plan EIR and is recommended to mitigate any vibrational impacts to the Odd Fellows Building:

*Downtown Specific Plan EIR Recommended Mitigation Measures to Reduce Construction Vibration Impacts*

1. Record the pre-existing condition of historical buildings within the immediate vicinity of proposed construction in the form of a preconstruction survey. The preconstruction survey shall determine conditions that exist before construction begins for use in evaluating damage caused by construction activities. Fixtures and finishes within a 50-foot radius of construction activities susceptible to damage shall be documented (photographically and in writing prior to construction. All damage will be repaired back to its pre-existing condition. *[Project will implement this for the adjacent Odd Fellows Building]*

## ***Operation***

After construction, impacts from the proposed project would include any noise generated by the residences that would affect surrounding land uses. In general, residences are one of the quietest land uses (other than open space), and noise from the residences would be considered compatible with the surrounding land uses. Any permanent increase in ambient noise levels in the project vicinity would not be substantially greater than existing levels without the proposed project and would result in a less-than-significant noise increase.

## **Conclusions and Recommendations:**

Existing transportation noise levels at the outdoor areas of the proposed project would exceed the 60 dB Ldn/CNEL maximum allowable noise exposure for transportation noise contained in the City of Roseville General Plan Noise Element. However, this was anticipated and acknowledged in the Specific Plan EIR as railroad noise was a significant and unavoidable impact and the Noise Element of the General Plan was amended to allow the City to elect to allow noise-land uses on a case-by-case basis in proximity to sources of transportation noise.

STC 30 windows on the exterior of residential units with exposure to elevated noise levels (residences along Washington Blvd. and Pacific St.) would ensure that interior noise levels would be below the 45 dB Ldn/CNEL interior noise standard in the City of Roseville General Plan Noise Element. Final project design will need to include soundproofing measures to assure that the overall building attenuation achieves an outdoor to indoor reduction to achieve the 45 dB Ldn/CNEL interior noise level. All measures in the Downtown Specific Plan EIR (above) should be considered; as well as other soundproofing measures that would be effective in achieving the 45 dB Ldn/CNEL interior noise levels.

Noise levels at the proposed private patio along Pacific St. would cause speech interference or annoyance during train pass-by events (approximately 5 minutes each hour), but the location would be below the 75 dB Ldn/CNEL case-by-case limit. During train pass-by events the train noise at the proposed private patio along Pacific St. would cause substantial speech interference and annoyance until the train passes. When there are no train pass-by events, the proposed private patio would have noise levels that are suitable for an outdoor activity environment (about 55 minutes per hour).

Construction noise would need to comply with the Noise Regulation in the City of Roseville Municipal Code and operation of the proposed project would be compatible with the surrounding land uses and would not increase ambient noise levels in the project vicinity substantially greater than existing levels.

These conclusions are based on the noise level data collected by RCH Group and the assumptions cited herein. Substantial variations in traffic volumes on roadways and railways located adjacent to the project site are not anticipated but could yield noise levels different than those presented in this report.

## References

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- City of Roseville, 2008. Downtown Roseville Specific Plan Draft Environmental Impact Report, Chapter 4.11 Noise. <http://www.roseville.ca.us/civicax/filebank/blobdload.aspx?BlobID=24605>. November 25, 2008.
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- Federal Highway Administration (FHWA), 2000. *Noise Barrier Design Handbook*, February 2000.
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- Federal Highway Administration (FHWA), 2011. *The Audible Landscape: 4 Physical Techniques to Reduce Noise Impacts*. July 2011.
- Federal Interagency Committee on Noise (FICON), 2000. *Discussion of Methodologies of Measuring Noise Impact*, October 22, 2000.
- Federal Transit Administration (FTA), 2006. *Transit Noise and Vibration Impact Assessment* (FTA-VA-90-1003-06), 2006.
- Wilson, Ihrig & Associates, 2014. *Title 24 Acoustical Evaluation Exterior Sound Insulation*. November 2014.
- U.S. Environmental Protection Agency, 1973. *Legal Compilation*, 1973.

# Roseville Junction Crossing

## Noise Appendix

Site 5: 90 feet northeast of Washington Blvd – 24 hour noise plots

Site 6: 45 feet northwest of Pacific Street – 24-hour noise plots

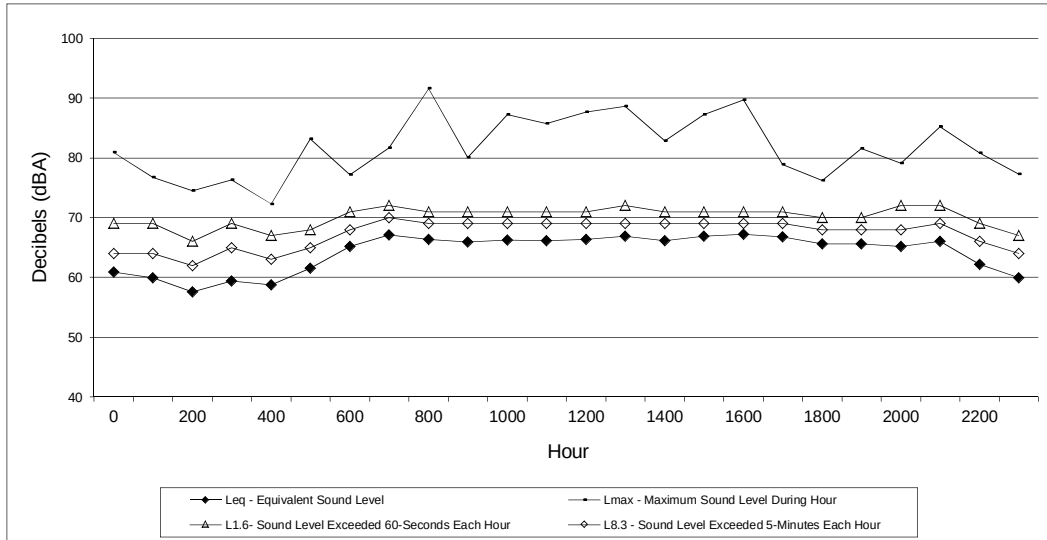
Site 6: Proposed Private Patio Amplitude Distribution Report

FHWA Graph for Calculating STC of Composite Barriers

Noise Monitoring Locations

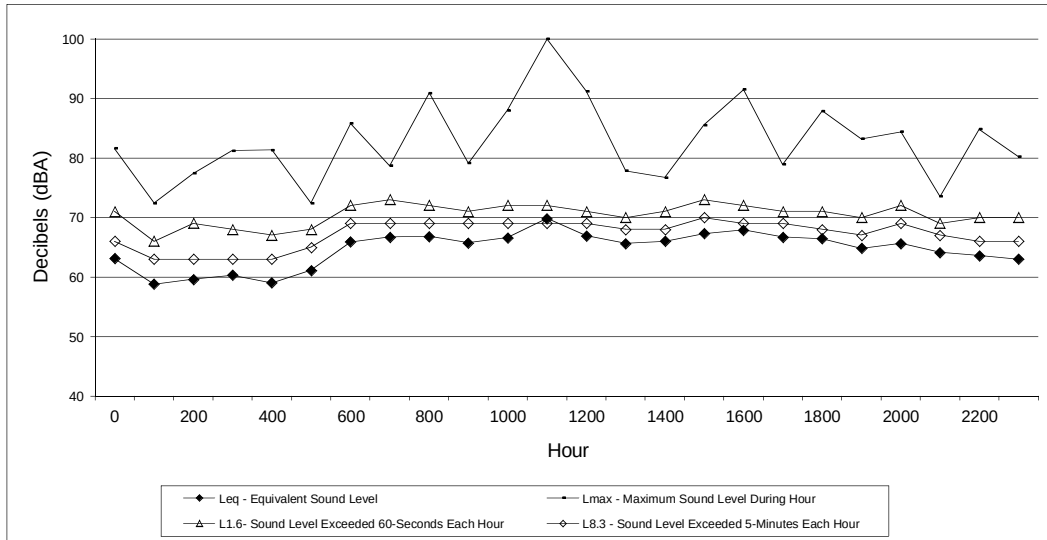
Conceptual Site Plan





Site 5. 90 feet northeast of Washington Blvd.  
Wednesday July 13, 2016

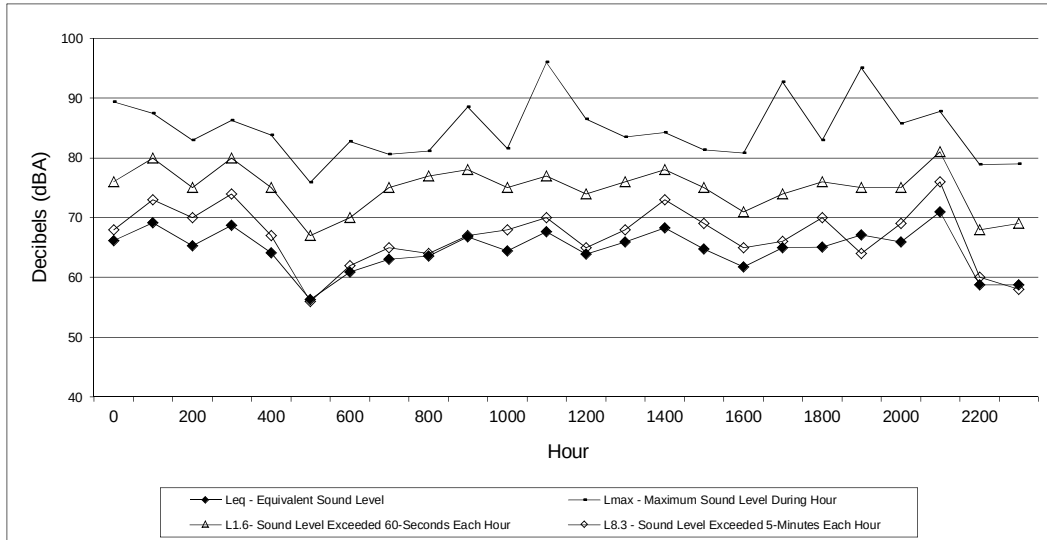
| Hour | Leq - Equivalent Sound Level | Lmax - Maximum Sound Level During Hour | L1.6- Sound Level Exceeded 60-Seconds Each Hour | L8.3 - Sound Level Exceeded 5-Minutes Each Hour |
|------|------------------------------|----------------------------------------|-------------------------------------------------|-------------------------------------------------|
| 0    | 61                           | 81                                     | 69                                              | 64                                              |
| 100  | 60                           | 77                                     | 69                                              | 64                                              |
| 200  | 58                           | 75                                     | 66                                              | 62                                              |
| 300  | 59                           | 76                                     | 69                                              | 65                                              |
| 400  | 59                           | 72                                     | 67                                              | 63                                              |
| 500  | 62                           | 83                                     | 68                                              | 65                                              |
| 600  | 65                           | 77                                     | 71                                              | 68                                              |
| 700  | 67                           | 82                                     | 72                                              | 70                                              |
| 800  | 66                           | 92                                     | 71                                              | 69                                              |
| 900  | 66                           | 80                                     | 71                                              | 69                                              |
| 1000 | 66                           | 87                                     | 71                                              | 69                                              |
| 1100 | 66                           | 86                                     | 71                                              | 69                                              |
| 1200 | 66                           | 88                                     | 71                                              | 69                                              |
| 1300 | 67                           | 89                                     | 72                                              | 69                                              |
| 1400 | 66                           | 83                                     | 71                                              | 69                                              |
| 1500 | 67                           | 87                                     | 71                                              | 69                                              |
| 1600 | 67                           | 90                                     | 71                                              | 69                                              |
| 1700 | 67                           | 79                                     | 71                                              | 69                                              |
| 1800 | 66                           | 76                                     | 70                                              | 68                                              |
| 1900 | 66                           | 82                                     | 70                                              | 68                                              |
| 2000 | 65                           | 79                                     | 72                                              | 68                                              |
| 2100 | 66                           | 85                                     | 72                                              | 69                                              |
| 2200 | 62                           | 81                                     | 69                                              | 66                                              |
| 2300 | 60                           | 77                                     | 67                                              | 64                                              |



Site 5. 90 feet northeast of Washington Blvd.  
Thursday July 14, 2016

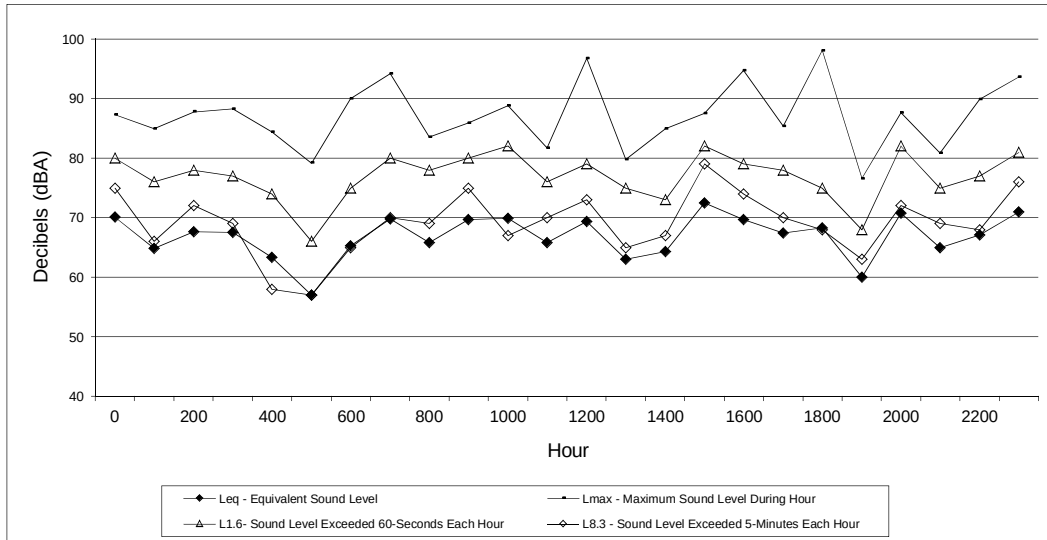
| Hour | Leq - Equivalent Sound Level | Lmax - Maximum Sound Level During Hour | L1.6- Sound Level Exceeded 60-Seconds Each Hour | L8.3 - Sound Level Exceeded 5-Minutes Each Hour |
|------|------------------------------|----------------------------------------|-------------------------------------------------|-------------------------------------------------|
| 0    | 63                           | 82                                     | 71                                              | 66                                              |
| 100  | 59                           | 72                                     | 66                                              | 63                                              |
| 200  | 60                           | 77                                     | 69                                              | 63                                              |
| 300  | 60                           | 81                                     | 68                                              | 63                                              |
| 400  | 59                           | 81                                     | 67                                              | 63                                              |
| 500  | 61                           | 72                                     | 68                                              | 65                                              |
| 600  | 66                           | 86                                     | 72                                              | 69                                              |
| 700  | 67                           | 79                                     | 73                                              | 69                                              |
| 800  | 67                           | 91                                     | 72                                              | 69                                              |
| 900  | 66                           | 79                                     | 71                                              | 69                                              |
| 1000 | 67                           | 88                                     | 72                                              | 69                                              |
| 1100 | 70                           | 100                                    | 72                                              | 69                                              |
| 1200 | 67                           | 91                                     | 71                                              | 69                                              |
| 1300 | 66                           | 78                                     | 70                                              | 68                                              |
| 1400 | 66                           | 77                                     | 71                                              | 68                                              |
| 1500 | 67                           | 86                                     | 73                                              | 70                                              |
| 1600 | 68                           | 92                                     | 72                                              | 69                                              |
| 1700 | 67                           | 79                                     | 71                                              | 69                                              |
| 1800 | 66                           | 88                                     | 71                                              | 68                                              |
| 1900 | 65                           | 83                                     | 70                                              | 67                                              |
| 2000 | 66                           | 84                                     | 72                                              | 69                                              |
| 2100 | 64                           | 74                                     | 69                                              | 67                                              |
| 2200 | 64                           | 85                                     | 70                                              | 66                                              |
| 2300 | 63                           | 80                                     | 70                                              | 66                                              |

CNEL: 70



Site 6. 45 feet northwest of Pacific Street  
Wednesday July 13, 2016

| Hour | Leq - Equivalent Sound Level | Lmax - Maximum Sound Level During Hour | L1.6- Sound Level Exceeded 60-Seconds Each Hour | L8.3 - Sound Level Exceeded 5-Minutes Each Hour |
|------|------------------------------|----------------------------------------|-------------------------------------------------|-------------------------------------------------|
| 0    | 66                           | 89                                     | 76                                              | 68                                              |
| 100  | 69                           | 88                                     | 80                                              | 73                                              |
| 200  | 65                           | 83                                     | 75                                              | 70                                              |
| 300  | 69                           | 86                                     | 80                                              | 74                                              |
| 400  | 64                           | 84                                     | 75                                              | 67                                              |
| 500  | 56                           | 76                                     | 67                                              | 56                                              |
| 600  | 61                           | 83                                     | 70                                              | 62                                              |
| 700  | 63                           | 81                                     | 75                                              | 65                                              |
| 800  | 64                           | 81                                     | 77                                              | 64                                              |
| 900  | 67                           | 89                                     | 78                                              | 67                                              |
| 1000 | 64                           | 82                                     | 75                                              | 68                                              |
| 1100 | 68                           | 96                                     | 77                                              | 70                                              |
| 1200 | 64                           | 87                                     | 74                                              | 65                                              |
| 1300 | 66                           | 84                                     | 76                                              | 68                                              |
| 1400 | 68                           | 84                                     | 78                                              | 73                                              |
| 1500 | 65                           | 81                                     | 75                                              | 69                                              |
| 1600 | 62                           | 81                                     | 71                                              | 65                                              |
| 1700 | 65                           | 93                                     | 74                                              | 66                                              |
| 1800 | 65                           | 83                                     | 76                                              | 70                                              |
| 1900 | 67                           | 95                                     | 75                                              | 64                                              |
| 2000 | 66                           | 86                                     | 75                                              | 69                                              |
| 2100 | 71                           | 88                                     | 81                                              | 76                                              |
| 2200 | 59                           | 79                                     | 68                                              | 60                                              |
| 2300 | 59                           | 79                                     | 69                                              | 58                                              |



Site 6. 45 feet northwest of Pacific Street  
Thursday July 14, 2016

| Hour | Leq - Equivalent Sound Level | Lmax - Maximum Sound Level During Hour | L1.6- Sound Level Exceeded 60-Seconds Each Hour | L8.3 - Sound Level Exceeded 5-Minutes Each Hour |
|------|------------------------------|----------------------------------------|-------------------------------------------------|-------------------------------------------------|
| 0    | 70                           | 87                                     | 80                                              | 75                                              |
| 100  | 65                           | 85                                     | 76                                              | 66                                              |
| 200  | 68                           | 88                                     | 78                                              | 72                                              |
| 300  | 68                           | 88                                     | 77                                              | 69                                              |
| 400  | 63                           | 84                                     | 74                                              | 58                                              |
| 500  | 57                           | 79                                     | 66                                              | 57                                              |
| 600  | 65                           | 90                                     | 75                                              | 65                                              |
| 700  | 70                           | 94                                     | 80                                              | 70                                              |
| 800  | 66                           | 84                                     | 78                                              | 69                                              |
| 900  | 70                           | 86                                     | 80                                              | 75                                              |
| 1000 | 70                           | 89                                     | 82                                              | 67                                              |
| 1100 | 66                           | 82                                     | 76                                              | 70                                              |
| 1200 | 69                           | 97                                     | 79                                              | 73                                              |
| 1300 | 63                           | 80                                     | 75                                              | 65                                              |
| 1400 | 64                           | 85                                     | 73                                              | 67                                              |
| 1500 | 73                           | 88                                     | 82                                              | 79                                              |
| 1600 | 70                           | 95                                     | 79                                              | 74                                              |
| 1700 | 67                           | 85                                     | 78                                              | 70                                              |
| 1800 | 68                           | 98                                     | 75                                              | 68                                              |
| 1900 | 60                           | 77                                     | 68                                              | 63                                              |
| 2000 | 71                           | 88                                     | 82                                              | 72                                              |
| 2100 | 65                           | 81                                     | 75                                              | 69                                              |
| 2200 | 67                           | 90                                     | 77                                              | 68                                              |
| 2300 | 71                           | 94                                     | 81                                              | 76                                              |

CNEL: 74

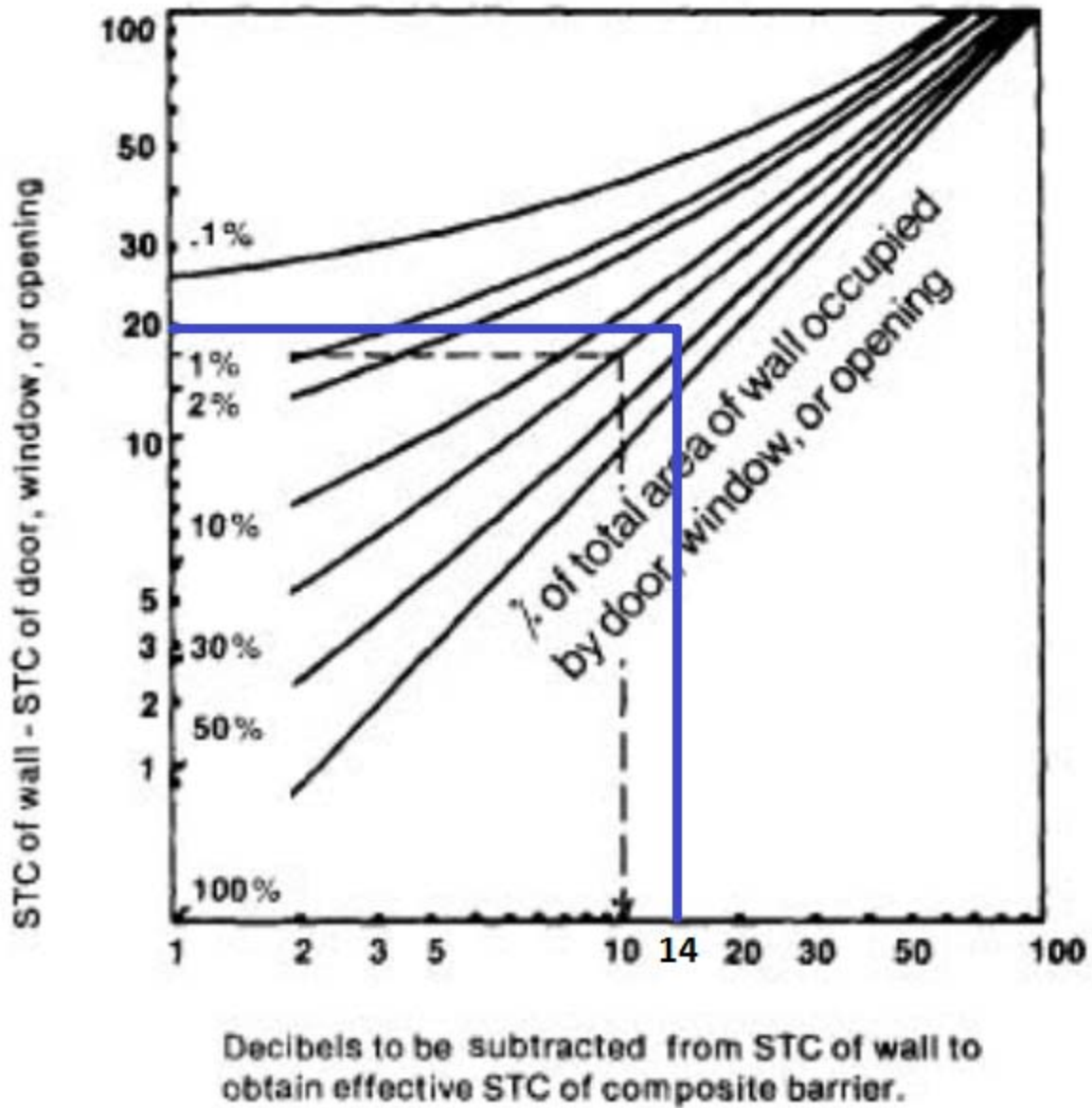
## Noise Monitoring Site 6 – Pacific Street—Proposed Private Patio Area

\*\* AMPLITUDE DISTRIBUTION REPORT \*\*

TOTAL SAMPLES = 1382400

| dB | SAMPLES      | % OF TOTAL |
|----|--------------|------------|
| 46 | 248 .        | .01        |
| 47 | 3744 +       | .27        |
| 48 | 20923 **     | 1.51       |
| 49 | 61963 ****   | 4.48       |
| 50 | 116395 ***** | 8.41       |
| 51 | 140281 ***** | 10.14      |
| 52 | 167203 ***** | 12.09      |
| 53 | 144520 ***** | 10.45      |
| 54 | 111121 ***** | 8.03       |
| 55 | 78324 *****  | 5.66       |
| 56 | 57139 *****  | 4.13       |
| 57 | 59318 *****  | 4.29       |
| 58 | 42741 ****   | 3.09       |
| 59 | 38846 ***    | 2.81       |
| 60 | 32931 **     | 2.38       |
| 61 | 30486 **     | 2.20       |
| 62 | 25823 **     | 1.86       |
| 63 | 24496 **     | 1.77       |
| 64 | 21936 **     | 1.58       |
| 65 | 21233 **     | 1.53       |
| 66 | 19569 *      | 1.41       |
| 67 | 17642 *      | 1.27       |
| 68 | 18690 *      | 1.35       |
| 69 | 17485 *      | 1.26       |
| 70 | 12552 *      | .90        |
| 71 | 12822 *      | .92        |
| 72 | 12194 *      | .88        |
| 73 | 11146 *      | .80        |
| 74 | 10250 *      | .74        |
| 75 | 9682 *       | .70        |
| 76 | 8490 *       | .61        |
| 77 | 7516 *       | .54        |
| 78 | 5804 +       | .41        |
| 79 | 5011 +       | .36        |
| 80 | 4434 +       | .32        |
| 81 | 3506 +       | .25        |
| 82 | 2211 +       | .15        |
| 83 | 1268 .       | .09        |
| 84 | 863 .        | .06        |
| 85 | 665 .        | .04        |
| 86 | 370 .        | .02        |
| 87 | 202 .        | .01        |
| 88 | 124          | .00        |
| 89 | 69           | .00        |
| 90 | 24           | .00        |
| 91 | 33           | .00        |
| 92 | 32           | .00        |
| 93 | 29           | .00        |
| 94 | 21           | .00        |
| 95 | 10           | .00        |
| 96 | 9            | .00        |
| 97 | 4            | .00        |

# FHWA Graph for Calculating STC of Composite Barriers



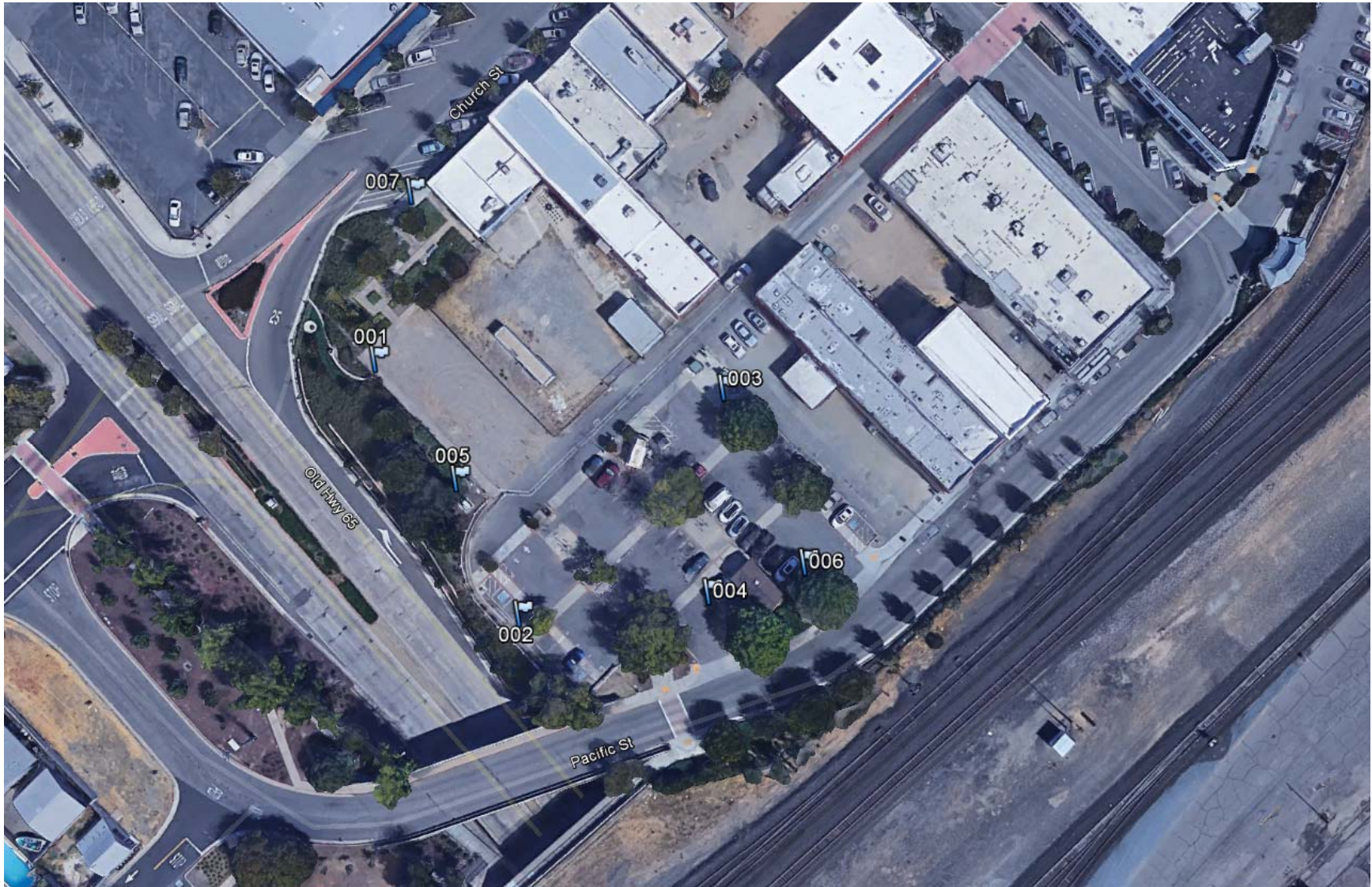
STC 50 (STC of Wall) – STC 30 (STC of Window) = 20 (Y Axis)

Conservative estimate of window coverage = 40%

Overall STC of Building= 50-14 = STC 36

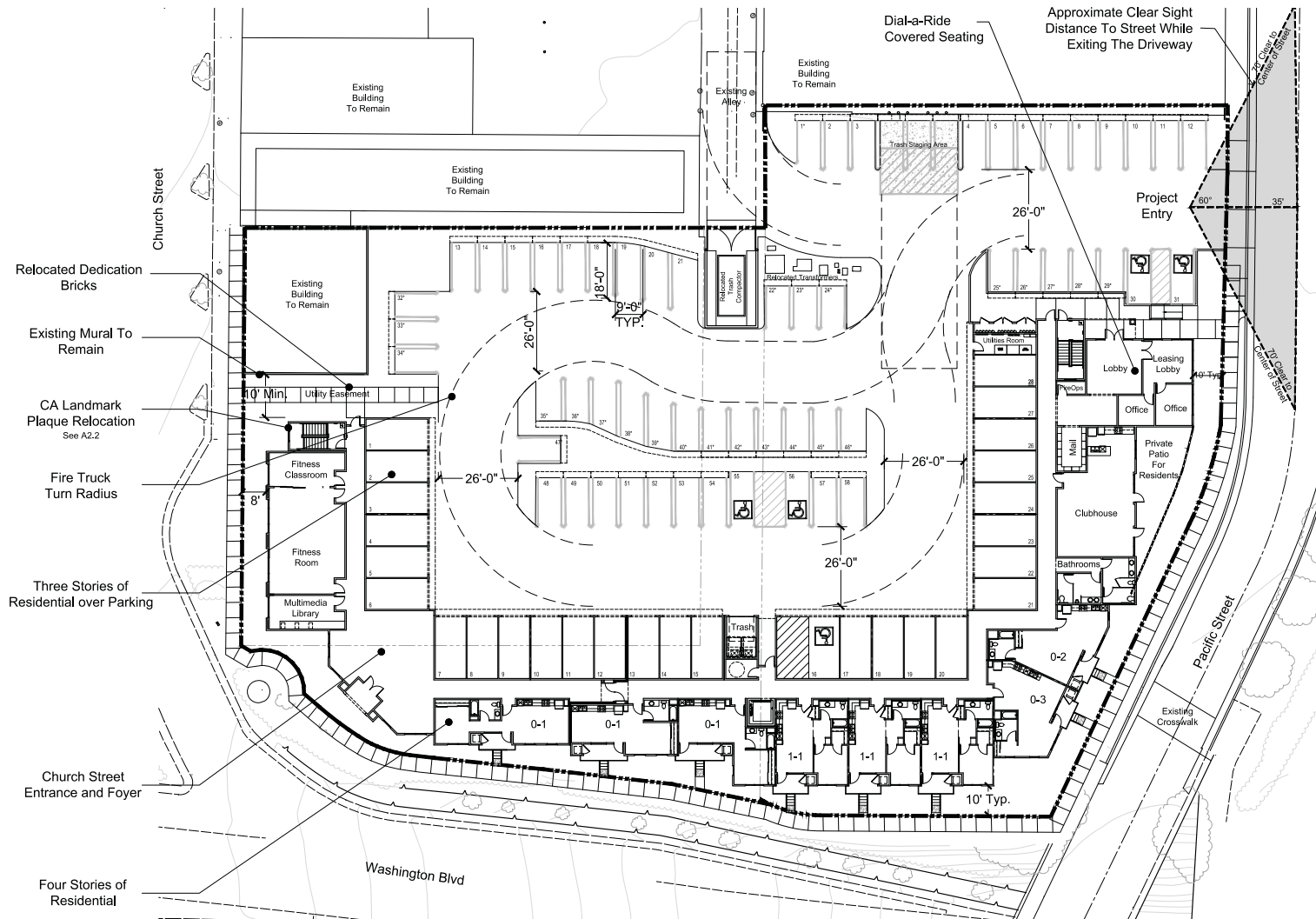


### Noise Monitoring Locations



Source: Google Earth, 2016





### Site Summary

|                               |              |
|-------------------------------|--------------|
| DTSP-Downtown Specific Plan   | 80 Units     |
| HD-Old Town Historic District | ±1.2 acres   |
| 4 Stories of Residential      | 66.7 du/acre |
| 19,980 SF (Lot Coverage 38%)  | 1.54 FAR     |
| 80,460 Gross SF               |              |

### Building Summary

|           |     |          |
|-----------|-----|----------|
| Studio    | 25% | 20 units |
| 1 Bedroom | 75% | 60 units |
| Total     |     | 80 units |

### Parking Summary

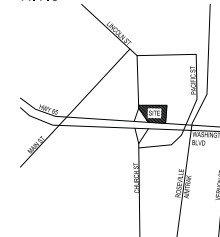
Parking Required:

|                      |                |           |
|----------------------|----------------|-----------|
| Studio and 1br Units | .5 space/ unit | 40 spaces |
| Total                |                | 40 spaces |

Parking Provided:

|                                 |           |
|---------------------------------|-----------|
| Tuck-Under Spaces               | 28 spaces |
| Standard Spaces                 | 33 spaces |
| *Compact Space                  | 25 spaces |
| Permitted in Trash Staging Area | 3 spaces  |
| Total                           | 89 spaces |

Vicinity Map  
N.T.S.



Project Site  
N.T.S.



0 10 20 40

## JUNCTION CROSSING

**ST. ANTON**  
COMMUNITIES

St. Anton Communities  
1801 I Street, Suite 200  
Sacramento, CA  
916.471.3000

## CONCEPTUAL SITE PLAN

120 Pacific Street  
ROSEVILLE, CALIFORNIA  
KTGY # 2016-0071

06.08.2016

**KTGY Group, Inc.**  
**Architecture+Planning**  
17911 Von Karman #200  
Irvine, CA 92614  
949.851.2133  
ktgy.com



AI.0

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**Response to 3<sup>rd</sup> Submittal Comments Received on November 30, 2016****Section II, Parking**

- “ The DTSP included a pre-design project for the site, which included 273 public parking spaces within a parking garage. The proposed project does not include the parking garage and would eliminate the existing 44 space surface public parking lot. As public parking was anticipated with this project and as the City has received concerns over the need for additional public parking, the project should consider opportunities for public parking as part of the project.  
Public parking shall be provided with this project. A parking study shall be completed to determine the amount of public parking and the amount of private parking to be provided on-site. ”
- 

City of Roseville's Planning Department staff have directed the applicant to evaluate the possibility of including a public parking garage as part of the 80-unit affordable housing apartment complex proposed on the ±1.31 acre parcel located at 120 Pacific Street.

The applicant together with the design team have evaluated this scenario and found that the addition of a parking garage to the 80-unit affordable housing complex is infeasible for the following reasons:

**Addition to Current Design**

With the current site and building layouts, it would be impossible to add a parking garage to the project. A parking garage would have to be attached to the northern façade of the building, which bears all of the windows for the units in the northern portion of the building. Therefore, the affordable housing project would need to lose the entire northern stack of the units (a total of 30 units) to accommodate the addition of the parking garage. This reduction in number of units would deem the project infeasible and would become inconsistent with City of Roseville Housing Element projections for this site.

**Redesign**

Since the current design would not allow the addition of a parking garage, the applicant has evaluated the option of redesigning the entire project to add a public parking garage. There are three building design types which allow parking garages and residential units to be incorporated in a single building. However, none of these design types are feasible within the scope of the proposed project.

- **Wrap (Texas donut):** This construction type is very common in Bay Area cities and the applicant has developed multiple projects using this construction method. In this layout, the parking garage is located in the middle and is wrapped with a layer of units on the outside. The applicant and the design team have evaluated the idea of a wrap building on this site and have determined that it would not be possible without losing the northern stack of units in the existing design. Attached is a letter from the project architect further explaining the design limitations of the project site.

***Overall outcome: loss of 30 affordable units and an additional \$9.2MM in City funds (\$13,560,000 subsidy needed for the entire project).***

- **Podium:** This construction type allows for the residential units to be built over a level or multiple levels of parking garage. For this project, the added levels of parking would increase the overall building height to five/six stories. The major concern with this approach is the high construction cost associated with the Type II construction (steel-frame and concrete) for the parking garage. Since the proposed project is an affordable housing project, any use that is not serving the

project's tenants cannot be a part of the project cost for which the applicant will seek State and Federal funding, therefore, the entire cost of the parking garage would need to be funded by the City. The applicant's current estimate for the cost of a two-story podium garage is [\$5.4MM].

***Overall outcome: an additional \$5.4MM in City funds (\$9,760,000 subsidy needed for the entire project).***

- ***Subterranean:*** This type of construction requires extensive excavation of the building foundation to build an underground parking garage. This construction type, again, is extremely costly and considering the size of the project site and the potential number of additional public parking spaces gained, might not be a cost-effective approach. The applicant's current estimate for a single-story subterranean parking is [\$3.5MM] which would result in a net gain of approximately 24 public parking spaces when compared to the number of public parking spaces provided in the current project design.
- ***Overall outcome: an additional \$3.5MM in City funds (\$7,860,000 subsidy needed for the entire project) and 24 public parking spaces.***

February 1, 2018

RE: Junction Crossing Development.

To whom it may concern,

The purpose of this letter is to address the idea of designing the Junction Crossing Development as a wrap building. After a study, we determined it would not be possible. A ramping parking structure has a minimum size which is determined by the maximum slope and length of ramp needed to get from one level to the next. after inserting that minimum garage footprint into the project, there was not enough area left on the site to relocate the units that were displaced by the garage as the existing alley must connect to pacific street and that area could not be used to make up for the lost units.

Sincerely,



Keith Labus  
Principal  
KTGY Group Inc.

## **MEMORANDUM**

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**To:** Greg Bitter, Planning Manager, City of Roseville  
**From:** Christine Kronenberg, AICP  
**Subject:** CEQA Exemption for the Junction Crossing Housing project  
**Date:** March 28, 2018

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Dudek was retained to assist the City of Roseville in evaluating whether the Junction Crossing housing project (proposed project) is exempt from the California Environmental Quality Act (CEQA). The proposed project is an 80-unit affordable housing project located in the City of Roseville (City). The project site is located in downtown Roseville at the intersection of Washington Boulevard and Pacific Street within the City's Downtown Specific Plan area.

As a residential infill development, the project qualifies for several exemptions under CEQA. Specifically, the project meets the following CEQA statutory exemptions: Public Resources Code (PRC) Section 21155.4 and Government Code (GC) Section 65457 (Sustainable Communities Strategy/Specific Plans), Section 21159.21 (Housing Project Exemptions) including Section 21159.23 (Low Income) and Section 21159.24 (Infill). In addition, the project is also considered categorically exempt under Section 15332 (In-fill projects) of the CEQA Guidelines.

### **Summary of the Proposed Project**

The proposed project would construct an affordable housing community that would include a four-story, 80,460 gross square foot, 80-unit multi-family residential building, clubhouse, public plaza, and surface and tuck-under parking lots within the Downtown Roseville Specific Plan. The project site consists of a portion of an approximately 1.3-acre lot currently made up of several contiguous parcels within the Downtown Roseville Specific Plan. The project would accommodate individuals with very-low (50% AMI) and low-incomes (60% AMI) and would include 20 studio units and 60 one-bedroom units. The project density is approximately 60 dwelling units per acre (du/ac).

A public plaza would be constructed along the Church Street frontage and incorporate benches and a bike rack. The proposed project would provide a total of 83 parking spaces; 47 spaces would be available to project residents, guests and staff and 36 spaces would be available to the

public. An existing monument to the First Transcontinental Railroad lies in the building footprint along the west side of the project site. The State Historic Preservation Office has already granted the applicant permission to relocate the monument to an appropriate location as part of this project. The project would also require removal of asphalt pavement and gravel parking areas, landscape trees and shrubs, and a small one-story cinder block building with a composite roof.

The City's General Plan Land Use Map designates the project site as Central Business District (CBD), and the Downtown Specific Plan designates the site as Old Town Commercial. The project site is zoned HD/SA-DT (Old Town Historic District/Special Area – Downtown).

The project site is bounded by Washington Boulevard to the south, Church Street to the west, existing retail to the north, and Pacific Street to the east. The proposed project would be located approximately 0.04 mile from the Roseville Amtrak station, which offers California Zephyr and Capitol Corridor train lines and Greyhound bus routes. The project site is also located within 0.1 mile of several transit stops, including the Pacific Street & Church Street bus stop, Washington Boulevard & Main Street bus stop, and Vernon Street & Grant Street bus stop.

Construction of the apartments is expected to begin in the second quarter of 2018, and would occur in a single phase, with an anticipated 15-month construction completion. Completion is anticipated to be third quarter in 2019.

#### **Public Resource Code Section 21155.4 Sustainable Communities Strategy**

The proposed project is exempt under PRC Section 21155.4 (Sustainable Communities Strategy) because it meets the following conditions:

(a) Except as provided in subdivision (b), a residential, employment center, as defined in paragraph (1) of subdivision (a) of Section 21099, or mixed-use development project, including any subdivision, or any zoning, change that meets all of the following criteria is exempt from the requirements of this division:

- (1) The project is proposed within a transit priority area, as defined in subdivision (a) of Section 21099.
- (2) The project is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified.
- (3) The project is consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy for which the State Air Resources Board, pursuant to subparagraph (H) of paragraph (2) of subdivision (b) of Section 65080 of the Government Code, has accepted a metropolitan planning organization's determination that the sustainable communities strategy or the

alternative planning strategy would, if implemented, achieve the greenhouse gas emissions reduction targets.

- (b) Further environmental review shall be conducted only if any of the events specified in Section 21166 have occurred.

## Discussion

- 1) Section 21099(a) of the PRC defines “transit priority projects” as “an area within one-half mile of a major transit stop that is existing or planned...” PRC Section 21064.3 defines a major transit stop as “a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.” The project site is located approximately 0.04 mile from the Roseville Amtrak station and numerous City bus lines. The project site is located within the Sacramento Area Council of Governments (SACOG’s) Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) transit priority area (SACOG 2016, Figure 3.2, p. 28). Therefore, SACOG has determined this area of the City meets the definition of a transit priority area.
- 2) The proposed project is located within the City’s Downtown Specific Plan area. The project site is designated as Old Town Commercial in the Downtown Specific Plan (City of Roseville 2009a), which permits multi-family development at a minimum density of 16 units per acre. Future development of this area with residential and parking uses was evaluated in the Downtown Specific Plan EIR (State Clearinghouse #2007102090, certified April 2009). The Downtown Specific Plan EIR analyzed potential impacts of various allowable development within 11 Downtown Districts. The project site is within the DT-4, Old Town Commercial District. This district includes approximately 16-acres and designates a mix of land uses including retail, restaurants, entertainment, office, parking, and multi-family residential. The EIR contemplated and analyzed potential impacts of 148 new residential units in the DT-4 District. One of the primary goals in the Downtown Specific Plan is to develop a significant amount of new housing in Downtown (LU Goal 4.3), consistent with the SACOG Blueprint principles which encourage the development of new high density residential development in urbanized areas. Policy 4.3.1 calls for a variety of market rate and affordable housing that is accessible to different economic and life-style sectors of the community. While Policy 4.3.2 encourages the provision of affordable housing within the Specific Plan area consistent with the City’s General Plan. New residents will enhance the customer base for Downtown retail businesses and will be within walking distance to various transit facilities (City of Roseville 2009).



The Downtown Specific Plan designates numerous parking structures throughout the downtown with the objective of providing 580 parking spaces within the plan area. To achieve this objective, Mitigation Measure 4.6-5 in the Downtown Specific Plan EIR requires the development of an additional 580 parking spaces over the planning horizon evaluated in the Specific Plan. To comply with this measure the City conducted a Historic Old Town Roseville Parking Study (September 2017) that identified other sites throughout downtown Roseville that could provide the required parking. The Roseville City Council reviewed and accepted the Parking Study in October 2017. To date, a 420-space parking structure is currently under construction at Washington and Oak Streets and, in addition to the various options identified in the Parking Study, the City projects more than 580 parking spaces will be provided to serve downtown prior to build out of the Specific Plan. The project also includes a total of 83 parking spaces; 47 spaces would be available to project residents, guests and staff and 36 spaces would be available to the public.

The residential uses proposed on this site are consistent with what was analyzed in the Downtown Specific Plan EIR, the Historic Old Town Parking Study, and the goals and policies contained in the Downtown Specific Plan that support and encourage development of a range of housing options and types throughout downtown.

- 3) The proposed project is consistent with the general use designation, density, building intensity and applicable policies specified for the project area within the City's Downtown Specific Plan and the SACOG MTP/SCS. The project site is designated as Old Town Commercial within the City's Downtown Specific Plan. The SACOG 2016 MTP/SCS designated the project area as a Center/Corridor Community and a Transit Priority Area (SACOG 2016). The City has identified the area within a half-mile radius around the existing Amtrak station, including the Downtown Specific Plan and Riverside Gateway areas as Center and Corridor Communities. The MTP/SCS predicts redevelopment and infill, both mixed use and residential, in the Center and Corridor Communities are forecasted to be slow and steady through 2036. These Center and Corridor Communities are forecast for 1,100 new housing units and 4,061 new employees within this period. Build out potential in these areas is significant, at 7,112 additional employees and 469 additional housing units (SACOG 2016).

The City's Downtown Code provides development standards and design criteria for the Old Town Commercial District. These include a maximum height requirement of four stories (60'), 0 foot setbacks, minimum density of 16 units/acre, minimum floor to area ratio (FAR) of 1.50 and maximum FAR of 3.00 (City of Roseville 2009b). Furthermore,

the proposed project is included as a “Pre-Design project” in the Downtown Code. Pre-Design plans have been identified to encourage development and redevelopment within the downtown and provide a more streamlined development process by complying with the basic development standards. The use of a Pre-Design plan exempts the proposed project from design review and environmental review, as long as the proposed project can be considered consistent with the original design. The Pre-Design plan included for the project site (Pacific/Church Street Site Plan) proposed two different development scenarios, both of which involved the construction of approximately 400 new parking spaces with 273 spaces set aside for the public; a multi-story building (approximately 4 stories) that wraps the parking structure and fronts onto Washington Boulevard, Church Street and Pacific Street; and, a total of 90,900 square feet of newly developed building area (City of Roseville 2009b). Here, the proposed project would only provide 83 parking spaces, and would follow the same design as the Pacific/Church Street Site Plan by constructing a four story residential building (less than 60’ in height) that wraps around surface parking and tucks under parking lots. The project’s density would be approximately 60 du/acre and the FAR would be 1.57, which is consistent with the density and FAR requirements set forth in the City’s Downtown Code.<sup>1</sup> Furthermore, the City and SACOG have been focused on consolidating housing development within urbanized areas of the City, including Downtown. As the proposed project design would follow a Pre-Design plan and provide high-density affordable housing within the Downtown Specific Plan consistent with the City’s General Plan and SACOG’s MTP/SCS, the project would be consistent with applicable local plans and policies.

- b) Section 21166 specifies that preparation of a Subsequent EIR or a Supplement to an existing EIR is required if there are substantial changes proposed which require major revisions to the EIR; substantial changes in the circumstances under which the project is being undertaken have occurred; or new information is now available that was not known when the EIR was prepared. The project does not include substantial changes to the project footprint or density from what was evaluated in the Downtown Specific Plan EIR. The Downtown Specific Plan EIR evaluated development of up to 148 residential units within the DT-4 District, which includes the project site. Since the EIR was certified in March 2009 there has not been much development in this area of Downtown Roseville which would contribute to a substantial change in circumstances. In addition, there is no

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<sup>1</sup> The gross land area of the project site includes all portions of the parcels proposed to be developed as part of residential development project. Public parking that will be retained for the benefit of the general public is excluded from this calculation.

new information that would warrant preparation of a Subsequent or Supplement to the Downtown Specific Plan EIR.

### **Government Code Section 65457 Specific Plans**

The proposed project is exempt under Government Code Section 65457 (Specific Plans) because it meets the following conditions:

- (a) Any residential development project, including any subdivision, or any zoning change that is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified after January 1, 1980, is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code. However, if after adoption of the specific plan, an event as specified in Section 21166 of the Public Resources Code occurs, the exemption provided by this subdivision does not apply unless and until a supplemental environmental impact report for the specific plan is prepared and certified in accordance with the provisions of Division 13 (commencing with Section 21000) of the Public Resources Code. After a supplemental environmental impact report is certified, the exemption specified in this subdivision applies to projects undertaken pursuant to the specific plan.

### **Discussion**

The proposed project is a residential development project that is consistent with the City's Downtown Specific Plan and Downtown Specific Plan EIR, as discussed above under PRC Section 21155.4. None of the events described in PRC Section 21166 (subsequent or supplemental EIR) have occurred, as noted above under PRC Section 21166. Therefore, it is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code.

### **Public Resources Code Section 21159.21 Criteria to Qualify for Housing Project Exemptions**

A housing project may qualify for an exemption under PRC Sections if 21159.22, 2159.23, or 21159.24 if it first meets the criteria of PRC Section 21159.21. The proposed project qualifies under PRC Section 21159.21 because it meets the following conditions:

A housing project qualifies for an exemption from this division pursuant to Section 21159.22, 21159.23, or 21159.24 if it meets the criteria in the applicable section and all of the following criteria:

- (a) The project is consistent with any applicable general plan, specific plan, and local coastal program, including any mitigation measures required by a plan or program, as that plan or program existed on the date that the application was deemed complete

*Memorandum*

*Subject: CEQA Exemption Junction Crossing Housing project*

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- and with any applicable zoning ordinance, as that zoning ordinance existed on the date that the application was deemed complete, except that a project shall not be deemed to be inconsistent with the zoning designation for the site if that zoning designation is inconsistent with the general plan only because the project site has not been rezoned to conform with a more recently adopted general plan.
- (b) Community-level environmental review has been adopted or certified.
  - (c) The project and other projects approved prior to the approval of the project can be adequately served by existing utilities, and the project applicant has paid, or has committed to pay, all applicable in-lieu or development fees.
  - (d) The site of the project does not contain wetlands, does not have any value as a wildlife habitat, and the project does not harm any species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.) or by the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050), of Division 3 of the Fish and Game Code), and the project does not cause the destruction or removal of any species protected by a local ordinance in effect at the time the application for the project was deemed complete. For the purposes of this subdivision, “wetlands” has the same meaning as in Section 328.3 of Title 33 of the Code of Federal Regulations and “wildlife habitat” means the ecological communities upon which wild animals, birds, plants, fish, amphibians, and invertebrates depend for their conservation and protection.
  - (e) The site of the project is not included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code.
  - (f) The site of the project is subject to a preliminary endangerment assessment prepared by an environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity.
    - (1) If a release of a hazardous substance is found to exist on the site, the release shall be removed, or any significant effects of the release shall be mitigated to a level of insignificance in compliance with state and federal requirements.
    - (2) If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to a level of insignificance in compliance with state and federal requirements.
  - (g) The project does not have a significant effect on historical resources pursuant to Section 21084.1.
  - (h) The project site is not subject to any of the following:

*Memorandum*

*Subject: CEQA Exemption Junction Crossing Housing project*

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- (1) A wildland fire hazard, as determined by the Department of Forestry and Fire Protection, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a wildland fire hazard.
  - (2) An unusually high risk of fire or explosion from materials stored or used on nearby properties.
  - (3) Risk of a public health exposure at a level that would exceed the standards established by any state or federal agency.
  - (4) Within a delineated earthquake fault zone, as determined pursuant to Section 2622, or a seismic hazard zone, as determined pursuant to Section 2696, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of an earthquake fault or seismic hazard zone.
  - (5) Landslide hazard, flood plain, flood way, or restriction zone, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a landslide or flood.
- (i) (1) The project site is not located on developed open space.
  - (2) For the purposes of this subdivision, “developed open space” means land that meets all of the following criteria:
    - (A) Is publicly owned, or financed in whole or in part by public funds.
    - (B) Is generally open to, and available for use by, the public.
    - (C) Is predominantly lacking in structural development other than structures associated with open spaces, including, but not limited to, playgrounds, swimming pools, ballfields, enclosed child play areas, and picnic facilities.
  - (3) For the purposes of this subdivision, “developed open space” includes land that has been designated for acquisition by a public agency for developed open space, but does not include lands acquired by public funds dedicated to the acquisition of land for housing purposes.
  - (j) The project site is not located within the boundaries of a state conservancy.

**Discussion**

- a-c) The proposed project is consistent with the City’s General Plan 2035 (General Plan), the City’s Downtown Specific Plan, and the City’s zoning ordinance and does not require a General Plan or Specific Plan amendment or a rezone. Environmental review has been conducted for the project area through the City’s Downtown Specific Plan EIR (certified

in March 2009), the proposed project is consistent with this analysis, and is required to implement all application mitigation measures included in the Plan's Mitigation, Monitoring, and Reporting Plan (MMRP) included as Attachment A. Those measures that are not applicable to the project are identified and described in Attachment A. The Downtown Specific Plan EIR determined that future development can be adequately served by existing City utilities, and the project applicant is required to pay all applicable in-lieu or development fees as set forth in the project's conditions of approval.

- d) A Biological and Wetland Resources Constraints Analysis prepared for the proposed project (see Attachment B) determined that the project site does not contain wetlands, does not have any value as a wildlife habitat, and that the proposed project would not harm any species protected by local, state or federal regulations or ordinances.
- e-f) The Phase I Environmental Site Assessment (ESA) prepared for the project site (see Attachment C) determined that the site is not included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code. The Phase I ESA also determined that no current recognized environmental conditions exist in connection with the project site based on a records review, database searches, and interviews. The proposed project does not contain any heavy industrial uses and would not expose future occupants to significant health hazards from any nearby property or activity.
- 1-2) The construction contractor would comply with all applicable state, federal, and local requirements if a release of a hazardous substance occurs or is found to occur during project construction, and would remove and mitigate the release of any hazardous materials, consistent with existing regulations.

If potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure would be mitigated to a level of insignificance in compliance with state and federal requirements.

- g) A Historical Resource Analysis Study (Study) was prepared for the small, one-story cinder block building located within the project site (behind 127 Church Street) slated for removal (see Attachment D). The Downtown Specific Plan and Downtown Specific Plan Final EIR does not identify this building as a historically significant resource (City of Roseville 2009c, p.2-4, Exhibit 4.7-1). The Study reviewed the four principal criteria to determine if the building would qualify as a significant historical resource for listing locally and on the California Register of Historic Resources (CRHR). In order for the building to be considered significant, it must retain integrity, and meet one or more of the CRHR criteria. The Study concludes that the building, constructed of board-formed concrete, is a utilitarian

building that lacks a distinctive architecture style or design emblematic of the historic architecture that is considered to represent an important chapter in the history of Roseville. No documentation has been found to associate the building with a significant event or events in the history of Roseville, or a significant person or persons in the history of Roseville. Therefore, on an individual basis, the building does not warrant listing in the CRHR or on a local historical list, either individually, or as a contributor to the Old Town Roseville Historic District. The project would not have a significant effect on historical resources pursuant to PRC Section 21084.1.

An existing monument to the First Transcontinental Railroad is located adjacent to the west side of the project site. This monument would need to be relocated to accommodate the project and the State Historic Preservation Office has already granted the applicant permission to relocate the monument to an appropriate location, where it can be viewed by the public.

- h. 1-5) The project site is located in an urbanized, developed area and is not subject to a wildland fire hazard (CalFire 2008). The site, which is vacant, is not an unusually high risk of fire or explosion, or risk of public health exposure. The project site is not located within a delineated earthquake fault zone, landslide hazard area, flood plain, flood way, or restriction zone and is not located on developed open space (City of Roseville 2009a, FEMA 1998).
- i-j) The project site is located on previously developed land. It does not contain open space and is not within a conservancy.

#### **Public Resources Code Section 21159.23. Low-Income Housing Exemption**

The proposed project, having met the criteria of Section 21159.21, is exempt under Section 21159.23 (Low Income Housing) because it meets the following conditions:

- (a) This division does not apply to any development project that consists of the construction, conversion, or use of residential housing consisting of 100 or fewer that is affordable to low income households if both of the following criteria are met:
  - (1) The developer of the development project provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for lower income households, as defined in Section 50079.5 of the Health and Safety Code, for a period of at least 30 years, at monthly housing costs, as determined pursuant to Section 50053 of the Health and Safety Code.
  - (2) The development project meets all of the following requirements:



- (A) The project satisfies the criteria described in Section 21159.21.
- (B) The project site meets one of the following conditions:
  - (i) Has been previously developed for qualified urban uses.
  - (ii) The parcels immediately adjacent to the site are developed with qualified urban uses, or at least 75 percent of the perimeter of the site adjoins parcels that are developed with qualified urban uses and the remaining 25 percent of the perimeter of the site adjoins parcels that have previously been developed for qualified urban uses, and the site has not been developed for urban uses and no parcel within the site has been created within 10 years prior to the proposed development of the site.
- (C) The project site is not more than five acres in area.
- (D) The project site is located within an urbanized area or within a census-defined place with a population density of at least 5,000 persons per square mile or, if the project consists of 50 or fewer units, within an incorporated city with a population density of at least 2,500 persons per square mile and a total population of at least 25,000 persons.
- (b) Notwithstanding subdivision (a), if a project satisfies all of the criteria described in subdivision (a) except subparagraph (D) of paragraph (2) of that subdivision, this division does not apply to the project if the project is located within either an incorporated city or a census defined place with a population density of at least 1,000 persons per square mile.
- (c) Notwithstanding subdivision (b), this division applies to a project that meets the criteria of subdivision (b), if there is a reasonable possibility that the project would have a significant effect on the environment or the residents of the project due to unusual circumstances or due to the related or cumulative impacts of reasonably foreseeable projects in the vicinity of the project.
- (d) For the purposes of this section, “residential” means a use consisting of either of the following:
  - (1) Residential units only.
  - (2) Residential units and primarily neighborhood-serving goods, services, or retail uses that do not exceed 15 percent of the total floor area of the project.

## Discussion

- a) As described above, the proposed project would construct an 80-unit affordable housing community that would accommodate individuals with very-low (50% AMI) and low-incomes (60% AMI).
- 1) The project developer is required to provide sufficient legal commitments to the City to ensure the continued availability and use of the housing units for lower income households for a period of at least 30 years.
- 2A) As stated above, the project satisfies the criteria described in PRC Section 21159.21.
- 2B-2D) The project site has been previously developed as a parking lot, would be located adjacent to urban uses, including retail and restaurants, and the project site is less than five acres. The project site would be located within the incorporated City of Roseville, which has a population over 100,000 residents and, thus, constitutes an “urbanized area” as defined by PRC Section 21071. (US Census Bureau 2018).
- b-d) As the project would satisfy all of the criteria described in subdivision (a), subdivisions (b) and (c) are not applicable. While subdivision (c) is not applicable to the project, the proposed project would not have a significant effect on the environment or the residents of the project due to unusual circumstances or due to the related or cumulative impacts of reasonably foreseeable projects in the vicinity of the project. With respect to unusual circumstances, nothing is unusual about the project; it constitutes a residential infill project proposed on a site designated for such a use. As for potential cumulative impacts, the Downtown Specific Plan EIR evaluated potential cumulative impacts and mitigated all potential cumulative impacts of development contemplated by the Specific Plan to below a cumulatively considerable level to the extent feasible.

#### **Public Resources Code Section 21159.24 Infill Housing Exemption**

The proposed project, having met the criteria of Section 22259.21, is exempt under Section 21159.24 (Infill Housing) because it meets the following conditions:

- (a) Except as provided in subdivision (b), this division does not apply to a project if all of the following criteria are met:
  - (1) The project is a residential project on an infill site.
  - (2) The project is located within an urbanized area.
  - (3) The project satisfies the criteria of Section 21159.21.

*Memorandum*

*Subject: CEQA Exemption Junction Crossing Housing project*

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- (4) Within five years of the date that the application for the project is deemed complete pursuant to Section 65943 of the Government Code, community-level environmental review was certified or adopted.
- (5) The site of the project is not more than four acres in total area.
- (6) The project does not contain more than 100 residential units.
- (7) Either of the following criteria are met:
  - (A) (i) At least 10 percent of the housing is sold to families of moderate income, or not less than 10 percent of the housing is rented to families of low income, or not less than 5 percent of the housing is rented to families of very low income.
  - (ii) The project developer provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for very low, low, and moderate-income households at monthly housing costs determined pursuant to paragraph (3) of subdivision (h) of Section 65589.5 of the Government Code.
- (B) The project developer has paid or will pay in-lieu fees pursuant to a local ordinance in an amount sufficient to result in the development of an equivalent number of units that would otherwise be required pursuant to subparagraph (A).
- (8) The project is within one-half mile of a major transit stop.
- (9) The project does not include any single level building that exceeds 100,000 square feet.
- (10) The project promotes higher density infill housing. A project with a density of at least 20 units per acre shall be conclusively presumed to promote higher density infill housing. A project with a density of at least 10 units per acre and a density greater than the average density of the residential properties within 1,500 feet shall be presumed to promote higher density housing unless the preponderance of the evidence demonstrates otherwise.
- (b) Notwithstanding subdivision (a), this division shall apply to a development project that meets the criteria described in subdivision (a), if any of the following occur:
  - (1) There is a reasonable possibility that the project will have a project-specific, significant effect on the environment due to unusual circumstances.
  - (2) Substantial changes with respect to the circumstances under which the project is being undertaken that are related to the project have occurred since community-level environmental review was certified or adopted.

- (3) New information becomes available regarding the circumstances under which the project is being undertaken and that is related to the project that was not known, and could not have been known, at the time that community-level environmental review was certified or adopted.
- (c) If a project satisfies the criteria described in subdivision (a), but is not exempt from this division as result of satisfying the criteria described in subdivision (b), the analysis of the environmental effects of the project in the environmental impact report or the negative declaration shall be limited to an analysis of the project-specific effect of the projects and any effects identified pursuant to paragraph (2) or (3) of subdivision (b).
- (d) For the purposes of this section, “residential” means a use consisting of either of the following:
  - (1) Residential units only.
  - (2) Residential units and primarily neighborhood-serving goods, services, or retail uses that do not exceed 25 percent of the total building square footage of the project.

## **Discussion**

- a. 1-6) The proposed project is a residential project located on an infill site within an urbanized area. As described previously, the project satisfies the criteria of Section 21159.21 and is included in the City’s Downtown Specific Plan and evaluated in the Downtown Specific Plan EIR and the City’s General Plan 2035 EIR, which was prepared in 2016. The project site is less than four acres and the proposed project would construct 80 residential units. Therefore, the project is not more than four acres in total area and does not contain more than 100 residential units.
- a. 7A-7B) All of the project’s residential units would accommodate individuals with very-low (50% AMI) and low-incomes (60% AMI) and the project developer is required to provide sufficient legal commitments to the City to ensure the continued availability and use of the housing units for very low and low-income households. The project developer would meet requirements pursuant to subparagraph 7A. Therefore, the project developer would not be required to pay in-lieu fees in an amount sufficient to result in the development of an equivalent number of units that would otherwise be required pursuant to subparagraph (A).
- a. 8) As described previously, the project site is located approximately 0.04 mile from the Roseville Amtrak station. Therefore, the project would be located within one-half mile of a major transit stop.

*Memorandum*

*Subject: CEQA Exemption Junction Crossing Housing project*

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- a. 9) The proposed project would not construct any single level buildings. The project includes a four-story, 80,460 gsf building. Therefore, the project does not include any single level building that exceeds 100,000 square feet.
- a. 10) Section 21159.24 of the Public Resources Code states that “a project with a density of at least 20 units per acre shall be conclusively presumed to promote higher density infill housing”. The proposed project would construct 80 residential units at a housing density of approximately 60 du/ac and would provide high density infill housing.
- b. 1-3) The evidence provided above under PRC Section 21155.4 (3)(b), supports the statement that the project would not have a project-specific, significant effect on the environment due to unusual circumstances. Furthermore, no substantial changes, with respect to the circumstances under which the project is being undertaken, have occurred since certification of the City’s General Plan 2035 EIR. No new information regarding the circumstances under which the project is being undertaken and that is related to the project that was not known during community-level environmental review has been found.
- c) The project meets the criteria of subdivision (b). Therefore, further environmental analysis of the environmental effects of the project is not warranted.
- d) The project consists of residential units and amenities to serve those units (including a plaza and clubhouse).

**The Proposed Project is Categorically Exempt Under CEQA Section 15300.2**

The proposed project is categorically exempt from CEQA Section 15300.2 of the CEQA Guidelines because it meets the following conditions:

- (a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
- (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

- (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstance.
- (d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.
- (e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
- (f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

**Discussion**

- a) The location exception applicable to classes 3, 4, 5, 6, and 11 of the categorical exemptions are not applicable to the project. The project meets the Section 15332 criteria for application of the Class 32 exemption, as described below.
- b) As described above under Public Resources Code Section 21159.23 (b-d), development of the project site was evaluated in the Downtown Specific Plan EIR and would not contribute to an existing cumulative impact. The proposed project would comply with mitigation measures identified in the Downtown Specific Plan EIR, listed below.
- c) As described above, development of the project site was evaluated in the Downtown Specific Plan EIR and the proposed project would not change any of the conclusions of the EIR. Therefore, nothing is unusual about the proposed project or the circumstances surrounding the proposed project. Furthermore, the proposed project is not introducing any uses that could result in a significant effect on the environment due to unusual circumstances.
- d) There are no state-eligible or designated scenic highways within the viewshed of the proposed project or in the project vicinity (City of Roseville 2009).
- e) As discussed above under Public Resources Code Section 21159.21(e-f), the project is not located on a site that contains hazardous materials (see Attachment C).

- f) As discussed under Public Resources Code Section 21159.21(g) above, a Historical Resource Analysis Study evaluated the building to determine if it would meet the criteria to be considered a historic resource. The Study concluded that the building does not meet any of the required criteria. Therefore, the building is not considered a historical resource so removing this building would not impact a historical resource (see Attachment D).

### **The Proposed Project is Categorically Exempt Under CEQA Section 15332**

The proposed modifications are categorically exempt from CEQA Section 15332 of the CEQA Guidelines because it meets the following conditions for Class 32 exemptions:

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

### **Discussion**

- a) The proposed project would be located within a developed area that is currently being used as a parking lot and is characterized as in-fill development, as the site is surrounded by urban uses. The City's General Plan designates the project site as CBD and the Downtown Specific Plan designates the project site as Old Town Commercial and it is zoned HD/SA-DT (Old Town Historic District/Special Area-Downtown). Where conflicts exist between the Downtown Specific Plan and provisions of the Roseville Municipal Code, the provisions of the Downtown Specific Plan Downtown Code prevail. (Roseville Municipal Code, § 19.31.040.) The project would be consistent with the underlying land use and zoning designation for the project site and development would not require a General Plan or Specific Plan amendment or rezone. The Downtown Specific Plan includes several goals and policies that promote the development of new housing within the Downtown area (see LU Goal 4.3), encourage a variety of housing types that is accessible to different economic and life-style sectors (Policy 4.3.1),



encourage pedestrian-oriented development (LU Goal 4.4), and promotes intensification of the development footprint in the Downtown (LU Goal 4.5). The project would meet the intended uses of the site by constructing a high-density pedestrian-oriented affordable housing community.

- b) The proposed project would be located on a site that is less than five acres within Downtown Roseville and would be located within an area surrounded by predominantly urban uses, including the Roseville Amtrak station, City Hall, and nearby restaurants and retail stores. Therefore, the proposed project would occur within city limits on a project site of not more than five acres and be substantially surrounded by urban uses.
- c) The Biological and Wetland Resources Constraints Analysis prepared for the proposed project (see Attachment A) determined that the project site contains no significant natural resources, including special-status plants or animals, and provides negligible value to local wildlife due to its historical use as a sparsely-landscaped parking lot. The southeastern portion of the site currently supports eight landscape trees on islands among parking spaces, and the northwestern portion of the site contains a parking lot and a vacant lot with a small outbuilding and small parklet. None of these areas contain plant or wildlife species of special concern or wetlands or other waters of the U.S. or State that would be adversely affected by the proposed project. Therefore, the project site has no value as habitat for endangered, rare or threatened species.
- d) Future development of this site was contemplated in the City's Downtown Specific Plan, and project impacts relating to traffic, noise, air quality, and water quality were analyzed in the Downtown Specific Plan Environmental Impact Report certified in March 2009. The EIR determined that the majority of impacts related to these areas would be less than significant, or could be reduced to less-than-significant with the incorporation of mitigation measures.

Impact 4.6-2 of the Downtown Specific Plan EIR found that implementation of the Specific Plan could result in significant and unavoidable impacts related to unacceptable p.m. peak hour LOS at signalized intersections under cumulative plus project conditions (City of Roseville 2009a, pp. 4.6-33 to 4.6-34). The following intersections were identified: Orlando Avenue/Marlin Drive/Cirby Way; Harding Drive/Estates Drive; Sunrise Avenue/Eureka Road. However, the proposed project would not affect these signalized study intersections, as these intersections are located outside of the City's Pedestrian Overlay District, where the proposed project is located. Furthermore, the EIR determined that implementation of the Specific Plan could result in significant and

unavoidable air quality impacts related to generation of short-term construction-related emissions of criteria air pollutants and precursors, generation of long-term operation-related (regional) emission of criteria air pollutants and ozone precursors, and exposure of sensitive receptors to toxic air contaminant emissions. However, the proposed project would not emit substantial air pollutants and would not contribute to a significant air quality impact. Furthermore, the project would follow all applicable mitigation measures included in the Downtown Specific Plan EIR. No impacts to water quality requiring mitigation were identified. Cumulative traffic impacts were identified, but are outside of the pedestrian overlay zone and would not apply to the project. Relevant mitigation measures to air quality and noise are listed below:

### **Air Quality**

#### **Mitigation Measure 4.10-1**

In accordance with the PCAPCD, the applicant shall comply with all applicable rules and regulations as listed above (e.g., Rule 202, 218 and 228). In addition, the following mitigation measures shall be implemented to reduce short-term construction-related air quality impacts. In addition, dust control measures are required to be implemented by all projects in accordance with the City of Roseville Grading Ordinance, and the PCAPCD Fugitive Dust Rule 228.

1. 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 plan must address the minimum requirements found in section 300 and 400 of District Rule 228, Fugitive Dust ([www.placer.ca.gov/airpollution/airpolut.htm](http://www.placer.ca.gov/airpollution/airpolut.htm)). The applicant shall keep a hard or electronic copy of Rule 228, Fugitive Dust on-site for reference.
2. The Construction Emission/Dust Control Plan shall include a comprehensive inventory (i.e., make, model, year, emission rating) of all heavy-duty off-road equipment (50 horsepower (HP) or greater) that will be used an aggregate of 40 or more hours for the construction project. The project representative shall provide PCAPCD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. The plan shall demonstrate that the heavy-duty (> 50 HP) off-road vehicles to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20% NOX reduction and 45% particulate reduction compared to the most recent ARB fleet average. PCAPCD shall be contacted for average fleet emission data. 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. Contractors can access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure ([http://www.airquality.org/ceqa/Construction\\_Mitigation\\_Calculator.xls](http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls)).
3. Clean earth moving construction equipment with water or sweep clean, once per day, or as necessary (e.g., when moving onsite), consistent with National Pollutant Discharge Elimination System Best Management Practices, local ordinances, and municipal codes. Water shall be applied to control dust as needed to prevent dust impacts offsite. Operational water truck(s), shall

be on-site, as required, to control fugitive dust. Construction vehicles leaving the site shall be cleaned, as needed, to prevent dust, silt, mud, and dirt from being released or tracked off-site.

4. Spread soil binders on unpaved roads and employee/equipment parking areas. Soil binders shall be non-toxic in accordance with state and local regulations. Apply approved chemical soil stabilizers, or vegetated mats, etc. according to manufacturers' specifications, to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).

5. Minimize diesel idling time to a maximum of 10 minutes.

6. Utilize existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators, if feasible.

**Mitigation Measure 4.10-2**

The following is a list of mitigation measures developed by PCAPCD to reduce long-term operational impacts to local and regional air quality. Due to the severe nonattainment designation in western Placer County for federal standards, all projects should implement those measures that are logical and feasible.

1. Exceed California Title 24 2008 energy efficiency standards by a minimum of 10%. Areas of Title 24 to be exceeded (e.g., insulation, appliances, and fixtures) shall be determined by the applicant and the City.
2. All truck loading and unloading docks shall be equipped with one 110/208-volt power outlet for every two-dock door. Diesel trucks shall be prohibited from idling more than five minutes and must be required to connect to the 110/208-volt power to run any auxiliary equipment. Signage shall be provided.
3. Install a gas outlet in all outdoor recreational fire pits, and permanently installed cooking appliances.
4. Only natural gas fireplace appliances are permitted. Where propane or natural gas service is not available, only EPA Phase II certified wood-burning devices shall be allowed in single family residences. The emission potential from each residence shall not exceed 7.5 grams per hour. Wood-burning or Pellet appliances shall not be permitted in multi-family developments.
5. Where feasible, install solar electric generation systems. Recommend participation in Roseville Electric incentive programs for energy-efficient development.

**Mitigation Measure 4.10-3.**

The following mitigation measures shall be implemented to reduce the exposure of sensitive receptors to TACs:

- All proposed homes in the Plan area shall be equipped with filter systems with high Minimum Efficiency Reporting Value (MERV) for removal of small particles (such as 0.3 micron) at all air intake points to the home. All proposed dwelling units shall be constructed with mechanical ventilation systems which would allow occupants to keep windows and doors closed and allow for the introduction of fresh outside air, without the requirement of open windows.
- Proposed commercial uses that have the potential to emit TACs (e.g., diesel-fueled engines) shall be located as far away as possible from existing and proposed receptors. Proponents of projects with a residential component shall provide disclosure to future

residents advising them of the proximity to the JR Davis Rail Yard and associated health risk impacts.

- When determining the exact type of facility that would occupy the proposed commercial space, the project shall take into consideration its toxic-producing potential.
- Proposed facilities that would require the long-term use of diesel equipment and heavy-duty trucks shall develop a plan to reduce emissions, which may include such measures as scheduling such activities when the residential uses are the least occupied, and requiring such equipment to be shut off when not in use and prohibiting heavy-trucks from idling.
- To the extent feasible, sensitive receptors shall be located as far away from the UPRR maintenance facility as possible.
- Implement Mitigation Measure 4.10-2-2, described above, with respect to electrification of commercial loading dock areas to reduce emissions associated with truck idling.

The EIR also determined that a significant and unavoidable noise impact would occur due to land use compatibility conflicts resulting from placing sensitive receptors near rail lines. The project site is located within the 60 dB  $L_{dn}$  railroad noise contours. With implementation of noise mitigation measures included in the EIR and enforcement of City noise standards for interior spaces, projected noise levels would not exceed applicable interior noise standards. Applicable noise mitigation measures include the following:

#### Noise

##### Mitigation Measure 4.11-1

Although impacts related to short-term construction-generated noise were considered to be less than significant with implementation of the project, the following mitigation is provided to ensure impacts remain at a less-than-significant level. Construction contractors shall implement the following measures during construction activities.

- Construction equipment shall be properly maintained per manufacturers' specifications and fitted with the best available noise suppression devices (i.e., mufflers, silencers, wraps, etc). Shroud or shield all impact tools, and muffle or shield all intake and exhaust ports on power equipment.
- Construction operations and related activities associated with the proposed project shall comply with the operational hours outlined in the City of Roseville Municipal Code Noise Ordinance; construction operations shall be limited to between the hours of 7 a.m. and 7 p.m. Monday through Friday and between 8 a.m. and 8 p.m. Saturday and Sunday.
- Construction equipment should not be idled for extended periods of time in the vicinity of noise-sensitive receptors.
- Locate fixed and/or stationary equipment as far as possible from noise sensitive receptors (e.g., generators, compressors, rock crushers, cement mixers). Shroud or shield all impact tools, and muffle or shield all intake and exhaust ports on powered construction equipment.

- Where feasible, temporary barriers shall be placed as close to the noise source or as close to the receptor as possible and break the line of sight between the source and receptor where modeled levels exceed applicable standards. Acoustical barriers shall be constructed material having a minimum surface weight of 2 pounds per square foot or greater, and a demonstrated Sound Transmission Class (STC) rating of 25 or greater as defined by American Society for Testing and Materials (ASTM) Test Method E90. Placement, orientation, size, and density of acoustical barriers shall be specified by a qualified acoustical consultant.

**Mitigation Measure 4.11-4**

Project applicant(s) shall implement the following measures to substantially reduce the exposure of sensitive receptors to excessive roadway traffic noise levels. During project review, the City's planning staff shall determine if the proposed land use would potentially be exposed to noise levels exceeding the City's noise level standards. If a proposed project has the potential to generate or be exposed to noise levels exceeding the City of Roseville noise standards (refer to Tables 4.11-4 through 4.11-6) or result in a substantial permanent increase in ambient noise levels (3 dB or greater), the project applicant shall prepare a site-specific acoustical analysis. The acoustical analysis shall be conducted in accordance with the City of Roseville General Plan requirements shown in Table 4.11-5.

- Disclose all transportation noise (i.e., roadway, railway, racetrack), vibration levels, and their meanings to purchasers and/or renters prior to contract or title transfer for residential property within the Plan area.
- Incorporate site specific design considerations to reduce exterior noise exposure levels. Site design shall include the following measures as applicable to the project-specific site and when feasible:
  - Common outdoor activity areas, such as play structures, swimming pools, or other outdoor congregation areas included in multi-family residential and/or mixed-use developments shall be located such that the building(s) serve as a sound barrier to the nearest predominant noise source.
  - Distances between noise sources and noise-sensitive uses shall be maximized through the use of noise buffers/setbacks. Setback areas can take the form of open space, frontage roads, recreational areas, storage yards, or other City approved setback.
  - Noise barriers shall be constructed to provide shielding of noise-sensitive uses and outdoor activity areas. Barriers may include manmade walls, earthen berms, a combination of walls and berms, and other structures breaking line of sight from noise source to receptor. Barriers shall be located in close proximity to either the noise source or the sensitive receptor.
  - A site specific acoustical analysis shall be performed consistent with Table 4.11-5, and determine effectiveness of various site design measures based on specific construction plans.

It is also important to recognize that, in *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal.4th 369, the California Supreme Court held that “agencies subject to CEQA generally are not required to analyze the

impact of existing environmental conditions on a project's future users or residents. But when a proposed project risks exacerbating those environmental hazards or conditions that already exist, an agency must analyze the potential impact of such hazards on future residents or users. In those specific instances, it is the project's impact on the environment—and not the environment's impact on the project—that compels an evaluation of how future residents or users could be affected by exacerbated conditions.” (*Id.* at pp. 377-378.) Therefore, while the proposed project is required to implement the Mitigation Measure 4.11-4 to further reduce potential-noise impacts on future project residents, it is important to acknowledge the potential for existing environmental noise sources to impact future project residents exceeds the scope of CEQA review. The project would generate minimal noises normally associated with residential uses and does not have the potential to result in a significant noise impact particularly in consideration of its urban infill location.

Mitigation Measure 4.11-5 requires the same actions as Mitigation Measure 4.11-1 to address future noise from railroad and rail operations to the extent feasible. Therefore, the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

- e) The project site is located in an urbanized, developed area that is currently served by water, wastewater, storm drain facilities, electrical and natural gas. In addition, this area of the City is also served by police and fire services, solid waste removal, schools, libraries and parks. The proposed project would be adequately served by all required utilities and public services.

### **Conclusions**

The proposed project meets the applicable statutory and categorical CEQA exemptions detailed above. Therefore, as demonstrated above:

1. The project is exempt pursuant to the following exemptions: Public Resources Code Section 21155.4 and Government Code Section 65457 (Sustainable Communities Strategy/Specific Plans), Public Resources Code Section 21159.21 (Housing Project Exemptions) including Section 21159.23 (Low Income) and Section 21159.24 (Infill). In addition, the project is categorically exempt under Section 15332 (In-fill projects) of the CEQA Guidelines.

*Memorandum*

*Subject: CEQA Exemption Junction Crossing Housing project*

---

**References**

CalFire. 2008. Very High Fire Hazard Severity Zones in Local Responsibility Areas. November 24, 2008.

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SACOG (Sacramento Area Council of Governments). 2016. 2016 Metropolitan Transportation Plan/Sustainable Communities Strategy. <https://www.sacog.org/2016-mtpscs> Released February 18, 2016.

US Census Bureau. 2018. Roseville (city) QuickFacts. Accessed February 21, 2018. Available at: <https://www.census.gov/quickfacts/fact/table/rosevillecitycalifornia#viewtop>.



Attachments to this memo are available on the City's website at <https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774480> under the DTSP DT-4 Roselle Junction Crossing

March 30, 2018

Gregory W. Bitter  
City of Roseville  
Civic Center, 311 Vernon Street  
Roseville, CA 95678

RE: Junction Crossing project consistency with the Metropolitan Transportation  
Plan/Sustainable Communities Strategy for 2036

Dear Mr. Bitter,

You requested SACOG's confirmation that the Junction Crossing project is consistent with the Metropolitan Transportation Plan/Sustainable Communities Strategy for 2036 (MTP/SCS). SACOG provides a consistency determination at the request of the lead agency. However, it is the responsibility of the lead agency to make the final determination on a project's consistency with the MTP/SCS. This letter concurs with the City's determination that the Junction Crossing project is consistent with the MTP/SCS. SACOG reviewed the project description and SCS consistency worksheet that was provided by City staff and compared it to the MTP/SCS assumptions for the project area to make our determination.

The Junction Crossing project is located at 120 Pacific St. in Roseville, near the Roseville Amtrak Station. The project, as defined in the materials you provided, consists of a total of 80 affordable apartment units. The residential density of the project is 62 dwelling units per acre and 100 percent of the total building area square footage.

The project is also located in a Transit Priority Area included in the MTP/SCS. The MTP/SCS defines its Transit Priority Areas as areas within one-half mile of a rail station or within one-half mile of high-quality transit corridors that include fixed route bus service with service intervals no longer than 15 minutes during peak commute hours in the MTP/SCS. As shown in Map 1, the project is entirely within one-half mile of the Amtrak Transit Priority Area.

The Junction Crossing project is an infill project within the Centers/Corridor community type of the MTP/SCS for the City of Roseville (see attached Map 2). Within the Centers/Corridor community type, the MTP/SCS forecasts a range of low to high density residential, commercial, office, and industrial uses (MTP/SCS Appendix E-3, Land Use Forecast Background Documentation, pp. 148, February 19, 2016). The project's land uses fall within this range of general uses, densities, and building intensities. Therefore, development at the proposed densities is consistent with the build out assumptions for the area within this community type of the MTP/SCS.

With respect to consistency with the MTP/SCS policies, the applicable policies are embedded in the metrics and growth forecast assumptions of the MTP/SCS. For the purposes of determining SCS consistency, projects consistent with the growth forecast assumptions of the MTP/SCS are consistent with these policies.

Auburn  
Citrus Heights  
Colfax  
Davis  
El Dorado County  
Elk Grove  
Folsom  
Galt  
Isleton  
Lincoln  
Live Oak  
Loomis  
Marysville  
Placer County  
Placerville  
Rancho Cordova  
Rocklin  
Roseville  
Sacramento  
Sacramento County  
Sutter County  
West Sacramento  
Wheatland  
Winters  
Woodland  
Yolo County  
Yuba City  
Yuba County

The Blueprint Preferred Scenario and the adopted MTP/SCS achieve transportation, air quality, and other quality of life benefits by relying in part on infill and redevelopment projects such as this one. The Junction Crossing project is consistent with MTP/SCS growth forecast assumptions. Our confirmation of the project's consistency with the MTP/SCS is not intended to express any opinion on the site design or the appropriate conditions of approval of the project.

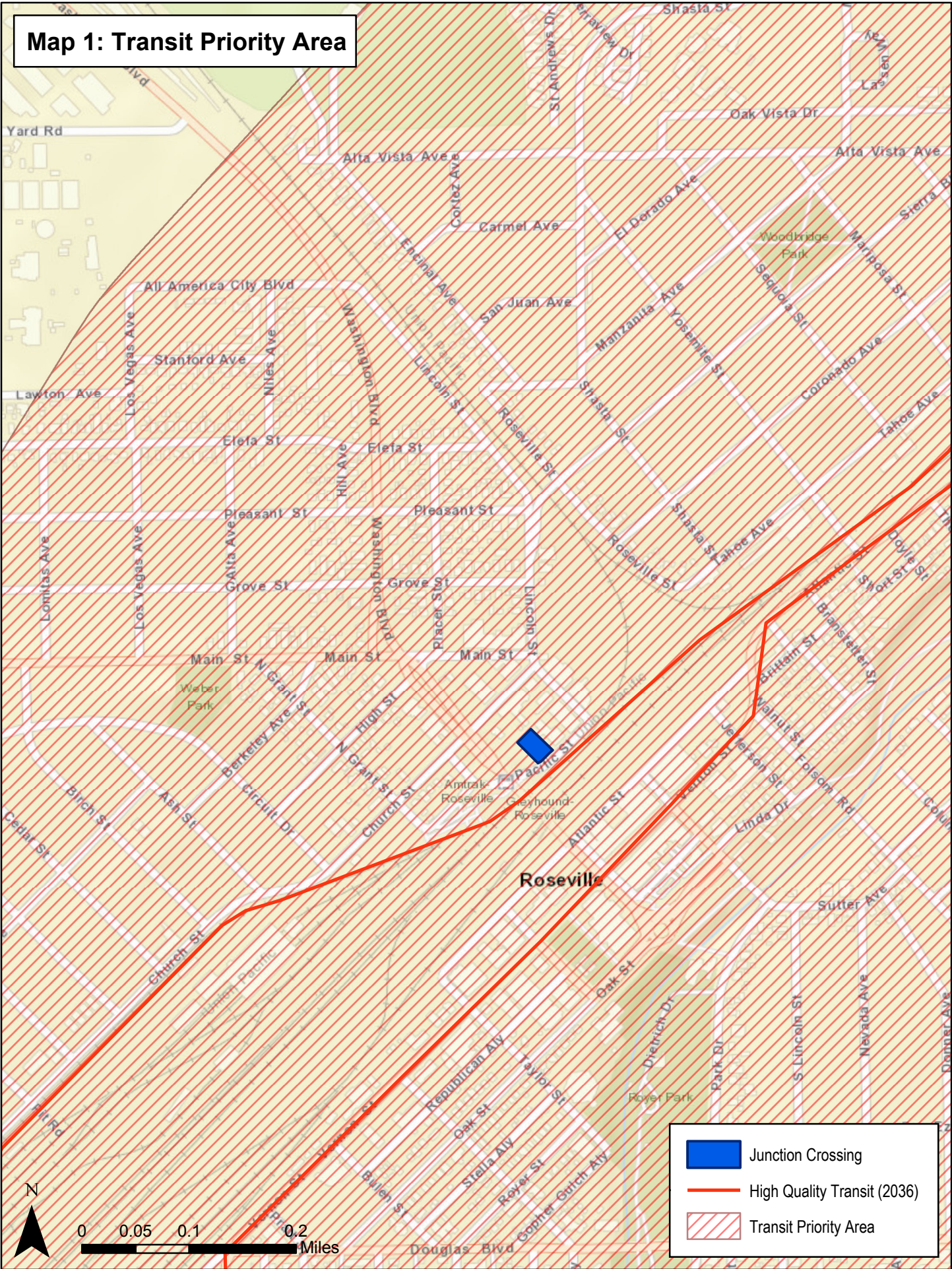
Thank you for inviting SACOG's input as to the consistency of the Junction Crossing project with the MTP/SCS for 2036. If you have further questions or need further assistance, please don't hesitate to contact me at (916) 340-6265.

Sincerely,

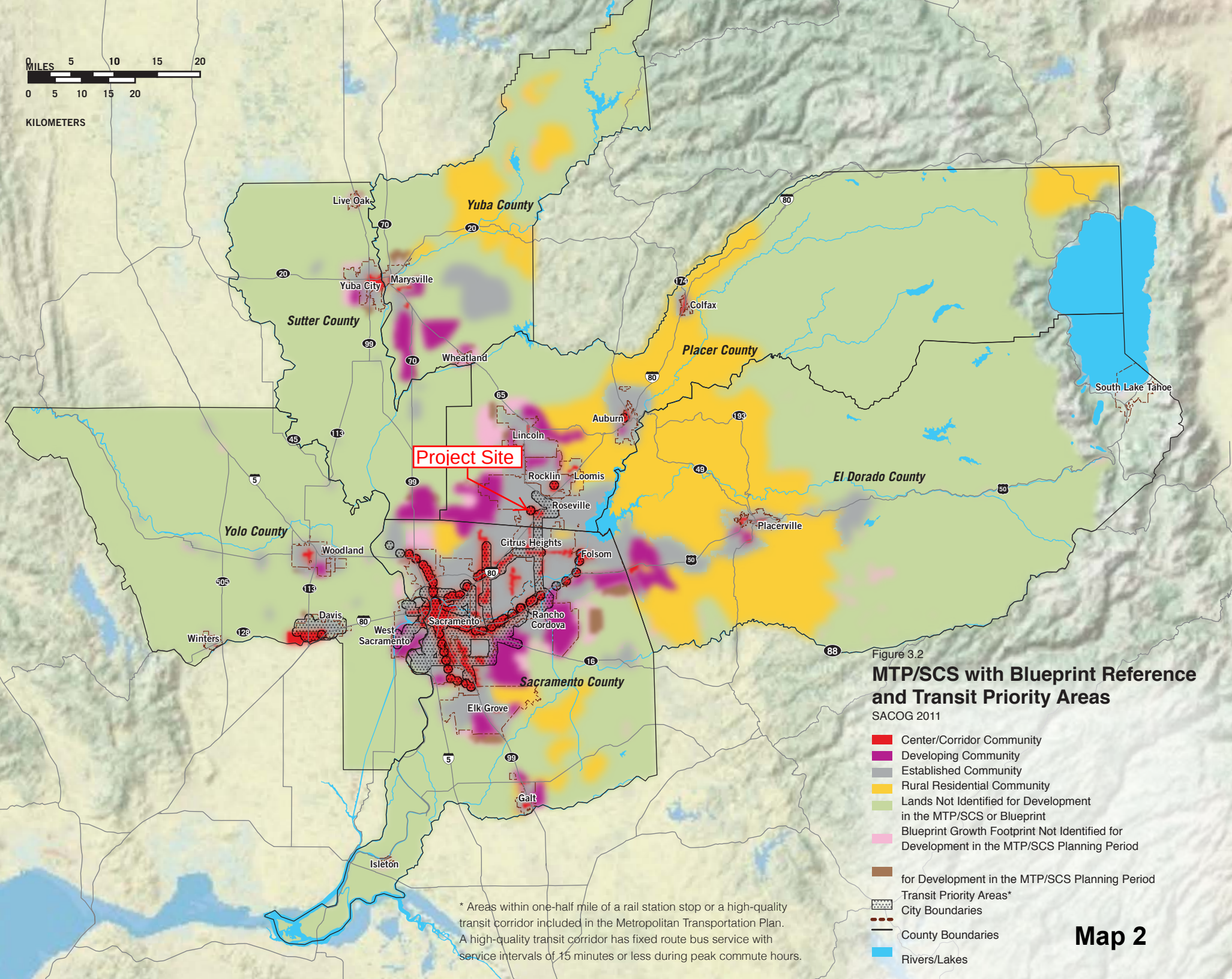
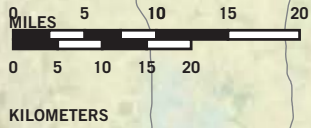
A handwritten signature in black ink, appearing to read 'Kacey Lizon', with a stylized flourish extending from the end.

Kacey Lizon  
Planning Manager









**DETERMINATION OF MTP/SCS CONSISTENCY WORKSHEET**  
**For Qualifying Transit Priority Projects and Residential/Mixed-Use**  
**Residential Projects**  
*As of February 20, 2018<sup>i</sup>*

**Background:** Pursuant to SB 375, streamlined CEQA review and analysis is available to Transit Priority Projects (TPPs) and residential or mixed-use residential projects that are consistent with the SCS. The SCS was adopted by the Sacramento Area Council of Governments (SACOG) Board as part of the 2016 Metropolitan Transportation Plan/Sustainable Communities Strategy on February 18, 2016. The California Air Resources Board (CARB) provided an Acceptance of GHG Quantification Determination for the SACOG SCS in September 2016.

Streamlined CEQA review available to TPPs consists of one of the following: 1) a Sustainable Communities Environmental Assessment (SCEA) pursuant to Public Resources Code (PRC) § 21155.2(b) or 2) an EIR pursuant to PRC § 21155.2(c).<sup>ii</sup>

Streamlined CEQA review available to residential or mixed-use residential projects consists of an EIR pursuant to PRC § 21159.28(a).

**Purpose:** The purpose of this worksheet is to provide lead agencies with assistance on three issues:

1. Whether a proposed project qualifies as a TPP;
2. Whether a proposed project qualifies as a residential or mixed-use residential project (at least 75 percent of the total building square footage is residential);
3. Whether the TPP or residential/mixed-use residential project is consistent with the general land use designation, density, intensity and applicable policies of the 2016 MTP/SCS adopted by the Sacramento Area Council of Governments (SACOG).

**The lead agency has responsibility to make the final determination on these matters and to determine the applicable and appropriate CEQA streamlining, if any.**

**Directions:** This worksheet should be completed by the lead agency, relying on the project description of the proposed project, [MTP/SCS Chapters 3 and 4, and MTP/SCS Appendix E-3](#). Regardless of whether this worksheet is used, pursuant to PRC § 21155(a) and PRC § 21159.28(a), a project can only be consistent with the MTP/SCS if it is consistent with the general land use designation, density, building intensity, and applicable policies specified for the project area in the adopted SCS. This worksheet only applies to the 2016 MTP/SCS (adopted February 18, 2016); subsequent MTP/SCS adoptions may require updates to this form.

Lead agencies are welcome to contact SACOG for assistance in completing this worksheet. For assistance, contact Kacey Lizon at [klizon@sacog.org](mailto:klizon@sacog.org) or 916-340-6265.

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**Project Title:** Junction Crossing Housing Project

**Proposed project is located in (city/county name):** City of Roseville, Placer County, CA

# DETERMINATION OF MTP/SCS CONSISTENCY WORKSHEET

As of February 20, 2018

## 1. Transit Priority Project Designation (PRC § 21155(b))

A project must meet the requirements of items **1.A**, **1.B**, **1.C**, and 1.D, below, to qualify as a Transit Priority Project. **For items 1.C and 1.D**, the definition of an MTP/SCS Transit Priority Area is: the area within one-half mile of a rail station stop or a high-quality transit corridor included in the MTP/SCS. A high-quality transit corridor has fixed route bus service with service intervals of 15 minutes or less during peak commute hours. See [MTP/SCS Chapter 3](#) for the map of Transit Priority Areas.

- 1.A.** ☒ The Project has a minimum net density<sup>iii</sup> of 20 dwelling units per acre.

Calculation:

Total housing units proposed in Project 80 ÷ Total Project parcel area (in net<sup>ii</sup> acres)1.3 = 61.5 (Should be ≥20 du/ac)

- 1.B.** ☒ At least 50 percent of the Project's total building square footage is in residential use, **AND**,

☒ The total building square footage of the Project has 25 percent or less non-residential use, or, if it has between 26 and 50 percent in non-residential use, has a minimum FAR of 0.75.

Calculations:

Total Project residential square footage 80,460 ÷ Total Project building square footage 80,460  
= 100% (Should be ≥ 50%)

Total Project building square footage 80,460 ÷ Total Project parcel(s) area square footage 56,628  
= 1.42 (Should be ≥ 0.75)

- 1.C.** ☒ The Project is located within an MTP/SCS Transit Priority Area and the qualifying transit service is *(transit route name/applicable street name/number or light rail stop name as identified in the adopted MTP/SCS)*: Roseville Capitol Corridor train station

- 1.D.** ☒ No more than 25 percent of the area of the Project parcels are farther than one-half mile from the TPA transit stop/corridor and no more than 10 percent of the residential units or 100 units, whichever is less, in the project are farther than one-half mile from the TPA transit stop/corridor.



# DETERMINATION OF MTP/SCS CONSISTENCY WORKSHEET

As of February 20, 2018

Calculations:

Project area outside of ½ mile TPA 0% ÷ Total Project area 1.3 acres  
= 0% (Should be ≤ 25%)

Project residential units outside of ½ mile TPA 0% ÷ Total Project units  
80 units = 0% (Should be ≤ 10% or less than 100 units)

## SECTION 1 CONCLUSION:

- ☒ The proposed project meets the requirements of 1.A, 1.B, 1.C, and 1.D and therefore qualifies as a Transit Priority Project.
- ☐ The proposed project does not meet all the requirements of 1.A, 1.B, 1.C, and 1.D and therefore does not qualify as a Transit Priority Project.

## 2. Residential or Mixed-Use Residential Project Designation for Projects Located Outside of an MTP/SCS TPA 21159.28(a)

A residential or mixed-use residential project using the streamlined CEQA review to complete an EIR pursuant to PRC § 21159.28(a) must meet the following requirement:

- 2.A.** ☐ At least 75 percent of the total building square footage of the project consists of residential use.

Calculation:

Total Project residential square footage \_\_\_\_ ÷ Total Project building square footage \_\_\_\_  
= \_\_\_\_ (Should be ≥ 75%)

## SECTION 2 CONCLUSION:

- ☐ The proposed project meets the requirements of 2.A and therefore qualifies as a residential or mixed-use residential project.
- ☐ The proposed project does not meet the requirements of 2.A and therefore does not qualify as a residential or mixed-use residential project.

**IF A PROJECT DOES NOT QUALIFY AS EITHER A TRANSIT PRIORITY PROJECT (UNDER SECTION 1) OR A RESIDENTIAL OR MIXED-USE RESIDENTIAL PROJECT (UNDER SECTION**

# DETERMINATION OF MTP/SCS CONSISTENCY WORKSHEET

As of February 20, 2018

**2), THE PROJECT DOES NOT QUALIFY FOR SB 375 CEQA STREAMLINING. DO NOT PROCEED TO SECTION 3.**

## **3. Required Consistency with the SCS: General Use Designation, Density and Intensity, and Applicable MTP/SCS Policies (PRC § 21155(a) and PRC § 21159.28(a))**

**3.A. Applicable MTP/SCS Policies.** For the purposes of determining SCS consistency, the policies of the MTP/SCS are embedded in the metrics and growth forecast assumptions of the MTP/SCS. Projects consistent with the growth forecast assumptions of the MTP/SCS, as determined by application of items 3.B. and 3.C, are consistent with the MTP/SCS and its policies.

**3.B. Applicable Community Type.** The MTP/SCS land use forecast is illustrated using Community Types. In order to determine the general use designation, density and intensity of the Project area within the MTP/SCS, the Project must be located within a Community Type designated in the MTP/SCS. The MTP/SCS defines density/building intensity in terms of the amount of growth (residential and non-residential) forecasted and the amount of build out potential within each Community Type area. SACOG monitors development activity on an annual basis to check that the amount of development is consistent with the growth forecast of the MTP/SCS.

For the purposes of the lead agency's determination of SCS consistency, use [MTP/SCS Appendix E-3](#) to identify the Community Type for the Project and fill in the applicable information, below for 3.B.1 and 3.B.2.

### **3.B.1. The Project is located in the following Community Type:**

- ☒ Center and Corridor Community
- ☐ Established Community
- ☐ Developing Community (*list the specific name of the Developing Community as identified in the jurisdiction narrative in Appendix E-3*): \_\_\_\_\_
- ☐ Rural Residential Community

**3.B.2** ☒ Development from the project when added to other entitled projects will not exceed the MTP/SCS build out assumptions for the area within this Community Type, which is 1,569 new housing units and 11,172 new employees<sup>iv</sup>.

# DETERMINATION OF MTP/SCS CONSISTENCY WORKSHEET

*As of February 20, 2018*

**3.C. General Use Designation, Density and Building Intensity.** The foundation of the land use designations for the MTP/SCS is adopted and proposed local general plans, community plans, specific plans and other local policies and regulations. A project is consistent with the MTP/SCS if its uses are identified in the applicable MTP/SCS Community Type **and** its uses meet the general density and building intensity assumptions for the Community Type. The proposed project does not have to include all allowed uses in the MTP/SCS.

**3.C.1. Determine consistency of the Project using one of the methods below:**

**Option A:**

☒ The Project is located in a **Center and Corridor Community or an Established Community** and the Project uses are consistent with the allowed uses of the applicable adopted local land use plan as it existed in 2012 and are at least 80 percent of the maximum allowed density or intensity of the allowed uses of the applicable local land use plans. Therefore, the Project is consistent with the MTP/SCS.<sup>v</sup>

**OR**

**Option B:**

☐ The Project is located in a **Center and Corridor Community or an Established Community** and the Project uses have been reviewed in the context of, and are found to be consistent with, the general land use, density, and intensity information provided for this Community Type in [Appendix E-3 of the MTP/SCS](#). Therefore, the Project is consistent with the MTP/SCS.

**OR**

**Option C:**

☐ The Project is located in a **Rural Residential Community** and the Project residential density does not exceed the maximum density of one unit per acre as specified in the MTP/SCS, and employment development in the Project is at least 80 percent of the maximum allowed density or intensity of the applicable local land use plans. Therefore, the Project is consistent with the MTP/SCS.

**OR**

**Option D:**

☐ The Project is located in a **Developing Community** and the Project's average net density meets or exceed the average net density described for this specific

# DETERMINATION OF MTP/SCS CONSISTENCY WORKSHEET

As of February 20, 2018

Developing Community (as referenced by name of applicable specific plan, master plan, or special plan in [MTP/SCS Appendix E-3](#)) and employment development in the Project is consistent with the general employment land uses described for this specific Developing Community.<sup>vi</sup> Therefore, the Project is consistent with the MTP/SCS.

## SECTION 3 CONCLUSION:

The proposed project is consistent with the General Use Designation, Density and Intensity, and Applicable MTP/SCS Policies for the following reasons (*summarize findings on use designation, density and intensity for the Project evaluation completed in Section 3*):

The proposed project is located within the City's Downtown Specific Plan area, and designated as Old Town Commercial in the Downtown Specific Plan. This designation permits multi-family development development at a minimum density of 16 units per acre. The proposed project would construct 80 residential units within an 80,460 SF, four-story building on 1.31 acres of land. The project density is 61.1 dwelling units/acre. Therefore, the project would meet the density requirements and intensity of allowed uses of the project site under the Downtown Specific Plan. Furthermore, future development of the site with residential and parking uses was evaluated in the Downtown Specific Plan EIR. Therefore, the proposed project is consistent with the Downtown Specific Plan and the MTP/SCS.

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<sup>i</sup> This document may be updated as users provide feedback on its utility.

<sup>ii</sup> If a TPP complies with an additional series of requirements set forth in PRC § 21155.1, it qualifies as a Sustainable Communities Project and becomes eligible for a complete exemption from CEQA. This worksheet does not address Sustainable Communities Projects.

<sup>iii</sup> *Net density* is not defined in PRC §2115(b). In the MTP/SCS, net density is defined as follows: Housing units divided by the acres on which housing is built, exclusive of public rights-of-ways, parks, schools and public areas (MTP/SCS Appendix E-3).

<sup>iv</sup> The MTP/SCS build out for each Community Type assumes development that is entitled as of January 1, 2012. SACOG monitors housing permits on an annual basis and will ensure that housing and employment projects relying on the SB 375 CEQA benefits will not exceed the capacity assumed in the MTP/SCS. SACOG undertakes this review generally every four years as part of the update of the MTP/SCS. In between MTP/SCS updates, projects that exceed the build out of a Community Type in a jurisdiction can be reviewed for consistency by SACOG and will be evaluated on a project by project basis.

<sup>v</sup> The MTP/SCS general land use, density and intensity in Center and Corridor Communities and Established Communities is based on 80 percent of the maximum allowed density or intensity of the land use designations in applicable local land use plans as they existed in 2012, unless otherwise noted in Appendix E-3.

<sup>vi</sup> The MTP/SCS land use forecast in Developing Communities was modeled according to adopted and proposed specific plans, master plans, and special plans as they existed in 2012, and is based on the housing and employment totals and the average net density of these plans, as outlined in Appendix E-3.



RECEIVED

2018 MAY -3 PM 3:10  
311 Van Horn Street, Roseville, CA 95678 (916) 774-5276

CITY CLERK DEPARTMENT  
ROSEVILLE, CA

## APPEAL FORM

Name: Richard Ryan Date: 4/27/18  
Address: 108 MAW ST. City: Roseville Zip Code: 95678  
Phone Numbers: (work/day) 916 782 4829 (home/evening) 916 796 5674  
(cell) \_\_\_\_\_ (email) ryanoperahouse@gmail.com

Please describe below the action for which this appeal is being filed. (You may attach a separate letter if enough space is not provided.)

See Attached

re Design Review Permit PL16-0115  
Tentative Map PL-18-0036

Signed: \_\_\_\_\_

Date: 5/3/18

**FOR OFFICE USE ONLY.**

(Date Stamp Below)

Received by: \_\_\_\_\_

Project Being Appealed: \_\_\_\_\_

File Number: \_\_\_\_\_

Approving Body: \_\_\_\_\_ Approval Date: \_\_\_\_\_

**Appeal of Planning Commission approval  
on 4/26/18 relating to  
Design Review Permit (File# PL16-0115)and  
Tentative Map (File#PL18-0036).**

Richard Ryan, individually and on behalf of the Historic Roseville Preservation Association objects to the Planning Commission approval of the proposed Design Review Permit (File# PL16-0115) and a Tentative Map (File#PL18-0036).

In 2009, the City of Roseville (City) created the Downtown Specific Plan (Plan) associated EIR and Downtown Code. The Plan had two distinct areas which were addressed separately in the Plan. These areas were the Vernon Street and Historic Roseville (Old Town), also referred to as Old Town. The areas are physically separated by railroad tracks.

On the Vernon side of the tracks is the Civic Center Complex, municipal parking garages, and other improvements. The Old Town side of the tracks contains the Historic District.

Prior to 1950, Lincoln Street connected Vernon Street and Old Town. With the closing of the train track crossing of Lincoln Street, Old entered into a period of decline reaching a low point in the 1990 when the majority of the properties were vacant and boarded up.

In the early 90s, in an attempt to reinvigorate Old Town, the city improved the infrastructure and overall appearance. With the completion of these improvements, there was a slow but steady resurgence of interest in Old Town.

In 2009, after several years of preparation, 900 man hours of volunteer work, and almost a million dollars in consultant fees, the City created the 2009 downtown Specific Plan.

The Garage was to provide parking for 400 vehicles. The garage was the only<sup>1</sup> significant public improvement that was to be provided by the City. The garage site is owned by the City and is the only City parking lot. The lot provides free parking to residents, businesses and customers of the Historic District in addition to providing overflow parking to the Amtrak and Capitol Corridor train ridership.

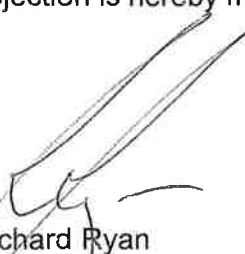
St. Anton, the developer, is seeking to eliminate the parking structure altogether and build an apartment house in its place. This would not only result in the loss of the planned structure, it would also put a burden on the existing businesses that need parking and impede future development. Removal of the Parking Garage is a change to the Specific Plan. Section 9.2.4 of the Specific Plan requires Changes to the Significant Plan be amended by the same procedure

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<sup>1</sup> The plan also envisioned improvements to alleyways and the building of surface parking on Leased UP land

as they were originally adopted. This would include notice to all residents and property owners in the specific plan. Government Code Section 65453 requires, "A specific plan shall be prepared, adopted and amended in the same manner as the general plan..." as such, opportunities for the involvement of citizens, public agencies, public utilities, civic education, and other community groups must be provided pursuant to Section 65351. The EIR requires the City to provide 580 additional parking spaces which includes the Pacific Street garage.

For these reasons, in addition to the written and oral objections stated at the Planning Commission Hearing meeting, and those that will be stated at the appeal to the City Council, objection is hereby made.



Richard Ryan  
Individually and on behalf of the  
Historic Roseville Preservation Association.



**From:** [Scott Diffenbaugh](#)  
**To:** [McColl, Gina](#)  
**Cc:** ["Kevin Prince"; "Ardie Zahedani"](#)  
**Subject:** Roseville Junction Crossing Public Hearing  
**Date:** Friday, April 20, 2018 9:26:44 AM

---

Dear Ms. McColl,

As the owner of 2 vacant lots (127 & 129 Church St.) included in the proposed Junction Crossing development, I would like to have my comments noted at the upcoming Planning Commission hearing scheduled for 4/26/18.

I believe the developer has bent over backwards to design a project in keeping with Old Town and has attempted to mitigate every hurdle the City and others have presented them with. I am running out of patience having allowed my escrow to remain open for over 3 years. If this project is not approved in the very near future I may be forced to cancel the escrow and pursue other options.

While I have patiently waited, I have toured and watched other projects like the "Creamery" & "Mill Site" in Sacramento be built out, sold, generate massive tax revenues, & clean up blight.

I understand the main detractor's alleged concern is parking. I have had several discussions with my wonderful tenant, Kevin Prince, owner of One Eleven Music Studio, and while he supports the project, he too is concerned that the parking issues may not be adequately addressed. I believe he has some suggestions that he will be presenting at the hearing. While I'm sure the parking has been studied to death, I ask that the City come up with a contingency plan (or at the least a pledge) for additional parking if it proves necessary. Hopefully arrangements could be made for quick temporary surface parking while possibly designing a future parking garage. BTW, I have heard rumor that some may feel the Vernon St. garage serves Old Town, but I feel it is totally impractical due to its proximity and pathway to Old Town.

In closing, I'm sure the City would acknowledge that if parking becomes a major problem, everyone suffers.

Thank you for your consideration.

Sincerely,

Scott Diffenbaugh  
Placer Equity Loans  
Box 6014, Auburn, CA 95604  
[diff@wavecable.com](mailto:diff@wavecable.com)  
ph 530-878-9060  
BRE 979864 NMLS 330179 & 330192

April 23, 2018

Roseville City Council Members  
311 Vernon Street #206  
Roseville, CA 95678

Re: Low Income Housing Projects

Dear Honorable Mayor and Members of the Roseville City Council:

My name is Jennifer Roether and I am a Roseville resident and, also, an active member of the Roseville Heights Neighborhood Association.

I recently heard about St. Anton Communities' proposed Junction Crossing workforce housing community. The project developer presented the project to our association in a hands-on meeting and answered many of our questions. The project is slated to provide housing for 80 workforce residences, 10% of these units are set aside for individuals with extremely low incomes and 90% are for those with low incomes. These units will help single families, individuals with disabilities, students and general low income workers, all of whom would benefit from more affordable housing options in the area.

With the current 2% vacancy rate, Placer County is in a deep housing crisis in our region. Many working professionals and families cannot afford to pay growing market rents. At Junction Crossing, the rents and utility allowances are set to ensure that tenants' total costs are approximately equivalent to 30% of their incomes, which is a healthy ratio for individuals with limited means. Furthermore, the project is sited next to public transit and local businesses. It is very walkable and the developer has ensured us that they will be adding additional parking spaces, as well as ample bicycle spaces, which will help with both increased traffic in the area as well as providing families who choose to go green and live without a vehicle.

St. Anton is a local affordable housing builder with considerable experience in Roseville, having completed 6 Roseville projects over the past 20 years. They manage their own projects, which means they stay involved and accessible after the project is constructed.

At a time of housing crisis, we need workforce housing, especially next to transit and services. The Junction Crossing project is the right project at the right location and I urge the City Council's support.

Sincerely,



Jennifer Roether  
415 ½ Grove Street  
Roseville CA 95678  
Cell: 520-240-5570

**In the Matter Before the  
Roseville Planning Commission**

**Meeting 7 PM 4/26/18  
Opposition Brief**

**Historic Roseville Preservation Association  
In Opposition to  
Design Review Permit (File# PL16-0115)  
and a Tentative Map (File#PL18-0036).**

The Historic Roseville Preservation Association objects to the proposed Design Review Permit (File# PL16-0115) and a Tentative Map (File#PL18-0036) :

The Downtown Specific Plan took 5 years to complete and cost a million dollars in consulting fees. The City of Roseville implemented the Specific Plan in 2009. The Plan area encompasses Historic and Downtown Roseville, separated by railroad tracks.

When the State shut down the Roseville Redevelopment Agency, the City lost its intended revenue source to finance the civic improvement portions of the Specific Plan. The City was able to divert some redevelopment money into the Roseville Community Development Corporation (RCDC). Some of the redevelopment funds are finding their way back to the City. Most of the public projects on the Downtown side of the tracks have been completed. The Parking Garage on Pacific Street was the primary element of the Specific Plan in Historic Roseville. The Specific Plan included zoning changes which incorporated the Parking Structure to provide off-street parking.

The City is now attempting to sell the Pacific Street parking lot to a developer. The proposed building plans would remove a portion of the public surface parking lot and preclude the building of the parking structure.

California law require a formal process be followed as part of a proposed modification of a Specific Plan. The process requires extensive analysis of the impacts of modifications to the Specific Plan. A Specific Plan requires the same level of process as a modification of the General Plan

The matters before the Planning Commission are not a routine Design Review and Tentative Map. Their effect would be a de facto modification of the Specific Plan. The proposed actions would result in the removal of the parking structure from the Specific Plan. If a modification of

the Specific Plan is contemplated, the impact of the Capitol Corridor Third Track Project will have to be addressed.

## **The requested entitlements are part of coordinated effort to gut the Specific Plan of its primary feature, the Pacific Street Parking Garage**

Objection is made to the application of St. Anton, a for profit corporation, relating to the requested approval of the Junction Crossings Design Review Permit (File# PL16-0115) and a Tentative Map (File#PL18-0036). The DRP and Map are inconsistent with the Downtown Specific Plan (Specific Plan) and the related EIR. Objection is made for the reasons stated herein as well as those objections which will be made in conjunction with the public hearings related hereto. The Downtown Roseville Specific Plan, Specific Plan EIR, and Downtown Code are incorporated by reference.

## **The Specific Plan contains the exclusive procedures for amendments**

### **Section 9.2.4 of the Specific Plan provides for Amendments as follows:**

The Specific Plan and Downtown Code may be amended by the same procedure as they were originally adopted. Each amendment shall include all sections or portions of the Specific Plan or Downtown Code that are affected by the change.

The Governor's Office of Planning and Research has prepared the Planner's Guide to Specific Plans (2001). The Guide cites Government Code Section 65453 which provides that "A specific plan shall be prepared, adopted and amended in the same manner as the general plan..." as such, opportunities for the involvement of citizens, public agencies, public utilities, civic education, and other community groups must be provided pursuant to Section 65351.

## **The proposed use of the Minor Design Review and Tentative Map to circumvent the procedures to modify the Specific Plan**

St. Anton is the 4th largest restricted income apartment housing complex provider in California. It is attempting to acquire the Pacific Street Parking Lot from the City. St Anton has already built six developments in Roseville totalling approximately 1000 units. St. Anton intends to take advantage of the Transit Bonus reduced parking requirement and \$4.5 million public subsidy.

The Specific Plan provides the parking lot site would be used to house a 400 unit parking Garage which is the focal point of Old Town redevelopment.

Rather than attempt a straightforward amendment of the Specific Plan, St. Antons has adopted the novel approach of attempting to obtain entitlements to essential components of its project, that when taken together would give it what it could not hope to obtain through a Specific Plan amendment.

Thus far St. Anton the City has earmarking over \$4 in public subsidies, and granted an Exclusive Right to Negotiate with the City. The current ploy is to use the Minor Design Review and Tentative Map Application to continue the circumvention of the Specific Plan.

## **Background**

### **The Specific Plan requires the Pacific Street Parking Structure**

The Downtown Specific Plan (Plan) was adopted in 2009 and is incorporated herein. The Plan took 5 years to create, took over 900 hours of staff time, cost nearly a million dollars in consultants. The Plan addresses both the Downtown and the Historic District. These areas are separated by railroad tracks. The rezoning of properties in conjunction with providing for public parking is the main emphasis of the plan.

The Plan called for three new parking structures. One in Downtown, One at the Train Depot and One in the Historic Roseville Business District.

The Specific Plan provides a 400 space Parking structure to be built at the Pacific Street lot. It also provides for a 250 space structure is to be built at the train depot. The third 420 space Structure in Downtown will be completed shortly.

The Pacific Street Parking Structure is one of the 5 key concepts identified in the Specific Plan:

1. Constructing a pedestrian plaza adjacent to the Fire Department Museum at the intersection of Main Street, Church Street and Lincoln Street
2. Creating a pedestrian courtyard at the rear of the buildings that are located adjacent to the east side of Church Street, that can be accessed via the alleyways
3. **Securing and constructing additional at-grade parking on the land currently owned by Union Pacific**

**4. Providing a joint public/private development on the existing public parking lot accessed from Pacific Street that would include construction of a public parking structure and a private development project**

5. Redevelopment at a higher intensity on prime opportunity sites located at: 1) Washington Boulevard and Lincoln Street, 2) Main Street and Washington Boulevard both north and south sides; and, 3) property at the terminus of Main Street and Lincoln Street on the east side of Lincoln Street.

The Pacific Street Parking Garage was identified as the primary improvement in the Specific Plan. The rezoning of properties in the Historic District resulted in a 965 parking space shortfall. To address the shortage, the Plan required the construction of the 400 space Pacific Street Garage in addition to the acquiring of surface parking on railroad land for additional parking..

The Specific Plan required CEQA review. The review included both the Downtown and Old Town areas. The EIR concluded that even with the 400 space Pacific Street Garage, the Plan area still lacked sufficient parking. As a result EIR Mitigation Measure 4.6-5 was enacted requiring the City to provide an additional 580 parking spaces in the three planned parking structures (Oak, Depot and Pacific Street).

The Pacific Street parking structure has not been built and no railroad land has been acquired. Development is continuing in Historic Old Town but the lack of parking is creating serious problems.

#### **The Trains are Coming**

The Third Rail Capitol Corridor Project will bring additional Commuter Trains to Roseville. With the increase in train ridership there will be a need for additional parking. Parking in the Historic District will be impacted. The Specific Plan did not address the Third Rail.

At the present time there is one round trip per day leaving after 5 AM and returning around 7PM. This schedule, while not ideal for commuters, still attracts over 100 daily riders and vehicles fill the Depot Lot and a portion of the Pacific Lot.

Recently the Capitol Corridor Joint Powers Association (CCJPA) announced the Third Rail Project would increase commuter rail service from Roseville to Sacramento (and San Jose). The Third Track EIR requires Roseville and CCJPA to agree there is adequate parking in Roseville before train service can expand.

In late 2017 CCJPA and Roseville entered into a MOU regarding the sufficiency of parking for Phase One. The MOU was based upon the 2017 Fehr and Peers Parking Study anticipating the construction of a Train Layover Yard in Old Town. Along with the Layover Yard the plan was to construct surface parking on the UP property between the Boxing Donkey and Moose Lodge. The parking was to be paid for by CCJPA and would replace parking dislocated at the Barker

and Moose Parking Lots. In addition to the replacement parking, the City planned to obtain an additional 50 parking spaces.

CCJPA is no longer pursuing the plan for the Old Town Layover Yard. Its current plan is to locate the layover yard east of Yosemite Street. This area is outside of the Historic District and would not require CCJPA acquisition of parking in Historic Old Town. To date, the City has been unsuccessful in acquiring any land from the railroad

Capitol Corridor now has one round trip per day. With the implementation of Phase One of the Third Rail Project, two additional round trip trains will service Roseville for a total of three daily round trips. It is ultimately planned that there will be 10 round trips per day. Phase One could begin service upon the completion of the Yosemite Layover Yard.

On a weekday basis, the Depot Lot is filled to capacity with overflow parking being absorbed in the Pacific Street Lot. Prior to the abandonment of the plans for the Layover Yard in the Historic District, CCJPA and the City of Roseville had entered in a Memorandum of Understanding adopting a 2017 parking study which was used as the premises for determining the number of additional parking spaces that would be needed to accommodate Phase One train riders.

Current Capitol Corridor vehicle parking demand is about 90 on weekdays. It should increase to at least 170 or more when there are three trains.

Roseville intends to add 105 diagonal parking spaces along the Church Street from the Train Depot down to Birch Street. There is no plan on where train riders would park when the service expands for 3 to 10 round trips per day.

### **The Economic Analysis and CEQA Memorandum are Defective**

1. Both of these documents were paid for by St. Antons. Neither show compliance with the Specific Plan
2. Neither acknowledges the impact the loss of the Pacific Street Garage would have on the businesses.
3. Neither computes the parking demand generated by an 80 unit apartment.
4. The Economic Analysis assumes the Layover yard is going to be in Old Town. The layover yard plan was moved to Yosemite St. almost a year ago.
5. The analysis fails to include estimate for other projects:
  - a. Track 7, at the Odd Fellows Building., 70-100 spaces
  - b. Bank of Italy, under renovation: 15 spaces.
  - c. The Whiskey Row Bar: 10 spaces.
  - d. The Pacific Street Apartments: 23 spaces.
  - e. The Cassie Hill Building: 10-15 spaces.
  - f. 75 Unit Pacific Plaza: 38 on site: potential 40 .
  - g. Town Center: Mixed use including a restaurant 40 spaces



Attachment -1:

### **19.26.030 D Downtown/Historic District Parking Requirements.**

All principally permitted uses within the Historic District (HD) and Central Business District (CBD) zone districts, with the exception of community assembly, colleges and universities, and new uses requiring and discretionary permit shall be permitted in the HD and CBD zone districts without the need to provide additional off-street parking.

**19.26.030 A Parking space requirements by use type.** The number of off-street parking spaces required for studio or one bedroom shall be 1.5 spaces per unit plus 1 guest parking for each 10 units.

The Pacific Street Lot is within ½ mile of the rail depot. If qualified as a priority transit area, the parking a developer would not have to comply with City standards for the number of on-site parking spaces required. If qualified the on-site base parking supply would be reduced to .5 spaces per unit. This reduction, while reducing the number of on-site spaces the developer would be required to supply, it has no bearing on the number of parking spaces the occupants would actually use, on-site or off site

| RMC 19.26.030                         |                        |       |      |                                      |        |          |                                 |
|---------------------------------------|------------------------|-------|------|--------------------------------------|--------|----------|---------------------------------|
|                                       |                        | units | Base | Guests 1 for<br>10 and staff<br>of 6 | Needed | Provided |                                 |
| 60 One<br>bedroom<br>and 20<br>studio | 1.5<br>spaces/<br>unit | 80    | 120  | 14                                   | 134    | 93       | Excess vehicle not<br>served 41 |
|                                       |                        |       |      |                                      |        |          |                                 |
| Overflow into business district       |                        |       |      |                                      |        |          | 41                              |
| Lose of Pacific St lot                |                        |       |      |                                      |        |          | 51                              |
| Net parking loss in Historic District |                        |       |      |                                      |        |          | 92                              |
|                                       |                        |       |      |                                      |        |          |                                 |
| Loss of 400 space parking garage      |                        |       |      |                                      |        |          | 400                             |

## **Public Parking Inventory in Historic Business District**

**Attachment -2****Total Public Parking**

|                                                                                  |      |        |
|----------------------------------------------------------------------------------|------|--------|
| Total Public On-Street Parking in Historic Roseville                             |      | 108    |
| Public Off-Street Parking                                                        |      |        |
| Barker -Boxing Donkey Lot                                                        | 48   |        |
| Moose Lodge Lot                                                                  | 26** |        |
| Pacific Street Lot                                                               | 51*  |        |
| Total Off-Street Parking in Historic Business District                           |      | 125*** |
| Total Public Parking (On and Off-Street) in Historic Roseville Business District |      | 233    |

**Potential Loss of Parking if Roseville Crossings Approved**

|                                                                                         |    |     |
|-----------------------------------------------------------------------------------------|----|-----|
| Total Currently Available All Public Parking<br>In Historic Roseville Business District |    | 233 |
| Loss of Pacific Street Lot                                                              | 51 |     |
| Spillover Parking from<br>Roseville Crossings                                           | 41 |     |
| Project Loss of Parking                                                                 |    | 92  |
| Remaining All Public Parking<br>Available after Project                                 |    | 141 |

The Historic Business District has been designated the Entertainment District. It features numerous entertainment venues. The Spillover Parking would have the greatest impact in the evenings when the Nightclubs are operational, and in the mornings when needed by breakfast and coffee business.

### **Reduction in Off-Street Public Parking**

|                                                                                                |     |
|------------------------------------------------------------------------------------------------|-----|
| Total Currently Available Off-Street Public Parking<br>In Historic Roseville Business District | 125 |
| Loss of Pacific Street Lot                                                                     | 51  |
| Off-Street Parking Remaining in Moose and Barker-Boxing<br>Donkey Lot                          | 74  |

\*A recent survey of Pacific Street Lot showed 60 spaces. The increase number of spaces is due to the removal of City well and the allocation of space widths in the open parking area. Table 1

\*\* Moose Lodge Parking is included as it is technically in the Business District. In reality the parking in this lot under the Crooked Bridge is too far from Old town Businesses to have any significant impact.

\*\*\* The 2017 Fehr Peers Memorandum is inconsistent. Table 1 indicates there are 136 Public-Off-Street Parking Spaces in the three public lots, whereas Figure 3 indicates the quantities shown above which equal 125)

**CA Gov Code 65455.**

**TENTATIVE MAP MUST BE CONSISTENT WITH SPECIFIC PLAN**

**No local public works project may be approved, no tentative map or parcel map for which a tentative map was not required may be approved, and no zoning ordinance may be adopted or amended within an area covered by a specific plan unless it is consistent with the adopted specific plan.**

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**RMC 18.06.180**

The advisory agency shall make findings reflecting the evidence on the record and take action to either approve, conditionally approve or deny the application.

A. Findings for approval of a tentative map

1. The size, design, character, grading, location, orientation and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the general plan or any applicable **specific plan** for the area...

**RMC 18.06.180.** The ... lots... are consistent with the density, uses, circulation ... applicable policies and standards of the ... **specific plan**

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**AMENDMENT OF SPECIFIC PLAN**

Specific Plan Amendments 9.2.4

The Specific Plan and Downtown Code may be amended by the same procedure as they were originally adopted...

## **Conditions required for approval of Design Review Permit**

### **RMC 19.78.060 et sec**

The Approving Authority may approve or conditionally approve an application for a permit or variance, as defined in Section 19.74.010, only if all of the following applicable findings, in addition to those findings that are applicable in this title are made.

**A.** ...

**B. Findings for a Design Review Permit.** The Approving Authority shall make the following findings to approve a Design Review Permit:

**1.** ...

**2. The project site design as approved provides open space, access, vehicle parking, vehicle, pedestrian and bicycle circulation, pedestrian walks and links to alternative modes of transportation, loading areas, landscaping and irrigation and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.**

**3.** ....

The project site design is not consistent with applicable Specific Plan Design Guidelines.

### **19.76.030 Eligible applicants.**

A permit application is not bust must be applied for by all owners::

- The lawful owner of record of the parcel, or their duly authorized agents.
- A person with lawful power of attorney or other acceptable authority from the lawful owner of record. Evidence of authorization shall be submitted upon request of the department. (Ord. 5428 § 1, 2014.)



Development Services  
Planning Division  
311 Vernon Street  
Roseville, CA 95678

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April 30, 2018

St. Anton Communities  
Attn: Ardie Zahedani  
1801 I Street, Ste. 200  
Sacramento, CA 95811

Placer Equity Loans  
Attn: Scott Diffenbaugh  
P.O. Box 6014  
Auburn, CA 95604

**SUBJECT: DTSP PCL DT-4 – Junction Crossing Tentative Parcel Map**  
**File # PL16-0115 & PL18-0036**  
**City Wide Job # 160133 & 180162**

On **APRIL 26, 2018**, the *Planning Commission* **APPROVED** the request for a **MINOR DESIGN REVIEW PERMIT** to allow a four-story, approximately 80,460 square foot, 80-unit affordable multi-family residential building, with associated parking and **TENTATIVE SUBDIVISION MAP** to allow merging and resubdivision of 11 parcels, totaling approximately 1.38 acres, into two parcels with right-of-way abandonments and dedications, located at **120 PACIFIC STREET**.

**EXPIRATION DATE**

You have two (2) years from the date of the Planning Commission's approval in which to effectuate the permit, or else the **MINOR DESIGN REVIEW PERMIT** and **TENTATIVE SUBDIVISION MPA** approval becomes null and void.

The expiration date of this request is **APRIL 26, 2020**.

**EXTENSION OF PERMIT**

You may request that a permit be extended for a period up to a maximum of one (1) year. An application for an extension shall be submitted to the Planning Division prior to the expiration date indicated above. No notice will be sent to you prior to the date of permit expiration.

YOU WILL BE RESPONSIBLE FOR REQUESTING ANY EXTENSION.

**FEE NOTIFICATION**

Per Government Code Section 66000, et seq, this notice shall serve as notification that the 90 day appeal period has begun in which the applicant may protest the imposition of fees, dedications, reservations, or other exactions imposed under the provisions of Government Code Section 66020 to the City Council. The appeal shall be filed in writing or on a form provided by the City stating the reasons for the appeal as provided for in Government Code Section 66020. **The appeal shall be filed with the City Clerk.**

### **APPEAL PROCEDURE**

The decision of the Planning Commission is final unless appealed. This decision must be appealed to the **City Council** by filing a written appeal and paying the required fee **within ten (10) calendar days of April 26, 2018. The appeal shall be filed with the City Clerk.**

You may be precluded from filing a lawsuit to challenge this decision unless you use this opportunity for administrative appeal and raise any issues you believe to be wrongly decided.

Persons wishing to commence a court case challenging this decision must do so within ninety (90) days of the final decision (after all administrative appeals are exhausted) pursuant to Code of Civil Procedures Section 1094.6. (See Roseville City Council Resolution No. 82-81)

### **CONDITIONS OF APPROVAL FOR MINOR DESIGN REVIEW PERMIT (MDRP) PL16-0115**

1. This design review permit approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **April 26, 2020**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **April 26, 2020**.
2. The project is approved as shown in Exhibit A and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the DTSP EIR. The applicable mitigation measures are outlined in the Junction Crossing MMP, contained within Attachment 5 to the 4/26/18 Planning Commission staff report. (Planning)
4. The developer shall be responsible for relocation of the California registered landmark, in coordination with the Office of Historic Preservation. (Planning)
5. The developer shall be responsible for relocating the dedicational bricks within the Church Street plaza area, in a manner and location approved by the City's Parks Department (Planning)
6. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Electric, Finance)
7. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
8. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Development Services Department (Engineering)



9. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
10. Existing ramp from sidewalk to crosswalk must connect to provide a connection to Amtrak. (Alternative Transportation).
11. A covered seating area shall be located near the front office visible from the drive aisle for our Dial-a-Ride passenger pick-up and drop-off (Alternative Transportation, Engineering)
12. The project will impact City maintained landscaping. Plans to repair and re-establish landscaping shall be part of the project and approved by the City. If construction impacts a part of the irrigation system, project shall be responsible for the health of all landscaping affected by the interruption. (Parks)
13. New off-site landscape improvements shall comply with the Parks Construction Standards, latest edition and shall be approved by the City prior to implementation. (Parks)

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

14. A parking management plan for the construction phase of the project shall be approved by the Planning Division. The plan shall identify any public parking spaces impacts by the construction and outline temporary parking opportunities to replace the impacted parking. The plan shall also identify locations for contractor parking. (Planning)
15. The developer shall pay all applicable development fees including school fees. (Planning, Building)
16. Parking stalls shall meet, or exceed, the following minimum standards:
  - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)
  - b. Standard -- 9 feet x 18 feet; Compact--9 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
  - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
    - i) Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by current edition of the CBC Chapters 11A & 11B. (Building)

- ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by CBC Chapters 11A & 11B. (Building)
  - iii) Accessible parking and exterior route of travel shall comply with CBC, Chapters 11A & 11B. (Building)
- 17. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
- 18. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
- 19. The project Landscape Plans shall comply with the following:
  - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Engineering)
  - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
  - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
  - d. The landscape plan shall comply with the Landscape Guidelines for the Downtown Specific Plan and the City of Roseville Water Efficient Landscape ordinance. (Planning)
  - e. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
- 20. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
- 21. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite and/or apartment numbering plan for individual tenant spaces and/or apartments within the building. The Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)
- 22. A separate Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)

23. For Multiple Building Complexes: As part of the required Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
24. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, [California Green Building Standards Code-CGBSC](#), California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
25. A complying Allowable Area Analysis will be required for this building complex. (Building)
26. Public use areas, public accommodations, and public housing are subject to the accessibility provisions CBC Chapter 11B. (Building)
27. Covered Multifamily Dwellings shall be accessible and constructed to CBC Chapter 11A. All ground-floor units in nonelevator buildings shall be adaptable and on an accessible route, unless an accessible route is not required as determined by site impracticality provision. Where the first floor containing dwelling units in a building is above grade, all units on that floor shall be served by an accessible route (i.e. – ramp, elevator, etc.). (Building)
28. The building foundation adjacent to the relocated 36-inch storm drain main shall be designed such that future repair and trenching of the storm drain does not negatively impact the building foundation. (Building, Engineering)
29. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the Building Division of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address.
30. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Public Works prior to approval of any plans. (Engineering)
31. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
32. A note shall be added to the grading plans that states:  
*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site*

*is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.” (Engineering)*

33. Provide detail of the covered bicycle parking to be located near the Church Street foyer. (Alternative Transportation)
34. All properties will need to be acquired and merged prior to approval of any plans for construction. This shall include the dedication of any required public easements for existing facilities. (Engineering)
35. The site shall be accessed from Pacific Street by a 25-foot wide Type S driveway. (Engineering)
36. Sidewalk shall be constructed along the western perimeter of the site to connect Church Street to Pacific Street. (Engineering, Planning)
37. The removal of existing driveways will be replaced with standard vertical curb and gutter. (Engineering)
38. The relocated 36-inch storm drain main shall be constructed with reinforced concrete pipe, class 4 or greater. (Engineering)
39. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's West Placer Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
40. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Engineering)
41. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
42. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide

appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)

43. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
44. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Public Works)
45. The project shall be addressed as 120 Pacific Street. All projects with multi-tenants must submit a unit addressing plan to the Development Services Department (Business Services) for approval prior to or concurrent with initial building plan submittal. (Business Services)
46. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
47. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)"
48. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
49. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
  - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
  - b. Water, sewer and recycled mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
  - c. All sewer manholes shall have all-weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)

50. City well is to be destroyed and the well building removed prior to above ground construction. Contractor/developer is to provide sufficient access and work space for city forces and city contractor to complete the well destruction. (Environmental Utilities)
51. No trees are allowed over the water appurtenance. (Environmental Utilities)
52. Sewer easement is to be a minimum 15' (Environmental Utilities)
53. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
54. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
55. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
56. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting (Fire)
57. The fire flow required, at a 50% reduction due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 4,000 gpm based on the Appendix III-AA of the California Fire Code. (Fire)
58. The fire department access road shall meet the City's requirements for width and turning radii of 30 and 50 as noted on the fire department standards for access. This shall be enforced at the time plan are submitted for review, Additional information can be found on the City's web site [www.roseville.ca.us](http://www.roseville.ca.us) or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or [pchew@roseville.ca.us](mailto:pchew@roseville.ca.us) with the Fire Prevention Division for information. (Fire)
59. An **approved** automatic fire extinguishing system shall be provided for all buildings where the total fire area is **3,600** square feet or greater, as required by California Fire Code as adopted by this city for non-single family residential units. All amendments, standards and policies can be found on the City's web site [www.roseville.ca.us](http://www.roseville.ca.us) or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or [pchew@roseville.ca.us](mailto:pchew@roseville.ca.us) with the Fire and Life Safety Division for information. (Fire)
60. Every building three stories or more in height shall be provided with a Class 1 standpipe system in accordance with the California Fire Code as amended by the Fire Department by way ordinance. Standpipes shall be spaced every 300 feet of travel distance with the

location(s) to be approved by this department. One standpipe shall extend to the roof dock if the roof slope is less than 4 & 12. Plan review and field inspection fees associated with the installation of said systems shall be paid prior to plan submittal. (Fire)

61. All fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
62. All stairwells and elevators shall be designed to accommodate first responders and their apparatuses such as gurneys. (Fire)
63. The fire department shall have access to all bedroom windows located three-stories and below in accordance with the adopted building code. This provision shall also apply to all interior bedroom windows within the **interior court and/or podium structure**. Provisions shall also be considered when installing trusses, trees, and other outdoor equipment. (Fire)
64. The phasing of this project shall not limit the fire department requirements for access and circulation throughout the project as a result of continuous construction in accordance with the California Fire Code, 2013 with the City of Roseville's Amendments. A separate phasing plan (and permit issued by the Building Division) shall be reviewed and approved by this department. (Fire)
65. If added cornice construction is involved, the design shall support the weight of a ladder leaning against the assembly as well as a 330-pound vertical load applied to the **leading edge** of the horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder onto the top of the cornice). (Fire)
66. Use, increase of hazardous materials or storage, liquids, gases and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Fire and Life Safety Division for review and approval. A permit application shall also be provided at the time of submittal. Contact Steve Anderson of our Hazardous Materials Division within the Fire Department at (916) 774-5821 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)
67. Adequate radio coverage shall be provided within all buildings for public safety agencies, as required by Roseville Municipal Code and the California Fire Code. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials in accordance with Section 510 of the California Fire Code.

- Adequate radio coverage shall include all of the following:



- A minimum signal strength of 95 dBm available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.
  - A minimum signal strength of 95 dBm received at the closest City of Roseville communication site when transmitted from 90% of the area of each floor of the building.
  - The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
  - A 100 % reliability factor. (Fire, Police)
68. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
- a. one (1) set of improvement plans
  - b. load calculations
  - c. electrical panel one-line drawings
69. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot candle, and 0.5 foot candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning & Police)
70. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning & Police)
71. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

**DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:**

72. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:
- a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.
  - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
  - c. The control valves and the water meter shall be physically unobstructed.
  - d. The backflow preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)

73. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
- a. Water, sewer, and reclaimed water easements.
  - b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric, Public Works, Environmental Utilities)
74. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)
75. Inspection of the potable water supply system on new commercial/ industrial/ office projects shall be as follows:
- a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.
  - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
  - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
76. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Public Works)
77. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Public Works)
78. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
79. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)

80. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
81. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
82. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
83. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
84. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
  - a. Locate the metered service panel on the outside of the building.
  - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry.
85. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
86. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)
87. The electric department has identified several above ground and below ground facilities during the review of this project. The facilities located on this site will require the developer to provide access in accordance with the electric departments specifications and the municipal code. These facilities also have specific clearances identified in the National Electric Code and the Roseville Electric Specification for Commercial Construction, Section 10 that must be adhered to at all times.(Electric)
88. There are underground and pad mounted electric facilities in direct conflict with the proposed building improvements. These facilities will require relocation prior to the developer initiating any construction of the proposed buildings. Relocation of these facilities will be at the developer's expense.(Electric)
89. The service transformer or transformers' for the building will require an area adequate for the transformer and the clear space in order to properly maintain and operate the devices.(Electric)

90. Any relocation of electric facilities will require an Electric Department design and coordination with the proper Electric Department personnel.(Electric)
91. Easements will need to be provided for new facilities placed as a result of the proposed improvements.(Electric)
92. Construction of temporary electric facilities may be required in order to minimize outages for customers that may be impacted by these improvements and alteration of electric facilities as a result of these improvements.(Electric)
93. Many of these facilities have minimum clearance requirements to roadways and other facilities that can impact the area available for parking and landscape improvements.(Electric)
94. The cost to relocate these facilities along with necessary temporary facilities to alleviate long outages for businesses served by these facilities will be at the developer's expense.(Electric)
95. All new public right-of-way, including new sidewalk adjacent to the Washington Boulevard property line, shall have street lights installed per Roseville Electric's Standards.(Electric, Planning)

**OTHER CONDITIONS OF APPROVAL:**

96. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
97. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
98. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Public Works)
99. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
100. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
101. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor

or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)

102. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)

103. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)

104. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)

105. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Occupancy (TO) of the building. If a TO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Occupancy. (Building)

106. Prior to issuance of an occupancy permit, 36 parking spaces shall be made available for public parking. These spaces shall be restricted to two (2) hour parking during the hours of 9:00 a.m. to 5:00 p.m. Monday through Friday. Signage shall be posted in accordance with Roseville Municipal Code. The property owner of the Junction Crossing project shall be responsible for enforcement of these parking restrictions.

#### **CONDITIONS OF APPROVAL FOR TENTATIVE MAP PL18-0036:**

1. The project is approved as shown in Exhibit B and as conditioned or modified below. (Planning)
2. This map shall be valid for a period of two (2) years from this date and shall expire on **April 26, 2020**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, that this approval shall be extended for no more than six years from **April 26, 2020**. (Planning)
3. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

4. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
5. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Public Works. (Engineering)
6. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Engineering, Environmental Utilities, Finance)

#### **PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS**

7. Landscape Plans for all landscape corridors and all landscaped common areas shall be approved with the improvement plans. Landscaping shall be installed for Substantial Completion of the subdivision improvements. The landscape plan shall comply with the Downtown Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Engineering, Parks, Fire, Environmental Utilities)
8. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water and sewer utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water and sewer utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
9. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
  - a. Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter. (Environmental Utilities)
  - b. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes. (Environmental Utilities)
  - c. Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions. (Environmental Utilities)
  - d. All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)

10. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
  - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
  - b. For maintenance purposes, the landscaping shall be installed on a maximum of three sides and the plant material shall not have thorns.
  - c. The control valves and the water meter shall be physically unobstructed.
  - d. The backflow preventer shall be covered with a green cover that will provide insulation. (Environmental Utilities)
11. A note shall be added to the Improvement Plans stating that all water backflow devices shall be tested and approved by the Environmental Utilities Department prior to the Notice of Completion for the improvements. (Environmental Utilities)
12. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)
13. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshall, where the project utility lines will serve non-residential uses. (Fire)
14. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
15. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
16. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

**PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP**

17. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
  - a. Water and sewer easements; and,
  - b. Public access easements to allow for public parking and pedestrian access, as shown on tentative map (Planning, Environmental Utilities)



18. Easement widths shall comply with the City's Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)
19. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
20. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor (Environmental Utilities, Electric, Engineering)
21. Any structures crossing Lot/Parcel lines created by the Final/Parcel map shall be removed. (Engineering)
22. The street names shall be approved by the City of Roseville. (Engineering)
23. The subject property is within the Historic District Landscaping and Lighting District and will continue be levied on the annual property tax bill based on the Method of Apportionment in the approved Engineer Report for the District.
24. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. Lettered Lot//Parcel along major roads shall be dedicated as landscape/pedestrian/public utility easements and in fee to the City as open space. (Engineering)
25. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
26. The Final/Lot/Parcel/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys". Submittal shall occur after Engineering approval but prior to Council approval (Engineering)
27. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
28. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
29. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

#### **OTHER CONDITIONS OF APPROVAL**

30. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services (Environmental Utilities, Engineering)
31. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)

32. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
33. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)
34. All plant material shall be maintained under a 90 calendar day establishment period after initial planting. Upon completion of the establishment period, all plant material shall remain under warrantee for an additional 9 months minimum. Any plant material which does not survive during the establishment period shall be immediately replaced. Any trees or shrubs which do not survive during the warrantee period shall be replaced one month prior to the end of the warrantee period. Tree or shrub replacement made necessary due to acts of God, neglect or vandalism shall be exempt from the warrantee.
35. The project shall comply with all required environmental mitigation identified in the DTSP EIR. The applicable mitigation measures are outlined in the Junction Crossing MMP, contained within Attachment 5 to the 4/26/18 Planning Commission staff report. (Planning)

#### **ATTACHMENT**

5. CEQA Exemption Memo, Dudek, 3/28/18 (attachments to this memo are provided on the City's website  
<https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774480> under the DTSP DT-4 Roseville Junction Crossing)

#### **EXHIBITS**

- A. Project Plans (17 pages)
- B. Tentative Map (1 page)

**NOTICE TO PROJECT APPLICANT:** All materials introduced at a public hearing or included with the project's staff report, including but not limited to exhibits, photographs, video or audio tapes, plan sets, architectural drawings, models, color and materials palettes, and maps must be retained by the Planning Division as a part of the public record for one year following the City's final action on the project. Official project file materials will be kept in conformance with the Planning Division's adopted retention schedule. Color renderings and material boards will be disposed of after the project is built and the project receives a certificate of occupancy or at the end of one year, whichever is later.



## COUNCIL COMMUNICATION

CC #: 9288

File #: 0206-08-01

**Title:** Fiscal Year 2018-19 Landscape and Lighting Districts Assessments

**Contact:** Jeannine Thrash 916-774-5473 [jthrash@roseville.ca.us](mailto:jthrash@roseville.ca.us)  
Dennis Kauffman 916-774-5313 [dkauffman@roseville.ca.us](mailto:dkauffman@roseville.ca.us)

Meeting Date: 6/6/2018

Item #: 9.2.

### 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 Landscaping and Lighting District, Fiscal Year 2018/2019.

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 2018/2019.

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 2018/2019.

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 2018/2019.

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 2018/2019.

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 2018/2019.

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 2018/2019.

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 2018/2019.

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 2018/2019.

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 2018/2019.

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 2018/2019.

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 2018/2019.

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 2018/2019.

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 2018/2019.

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 2018/2019.

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 2018/2019.

## 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 Landscaping and Lighting Districts 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 subject properties on their percentage of the total front footage of all affected parcels.

| <i>District</i>              | <i>FY 2018-19<br/>Levy</i>   | <i>Maximum<br/>Annual Tax</i> | <i>Levied<br/>Parcels</i> | <i>% Change<br/>from 2017-18</i> | <i>Prior year</i>            |
|------------------------------|------------------------------|-------------------------------|---------------------------|----------------------------------|------------------------------|
|                              |                              |                               |                           |                                  | <i>FY 2017-18<br/>Levy</i>   |
| <i>Historic District LLD</i> | <i>\$42,031.14</i>           | <i>\$42,031.60</i>            | <i>56</i>                 | <i>3% Increase</i>               | <i>\$40,807.30</i>           |
| <i>Infill Area LLD</i>       | <i>\$32,679.12</i>           | <i>\$44,132.80</i>            | <i>222</i>                | <i>11.1% Increase</i>            | <i>\$29,415.28</i>           |
| <i>Johnson Ranch LLD</i>     | <i>\$47,222.40</i>           | <i>\$52,535.22</i>            | <i>1,044</i>              | <i>no change</i>                 | <i>\$47,222.02</i>           |
| <i>North Central LLD</i>     | <i>\$632,701.60</i>          | <i>\$663,081.94</i>           | <i>3,489</i>              | <i>0.22% Increase</i>            | <i>\$631,336.78</i>          |
| <i>Northwest LLD</i>         | <i>\$481,336.00</i>          | <i>\$481,336.00</i>           | <i>4,752</i>              | <i>no change</i>                 | <i>\$481,336.00</i>          |
| <i>Olympus Pointe LLD</i>    | <i>\$213,673.44</i>          | <i>\$384,458.50</i>           | <i>827</i>                | <i>3.47% Decrease</i>            | <i>\$221,363.23</i>          |
| <i>Riverside Avenue LLD</i>  | <i>\$40,761.98</i>           | <i>\$40,763.20</i>            | <i>75</i>                 | <i>2.9% Increase</i>             | <i>\$39,597.81</i>           |
| <i>Vernon Street LLD</i>     | <i>\$37,146.34</i>           | <i>\$37,146.34</i>            | <i>61</i>                 | <i>2.9% Increase</i>             | <i>\$36,084.94</i>           |
| <b><i>Totals</i></b>         | <b><i>\$1,527,552.02</i></b> | <b><i>\$1,745,485.60</i></b>  | <b><i>1,241</i></b>       |                                  | <b><i>\$1,527,163.36</i></b> |

\* *Infill district increase due to some zones not being levied 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 24,300 production hours of work from hired contractors.

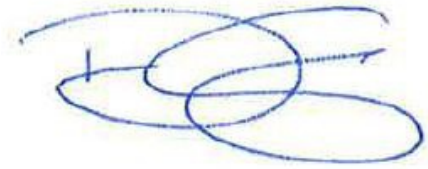
#### ENVIRONMENTAL REVIEW

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 Guideline 15061(b)(3)). The Landscape and Lighting Districts approval of Engineer's Reports and the ordering the levy and collection of assessments does not include the potential for a significant environmental effect and therefore are not subject to CEQA.

Respectfully Submitted,

Jeannine Thrash, Administrative Analyst

Dennis Kauffman, Finance Director

A handwritten signature in blue ink, consisting of several overlapping loops and a horizontal line, likely belonging to Dominick Casey.

---

Dominick Casey, Acting City Manager

**ATTACHMENTS:**

**Description**

Resolution No. 18-203

Resolution No. 18-204

Historic District LLD-Engineer's Report

Resolution No. 18-205

Resolution No. 18-206

Infill Area LLD-Engineer's Report

Resolution No. 18-207

Resolution No. 18-208

Johnson Ranch LLD-Engineer's Report

Resolution No. 18-209

Resolution No. 18-210

North Central Roseville Specific Plan LLD-Engineer's Report

Resolution No. 18-211

Resolution No. 18-212

Northwest Roseville Specific Plan LLD-Engineer's Report

Resolution No. 18-213

Resolution No. 18-214

Olympus Pointe LLD-Engineer's Report

Resolution No. 18-215

Resolution No. 18-216

Riverside Avenue LLD-Engineer's Report

Resolution No. 18-217

Resolution No. 18-218

Vernon Street LLD-Engineer's Report

## RESOLUTION NO. 18-203

### **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 2018/2019**

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. 18-203**

**PASSED, APPROVED, AND ADOPTED THIS** \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_,  
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. \_\_\_\_\_ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

\_\_\_\_\_,  
City Clerk  
City of Roseville

## RESOLUTION NO. 18-204

### **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 2018/2019**

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, 2018, and ending June 30, 2019, 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, 2018 and ending June 30, 2019, 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, 2018, and ending June 30, 2019, 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, 2018, and ending June 30, 2019.

**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](mailto:mashley@willdan.com) or US Mail to: Willdan Financial Services, 27368 Via Industria, Suite 200, Temecula, CA 92590 Attn: Mickey Ashley.

**RESOLUTION NO. 18-204**

**PASSED, APPROVED, AND ADOPTED THIS** \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_,  
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. \_\_\_\_\_ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

\_\_\_\_\_,  
City Clerk  
City of Roseville



# **City of Roseville**

## **Historic District Landscaping and Lighting District**

**2018/19 ENGINEER'S ANNUAL LEVY REPORT**

Intent Meeting: May 2, 2018  
Public Hearing: June 6, 2018

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Suite 200  
Temecula, CA 92590  
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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 2018/19 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 11<sup>th</sup> day of APRIL, 2018

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

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### 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, 2018 through June 30, 2019. 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”) 2018/19. 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**

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 2006/07. 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 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 rights-of-way 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

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### 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 rights-of-way 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 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 (FY 2006/07)<br>Maximum Assessment Rates |                       |                     |                   |
|----------------------------------------------------|-----------------------|---------------------|-------------------|
| 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. FY 2018/19 BUDGET

| DESCRIPTION                                      | AMOUNTS              |
|--------------------------------------------------|----------------------|
| <b><u>DIRECT COSTS</u></b>                       |                      |
| Contract Maintenance - Landscaping               | \$11,075.00          |
| Repair & Maintenance - Landscaping               | 8,400.00             |
| Repair & Maintenance - Lighting                  | 2,000.00             |
| Repair and Maintenance - Streetscape and Signage | 1,000.00             |
| Utilities                                        | 10,395.00            |
| Rehab Reserve Project Expenditures               | <u>36,000.00</u>     |
| <b>Total Direct Costs</b>                        | <b>\$68,870.00</b>   |
| <b><u>ADMINISTRATION COSTS</u></b>               |                      |
| City Administration                              | \$1,633.00           |
| Contract Administration - Park's Dept            | 2,200.00             |
| County Auditor Fees                              | 420.32               |
| Consulting & Professional Services               | 3,485.00             |
| Consultant Incidental Expenses                   | 40.00                |
| Public Hearing Publishing Costs                  | <u>775.00</u>        |
| <b>Total Administrative Costs</b>                | <b>\$8,553.32</b>    |
| <b>Total Direct and Administration Costs</b>     | <b>\$77,423.32</b>   |
| <b><u>BUDGET ADJUSTMENTS</u></b>                 |                      |
| Replenishment/(Use) of Operating Reserve         | \$608.20             |
| Contribution for /(Use of) Rehab Reserve         | (36,000.00)          |
| Rounding Adjustment                              | <u>(0.38)</u>        |
| <b>Total Adjustments</b>                         | <b>(\$35,392.18)</b> |
| <b>BALANCE TO LEVY</b>                           | <b>\$42,031.14</b>   |

The following page provides additional budget information

## B. FY 2018/19 ASSESSMENT RATES

| DESCRIPTION                                         | AMOUNTS         |
|-----------------------------------------------------|-----------------|
| <b><u>FY 2018/19 APPLIED ASSESSMENT RATES</u></b>   |                 |
| 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 | \$2.8373        |
| Applied Assessment Rate per Front Foot - MFR        | \$0.7129        |
| Applied Assessment Rate per Acre - Commercial       | \$3,681.8992    |
| Applied Assessment Rate per Acre - MFR              | \$920.4712      |
| Applied Assessment Rate per SF Residence            | \$188.2004      |
| Maximum Assessment Rate per Front Foot - Commercial | \$2.8373        |
| Maximum Assessment Rate per Front Foot - MFR        | \$0.7129        |
| Maximum Assessment Rate per Acre - Commercial       | \$3,681.8992    |
| Maximum Assessment Rate per Acre - MFR              | \$920.4712      |
| Maximum Assessment Rate per SF Residence            | \$188.2004      |
| <b>Potential Maximum Assessment</b>                 | <b>\$42,032</b> |

## C. FY 2018/19 FUND BALANCE INFORMATION

| DESCRIPTION                                                | AMOUNTS            |
|------------------------------------------------------------|--------------------|
| <b><u>OPERATING RESERVE</u></b>                            |                    |
| <b>Beginning Operating Reserve Balance 7-1-2018 (est.)</b> | <b>\$53,903.14</b> |
| add: Replenish from FY 18/19 Levy                          | 608.20             |
| less: Use for FY 18/19 Expenses                            |                    |
| Transfer from/(to) the Rehab Reserve                       | (15,799.68)        |
| <b>Ending Operating Reserve Balance 6-30-2019 (est.)</b>   | <b>\$38,711.66</b> |
| <b><u>REHABILITATION RESERVE</u></b>                       |                    |
| <b>Beginning Rehab Reserve Balance 7-1-2018 (est.)</b>     | <b>\$67,669.12</b> |
| add: Collect from FY 18/19 Levy                            |                    |
| less: Use for FY 18/19 Rehab Projects                      | (36,000.00)        |
| Transfer from/(to) the Operating Reserve                   | 15,799.68          |
| <b>Ending Rehab Reserve Balance 6-30-2019 (est.)</b>       | <b>\$47,468.80</b> |



## **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, 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 rights-of-way 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 7-1-2018 (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, 2018 to December 31, 2018, 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 18/19 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, 2018 (the beginning of the Fiscal Year) through December 31, 2018. If zero, this line item may not be shown in the budget.

**Use for FY 18/19 Expenses** – The amount of the Operating Reserve to be used to fund FY 18/19 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, 2018 (the beginning of the Fiscal Year) through December 31, 2018. 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 6-30-2019 (est.)** - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2019. 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 7-1-2018 (est.)** — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2018. 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.

**Collect from FY 18/19 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 18/19 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 6-30-2019 (est.)** - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2019. These funds shall be used 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 showing the projected costs of the rehabilitation, restoration and/or replacement of District improvements and other allowable costs, excluding FY 2018/19, is shown below.

Repair and/or replacement of streetscape and hardscape: \$2,500 in FY 2019/20; replacement, repair, renovation and/or refurbishment of plants, landscaping and related materials: \$5,000 in FY 2019/20 and \$10,000 in each of FYs 2020/21, 2021/22 and 2022/23; replacement and/or repair of lighting fixtures: \$10,000 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 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

# **BOUNDARY MAP OF HISTORIC DISTRICT LANDSCAPING AND LIGHTING DISTRICT** CITY OF ROSEVILLE COUNTY OF PLACER STATE OF CALIFORNIA

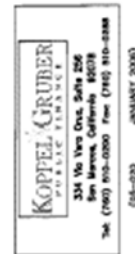
| LOT DESIGNATION |                          | LOT DESIGNATION |                          |
|-----------------|--------------------------|-----------------|--------------------------|
| LOT NO.         | ASSESSOR'S PARCEL NUMBER | LOT NO.         | ASSESSOR'S PARCEL NUMBER |
| 1               | 011-143-005              | 29              | 012-121-012              |
| 2               | 011-145-005              | 30              | 012-121-013              |
| 3               | 011-146-006              | 31              | 012-121-014              |
| 4               | 011-146-011              | 32              | 012-122-001              |
| 5               | 011-146-012              | 33              | 012-122-003              |
| 6               | 011-146-013              | 34              | 012-200-001              |
| 7               | 011-146-014              | 35              | 012-200-002              |
| 8               | 011-146-016              | 36              | 012-200-004              |
| 9               | 011-146-017              | 37              | 012-200-005              |
| 10              | 011-146-019              | 38              | 012-200-006              |
| 11              | 011-146-019              | 39              | 012-200-007              |
| 12              | 011-146-024              | 40              | 012-200-008              |
| 13              | 011-146-025              | 41              | 012-200-009              |
| 14              | 011-147-002              | 42              | 012-200-010              |
| 15              | 011-147-003              | 43              | 012-200-011              |
| 16              | 011-147-006              | 44              | 012-200-012              |
| 17              | 011-147-007              | 45              | 012-200-013              |
| 18              | 011-147-008              | 46              | 012-200-014              |
| 19              | 011-147-009              | 47              | 012-200-015              |
| 20              | 011-147-010              | 48              | 012-200-016              |
| 21              | 011-147-011              | 49              | 012-200-017              |
| 22              | 011-147-013              | 50              | 012-200-018              |
| 23              | 011-147-014              | 51              | 012-200-019              |
| 24              | 012-121-001              | 52              | 012-200-024              |
| 25              | 012-121-002              | 53              | 012-200-025              |
| 26              | 012-121-003              | 54              | 012-200-026              |
| 27              | 012-121-007              | 55              | 012-200-027              |
| 28              | 012-121-009              | 56              | 012-200-028              |

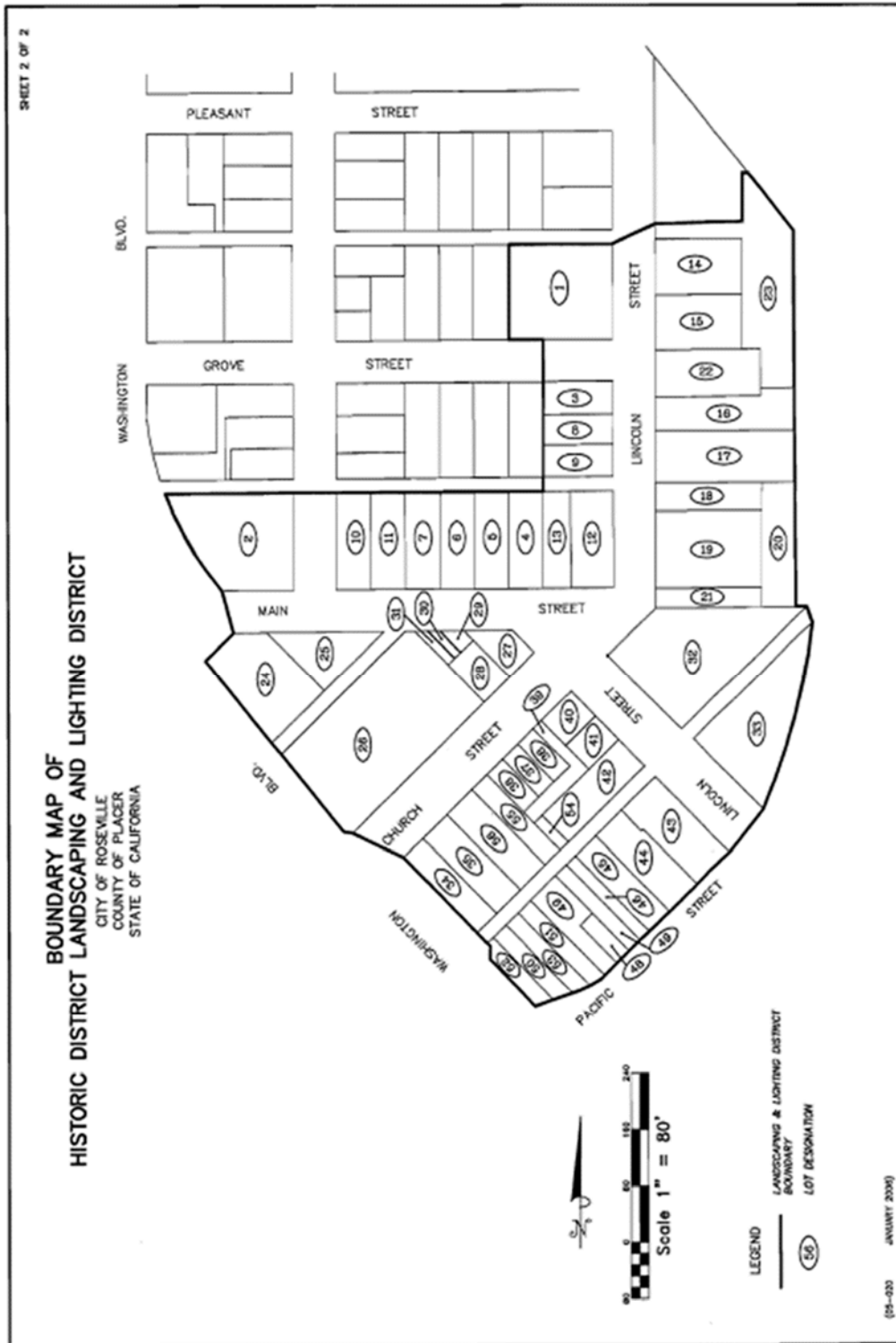


**VICINITY MAP**  
NOT TO SCALE

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





## **APPENDIX B — 2018/19 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 2018/19. 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 2018/19 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 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | LAND USE | MAXIMUM<br>ASSESSMENT | CHARGE   | FRONT<br>FEET | ASSESSABLE<br>ACRES | SINGLE<br>FAMILY<br>UNITS | LEGAL DESCRIPTION                        |
|---------------------------|----------|-----------------------|----------|---------------|---------------------|---------------------------|------------------------------------------|
| 011-143-008-000           | MFR      | 543.56                | 543.56   | 140.0         | 0.4821              | -                         | LOTS 1 2 3 BLK 5 MCRAE ADDN              |
| 011-145-005-000           | COM      | 2,111.47              | 2,111.46 | 120.0         | 0.481               | -                         | LOTS 1 2 FR 3 4 BLK 3 MCRAE              |
| 011-146-008-000           | SFR      | 188.20                | 188.20   | 0.0           | 0.0                 | 1                         | FR LOTS 8 9 BLK 2 MCRAE ADDN             |
| 011-146-011-000           | COM      | 730.97                | 730.96   | 50.0          | 0.16                | -                         | LOT 12 BLK 2 MCRAE ADDN                  |
| 011-146-012-000           | COM      | 730.97                | 730.96   | 50.0          | 0.16                | -                         | L 13 BLK 2 MCRAE ADDN                    |
| 011-146-013-000           | COM      | 730.97                | 730.96   | 50.0          | 0.16                | -                         | LOT 14 BLK 2 MCRAE ADDN                  |
| 011-146-014-000           | COM      | 730.97                | 730.96   | 50.0          | 0.16                | -                         | LOT 15 BLK 2 MCRAE ADDN                  |
| 011-146-016-000           | SFR      | 188.20                | 188.20   | 0.0           | 0.0                 | 1                         | FR LOTS 8 9 BLK 2 MCRAE ADDN             |
| 011-146-017-000           | SFR      | 188.20                | 188.20   | 0.0           | 0.0                 | 1                         | POR LOTS 8 & 9 BLK 2 MCRAE ADDN MOR A-38 |
| 011-146-018-000           | COM      | 733.55                | 733.54   | 50.0          | 0.1607              | -                         | LOT 1 BLK 2 MCRAE ADDN                   |
| 011-146-019-000           | COM      | 733.55                | 733.54   | 50.0          | 0.1607              | -                         | L 16 BLK 2 MCRAE ADDN                    |
| 011-146-024-000           | COM      | 1,000.00              | 1,000.00 | 100.31        | 0.1943              | -                         | L 10 & P L 11 BLK 2 MCRAE ADD            |
| 011-146-025-000           | COM      | 591.12                | 591.10   | 39.64         | 0.13                | -                         | POR L 11 BLK 2 MCRAE ADDITION            |
| 011-147-002-000           | COM      | 1,072.35              | 1,072.34 | 80.0          | 0.2296              | -                         | FR LOTS 9 10 BLK 1 MCRAE ADDN            |
| 011-147-003-000           | SFR      | 188.20                | 188.20   | 0.0           | 0.0                 | 1                         | FR LOTS 8 9 BLK 1 MCRAE ADDN             |
| 011-147-006-000           | COM      | 1,029.20              | 1,029.20 | 50.0          | 0.241               | -                         | FR LOT 7 BLK 1 MCRAE ADDN                |
| 011-147-007-000           | COM      | 1,480.84              | 1,480.84 | 75.0          | 0.3444              | -                         | LOTS 5 6 BLK 1 MCRAE ADDN                |
| 011-147-008-000           | COM      | 620.49                | 620.48   | 40.0          | 0.1377              | -                         | LOT 4 BLK 1 MCRAE ADDN                   |
| 011-147-009-000           | COM      | 1,626.54              | 1,626.54 | 110.0         | 0.357               | -                         | LOTS 2 3 FR 1 BLK 1 MCRAE ADDN           |
| 011-147-010-000           | COM      | 760.68                | 760.66   | 0.0           | 0.2066              | -                         | LOT IN RSVL                              |
| 011-147-011-000           | COM      | 465.46                | 465.44   | 30.0          | 0.1033              | -                         | FR LOT 1 BLK 1 MCRAE ADDN                |
| 011-147-012-000           | SFR      | 188.20                | 188.20   | 0.0           | 0.0                 | 1                         | FR L 7 & 8 BL 1 MCRAE                    |
| 011-147-014-000           | COM      | 1,911.51              | 1,911.50 | 25.0          | 0.4999              | -                         | FR L 8 THRU 11 BLK 1 MCRAE               |
| 012-121-001-000           | COM      | 1,658.68              | 1,658.68 | 160.0         | 0.3272              | -                         | FR LOTS 11 14 15 16 BLK 38 R             |
| 012-121-002-000           | COM      | 976.38                | 976.38   | 140.0         | 0.1573              | -                         | FR L 12 13 BLK 38 RSVL                   |
| 012-121-003-000           | COM      | 3,935.18              | 3,935.18 | 201.0         | 0.9139              | -                         | LOTS BLK 38 RSVL                         |
| 012-121-007-000           | COM      | 522.96                | 522.94   | 81.15         | 0.0795              | -                         | LOT 8 BLK 38 RSVLE                       |
| 012-121-009-000           | COM      | 434.94                | 434.94   | 50.0          | 0.0796              | -                         | POR L 7 BLOCK 38 ROSEVILLE               |
| 012-121-011-000           | EXE      | -                     | -        | 0.0           | 0.0                 | -                         | L 1 113 MAIN ST O-70                     |
| 012-121-012-000           | COM      | 149.62                | 149.60   | 26.0          | 0.0206              | -                         | UNIT 1 113 MAIN STREET CONDO             |
| 012-121-013-000           | COM      | 118.75                | 118.74   | 22.0          | 0.0153              | -                         | UNIT 2 113 MAIN STREET CONDO             |
| 012-121-014-000           | COM      | 109.92                | 109.90   | 22.0          | 0.0129              | -                         | UNIT 3 113 MAIN STREET CONDO             |
| 012-122-001-000           | COM      | 2,645.41              | 2,645.40 | 150.0         | 0.6029              | -                         | L 12 THRU 16 RSVLLE                      |
| 012-122-003-000           | COM      | 2,144.86              | 2,144.84 | 208.59        | 0.4218              | -                         | L 5 BLK 21 ROSEVILLE                     |
| 012-200-001-000           | COM      | 605.13                | 605.12   | 39.0          | 0.1343              | -                         | L 14 15 BLK 22                           |
| 012-200-002-000           | COM      | 737.13                | 737.12   | 47.5          | 0.1636              | -                         | FR LOT 14 BLK 22 RSVLE                   |
| 012-200-004-000           | COM      | 284.57                | 284.56   | 31.0          | 0.0534              | -                         | LOT 7 BANK CORNER ADDN                   |

**City of Roseville**  
**Historic District Landscape and Lighting District**  
**Fiscal Year 2018/19 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      | 284.57             | 284.56   | 31.0       | 0.0534           | -                   | LOT 6 BANK CORNER ADDN                         |
| 012-200-006-000        | COM      | 284.57             | 284.56   | 31.0       | 0.0534           | -                   | OWL CLUB FRNSHNGS/FXTRS LOT 5 BANK CORNER ADDN |
| 012-200-007-000        | COM      | 339.95             | 339.94   | 16.0       | 0.08             | -                   | POR BANK CORNER SUBD                           |
| 012-200-008-000        | COM      | 406.42             | 406.42   | 55.0       | 0.068            | -                   | L 3 4 BANK CORNER ADDN                         |
| 012-200-009-000        | COM      | 371.57             | 371.56   | 47.0       | 0.0647           | -                   | LOTS 1 2 BANK CORNER ADDN                      |
| 012-200-010-000        | COM      | 831.90             | 831.88   | 53.0       | 0.1851           | -                   | FR LOTS 9 10 11 12 BLK 22 RSVL                 |
| 012-200-011-000        | COM      | 1,129.02           | 1,129.00 | 107.5      | 0.2238           | -                   | LOT 8 FR 7 BLK 22 RSVLE                        |
| 012-200-012-000        | COM      | 853.40             | 853.40   | 55.0       | 0.1894           | -                   | FR LOTS 6 7 BLK 22 RSVLE                       |
| 012-200-013-000        | COM      | 620.49             | 620.48   | 40.0       | 0.1377           | -                   | FR LOTS 5 6 BLK 22 RSVLE                       |
| 012-200-014-000        | COM      | 279.35             | 279.34   | 18.0       | 0.062            | -                   | FR LOT 5 BLK 22 RSVLE                          |
| 012-200-015-000        | COM      | 341.51             | 341.50   | 22.0       | 0.0758           | -                   | FR LOT 5 BLK 22 RSVLE                          |
| 012-200-016-000        | COM      | 229.25             | 229.24   | 25.0       | 0.043            | -                   | L 4 BLK 22                                     |
| 012-200-017-000        | COM      | 546.27             | 546.26   | 25.0       | 0.1291           | -                   | L 4 BLK 22                                     |
| 012-200-022-000        | COM      | 355.53             | 355.52   | 27.59      | 0.0753           | -                   | L 2 BLK 22                                     |
| 012-200-023-000        | COM      | 382.42             | 382.42   | 25.0       | 0.0846           | -                   | L 3 BLK 22                                     |
| 012-200-024-000        | COM      | 315.76             | 315.76   | 27.59      | 0.0645           | -                   | L 2 BLK 22                                     |
| 012-200-025-000        | COM      | 387.94             | 387.94   | 25.0       | 0.0861           | -                   | L 3 BLK 22                                     |
| 012-200-026-000        | COM      | 85.05              | 85.04    | 0.0        | 0.0231           | -                   | FR L 12 BLK 22 RSVLE                           |
| 012-200-027-000        | COM      | 342.01             | 342.00   | 31.0       | 0.069            | -                   | FR L 12 BLK 22 L 8 BANK C                      |
| 012-200-028-000        | COM      | 775.89             | 775.88   | 50.0       | 0.1722           | -                   | L 13 BLK 22 ROSEVILLE                          |

| Summary Fields      | Value     |
|---------------------|-----------|
| ACTIVE PARCELS      | 57        |
| LEVIED PARCELS      | 56        |
| MAXIMUM ASSESSMENT  | 42,031.60 |
| CHARGE              | 42,031.14 |
| FRONT FEET          | 2,999.87  |
| ASSESSABLE ACRES    | 9.291     |
| SINGLE FAMILY UNITS | 5         |

## RESOLUTION NO. 18-205

### **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 2018/2019**

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. 18-205**

**PASSED, APPROVED, AND ADOPTED THIS** \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_,  
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. \_\_\_\_\_ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

\_\_\_\_\_,  
City Clerk  
City of Roseville



## RESOLUTION NO. 18-206

### **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 2018/2019**

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, 2018, and ending June 30, 2019, 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, 2018, and ending June 30, 2019, 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, 2018 and ending June 30, 2019 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, 2018, and ending June 30, 2019.

**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. 18-206**

**PASSED, APPROVED, AND ADOPTED THIS** \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
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. \_\_\_\_\_ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

\_\_\_\_\_  
City Clerk  
City of Roseville



# City of Roseville

## Infill Area

### Landscaping and Lighting District

2018/19 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 2, 2018  
Public Hearing: June 6, 2018

27368 Via Industria  
Suite 200  
Temecula, CA 92590  
T 951.587.3500 | 800.755.6864  
F 951.587.3510

[www.willdan.com/financial](http://www.willdan.com/financial)



# ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

Infill Area

Landscaping and Lighting District

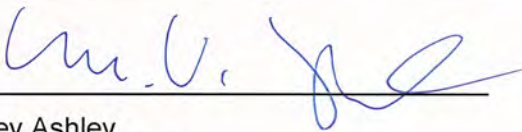
City of Roseville

Placer County, State of California

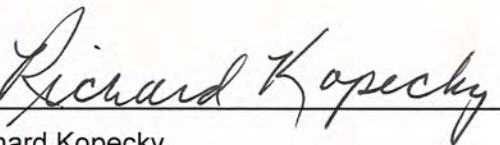
This Report describes the District and any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2018/19 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps 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 11<sup>th</sup> day of APRIL, 2018

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

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### 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, 2018 through June 30, 2019. 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”) 2018/19. The assessments as approved will be submitted to the Placer County Auditor/Controller to be included on the FY 2018/19 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-way's 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

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### 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.”

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.

Each of the proposed improvements; the associated costs and assessments have been reviewed, identified and allocated based on special benefit pursuant to the Act. All improvements associated with the Zones were necessary and required through the conditions of property development. 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 allowed 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, rights-of-way, 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.

### **C. 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. 2018/19 BUDGET

| DESCRIPTION                                  | ZONE A<br>(Pheasant<br>Run) | ZONE B<br>(Cirby<br>Oaks II) | ZONE C<br>(Reuter<br>Ranch) | TOTAL               |
|----------------------------------------------|-----------------------------|------------------------------|-----------------------------|---------------------|
| <b><u>DIRECT COSTS</u></b>                   |                             |                              |                             |                     |
| Contract Maintenance - Landscaping           | \$630.54                    | \$1,972.02                   | \$842.44                    | \$3,445.00          |
| Repair & Maintenance - Landscaping           | \$1,500.00                  | \$3,000.00                   | \$3,800.00                  | 8,300.00            |
| Utilities                                    | 1,764.00                    | 1,386.00                     | 2,310.00                    | 5,460.00            |
| Rehab Reserve Project Expenditures           | <u>0.00</u>                 | <u>10,000.00</u>             | <u>0.00</u>                 | <u>10,000.00</u>    |
| <b>Total Direct Costs</b>                    | <b>\$3,894.54</b>           | <b>\$16,358.02</b>           | <b>\$6,952.44</b>           | <b>\$27,205.00</b>  |
| <b><u>ADMINISTRATION COSTS</u></b>           |                             |                              |                             |                     |
| City Administration                          | \$418.00                    | \$353.00                     | \$406.00                    | 1,177.00            |
| Contract Administration - Park's Dept        | 1,150.00                    | 1,213.00                     | 1,954.00                    | 4,317.00            |
| County Auditor Fees                          | 77.32                       | 182.83                       | 65.79                       | 325.94              |
| Consulting & Professional Services           | 1,392.00                    | 1,176.00                     | 1,352.00                    | 3,920.00            |
| Consultant Incidental Expenses               | 14.00                       | 25.00                        | 21.00                       | 60.00               |
| Public Hearing Publishing Costs              | <u>259.00</u>               | <u>259.00</u>                | <u>259.00</u>               | <u>777.00</u>       |
| <b>Total Administrative Costs</b>            | <b>\$3,310.32</b>           | <b>\$3,208.83</b>            | <b>\$4,057.79</b>           | <b>\$10,576.94</b>  |
| <b>Total Direct and Administration Costs</b> | <b>\$7,204.86</b>           | <b>\$19,566.85</b>           | <b>\$11,010.23</b>          | <b>\$37,781.94</b>  |
| <b><u>BUDGET ADJUSTMENTS</u></b>             |                             |                              |                             |                     |
| Replenishment/(Use) of Operating Reserve     | \$527.94                    | \$8,800.35                   | (\$4,431.19)                | \$4,897.10          |
| Contribution for /(Use of) Rehab Reserve     | 0.00                        | (10,000.00)                  | 0.00                        | (10,000.00)         |
| Rounding Adjustment                          |                             | <u>0.24</u>                  | <u>(0.16)</u>               | <u>0.08</u>         |
| <b>Total Adjustments</b>                     | <b>\$527.94</b>             | <b>(\$1,199.41)</b>          | <b>(\$4,431.35)</b>         | <b>(\$5,102.82)</b> |
| <b>BALANCE TO LEVY</b>                       | <b>\$7,732.80</b>           | <b>\$18,367.44</b>           | <b>\$6,578.88</b>           | <b>\$32,679.12</b>  |

The following page provides additional budget information

#### B. 2018/19 ASSESSMENT RATES

| DESCRIPTION                                  | ZONE A<br>(Pheasant<br>Run) | ZONE B<br>(Cirby Oaks<br>II) | ZONE C<br>(Reuter<br>Ranch) | TOTAL              |
|----------------------------------------------|-----------------------------|------------------------------|-----------------------------|--------------------|
| <b><u>APPLIED ASSESSMENT RATES</u></b>       |                             |                              |                             |                    |
| Number of Assessable Units                   | 40                          | 116                          | 66                          | 222                |
| <b>Applied Assessment Rate Per Unit</b>      | <b>\$193.32</b>             | <b>\$158.34</b>              | <b>\$99.68</b>              |                    |
| Maximum Assessment Rate Per Unit             | \$193.32                    | \$200.00                     | \$200.00                    |                    |
| <b>Potential Maximum Assessment Per Zone</b> | <b>\$7,732.80</b>           | <b>\$23,200.00</b>           | <b>\$13,200.00</b>          | <b>\$44,132.80</b> |

### C. 2018/19 FUND BALANCE INFORMATION

| DESCRIPTION                                         | ZONE A<br>(Pheasant<br>Run) | ZONE B<br>(Cirby Oaks<br>II) | ZONE C<br>(Reuter<br>Ranch) | TOTAL       |
|-----------------------------------------------------|-----------------------------|------------------------------|-----------------------------|-------------|
| <b><u>OPERATING RESERVE</u></b>                     |                             |                              |                             |             |
| Beginning Operating Reserve Balance 7-1-2018 (est.) | \$18,989.49                 | \$36,451.48                  | \$40,768.65                 | \$96,209.62 |
| add: Replenishment from FY 18/19 Levy               | 527.94                      |                              |                             | 527.94      |
| less: Use for FY 18/19 Expenses                     |                             | 8,800.35                     | (4,431.19)                  | 4,369.16    |
| Transfer from/(to) the Rehab Reserve                | (15,915.00)                 | (35,468.40)                  | (30,832.34)                 | (82,215.75) |
| Ending Operating Reserve Balance 6-30-2019 (est.)   | \$3,602.43                  | \$9,783.43                   | \$5,505.12                  | \$18,890.97 |
| <b><u>REHABILITATION RESERVE</u></b>                |                             |                              |                             |             |
| Beginning Rehab Reserve Balance 7-1-2018 (est.)     | \$364.36                    | \$520.40                     | \$460.76                    | \$1,345.52  |
| add: Collect from FY 18/19 Levy                     |                             |                              |                             | 0.00        |
| less: Use for FY 18/19 Rehab Projects               | 0.00                        | (10,000.00)                  | 0.00                        | (10,000.00) |
| Transfer from/(to) the Operating Reserve            | 15,915.00                   | 35,468.40                    | 30,832.34                   | 82,215.75   |
| Ending Rehab Reserve Balance 6-30-2019 (est.)       | \$16,279.36                 | \$25,988.80                  | \$31,293.10                 | \$73,561.27 |

### 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-way's 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 7-1-2018 (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, 2018 to December 31, 2018, 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 18/19 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, 2018 (the beginning of the Fiscal Year) through December 31, 2018. If zero, this line item may not be shown in the budget.

**Use for FY 18/19 Expenses** – The amount of the Operating Reserve to be used to fund FY 18/19 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, 2018 (the beginning of the Fiscal Year) through December 31, 2018. 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 6-30-2019 (est.)** - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2019. 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 7-1-2018 (est.)** — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2018. 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.

**Collect from FY 18/19 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 18/19 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 6-30-2019 (est.)** - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2019. These funds shall be used 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.

## **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. For each Zone showing a projected ending Rehabilitation Reserve balance, a five-year Capital Improvement Plan showing the projected costs of the rehabilitation, restoration and /or replacement of District improvements and other allowable costs, excluding FY 2018/19, is shown below.

**Zone A.** Repair and/or refurbish sound wall improvements: \$5,000 in FY 2020/21; and replace, repair, renovate and/or refurbish plants, landscaping and related materials: \$5,000, \$1,500 and \$5,000 in FYs 2019/20, 2020/21 and 2021/22, respectively.

**Zone B.** Repair and/or refurbish sound wall improvements: \$3,000, \$5,000, \$2,000 and \$1,000 in FYs 2019/20, 2020/21, 2021/22 and 2022/23, respectively; and replace, repair, renovate and/or refurbish plants, landscaping and related materials: \$5,000, \$3,000, \$5,000 and \$2,000 in FYs 2019/20, 2020/21, 2021/22 and 2022/23, respectively.

**Zone C.** Repair and/or refurbish sound wall improvements: \$6,300 in FY 2020/21; replace, repair, renovate and/or refurbish plants, landscaping and related materials: \$10,000, \$10,000 and \$5,000 in FYs 2019/20, 2021/22 and 2022/23, respectively.

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.

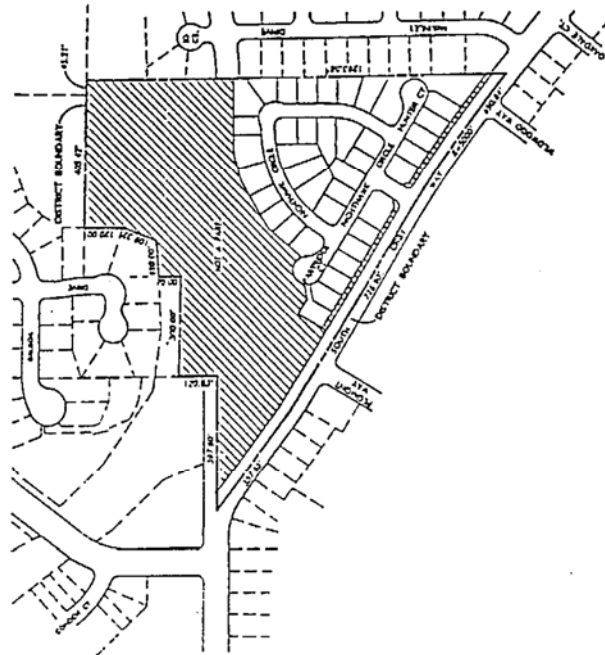


## **APPENDIX A – DISTRICT BOUNDARY MAP**

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.

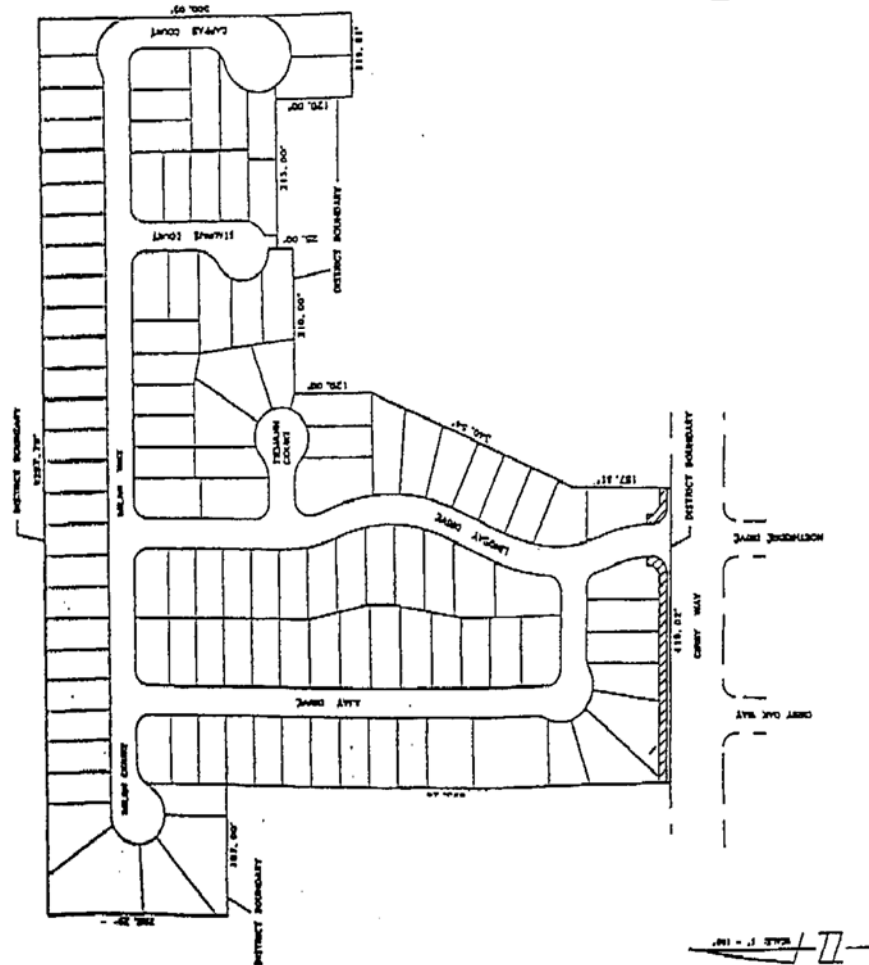
For general reference purposes, a rendering of the District and Zone Boundaries are presented herein.

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FILE: \_\_\_\_\_ IN: July

## Zone B



CLERK'S MAP DUPLICATION STATEMENT:  
FILED IN THE OFFICE OF THE DIST. CLERK OF THE CO. OF LOS ANGELES, STATE  
OF CALIFORNIA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 19\_\_\_\_.

THE END OF THE LINE

CLERK'S MAP STATEMENT:  
 "I HEREBY CERTIFY THAT THE UNDERSIGNED JUDGES PROMOTED BOUNDARIES OF  
 SOUTHERN RAILROAD AND UNINCORPORATED DISTRICT, CITY OF LOS ANGELES,  
 PLACER COUNTY, CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE  
 CITY OF LOS ANGELES AT A REGULAR MEETING THEREOF, HELD ON THE \_\_\_\_\_ DAY  
 OF \_\_\_\_\_ 19\_\_\_\_.  
 BY ITS PRESIDENT MO. \_\_\_\_\_

THE CITY OF MOBILE

COUNTY RECORDER'S FILING STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, AT THE HOUR OF \_\_\_\_\_ O'CLOCK  
A.M. IN BOOK \_\_\_\_\_ OF MAPS OF ASSASSINMENT DISTRICTS AT PLACE \_\_\_\_\_  
IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF PLACER, STATE OF  
CALIFORNIA.

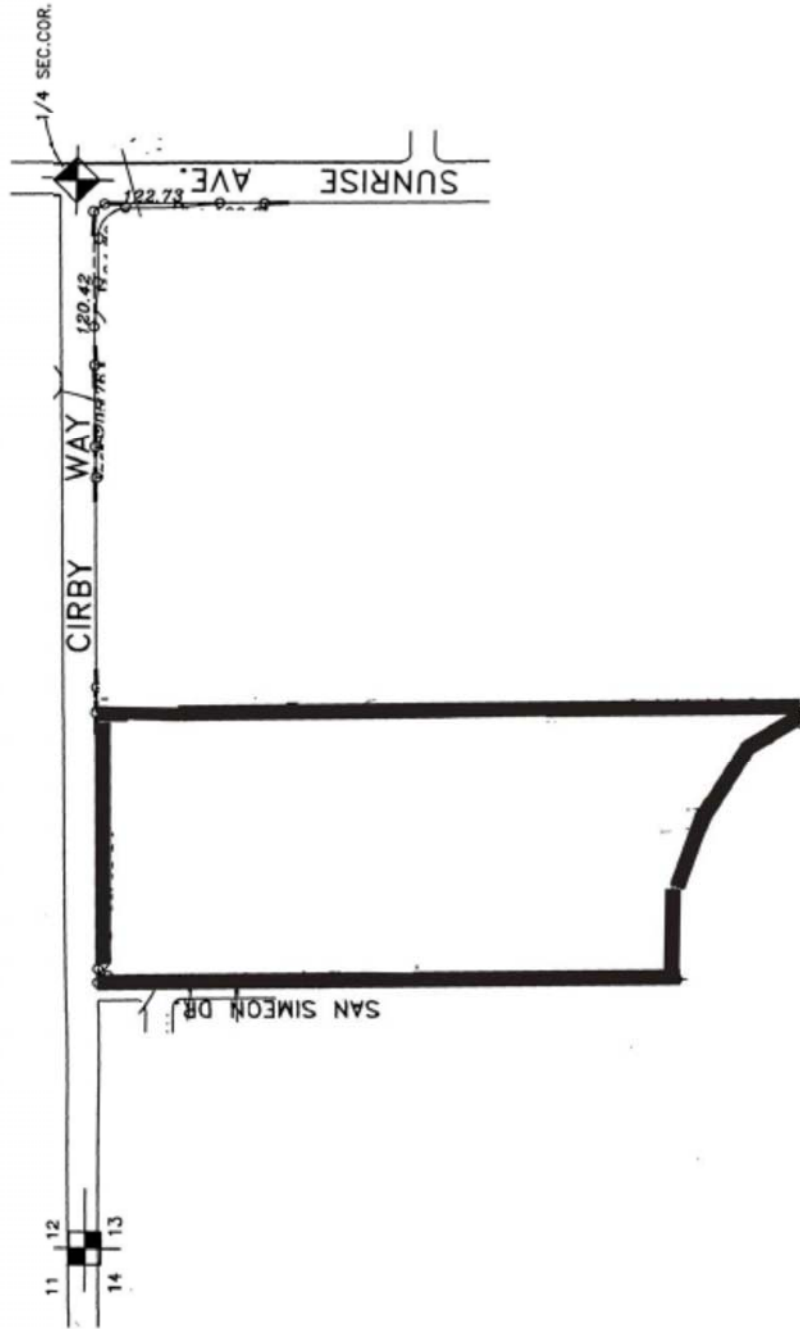
FILED: \_\_\_\_\_  
IN McCALL, COUNTY RECORDER  
COUNTY OF PLACER, CALIFORNIA

**LINEA** **DE** **-----** **1234**

**LEGEND:**  
ISSUES DISTRICT BOUNDARY

PROPOSED BOUNDARIES OF  
ZONE B INFILL  
LIGHTING AND LANDSCAPING DISTRICT  
ASSESSMENT YEAR 1996-1997  
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA  
OCTOBER, 1996 SCALE: 1"=100'  
*The Spink Corporation*  
SHEET 1 OF 1 SHEET

**Zone C  
(Reuter Ranch)**



## APPENDIX B — 2018/19 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 2018/19. 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 2018/19 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 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>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    | 99.68  | 200.00                | 1.0             | LOT 34 REUTER RANCH PH 1            |
| 471-150-019-000           | C    | 99.68  | 200.00                | 1.0             | LOT 35 REUTER RANCH PH 1            |
| 471-150-020-000           | C    | 99.68  | 200.00                | 1.0             | LOT 36 REUTER RANCH PH 1            |
| 471-150-021-000           | C    | 99.68  | 200.00                | 1.0             | LOT 41 REUTER RANCH PH 1            |
| 471-320-001-000           | C    | 99.68  | 200.00                | 1.0             | LOT 1 REUTER RANCH UNIT 1 PH 2 U-68 |
| 471-320-002-000           | C    | 99.68  | 200.00                | 1.0             | LOT 2 REUTER RANCH UNIT 1 PH 2 U-68 |
| 471-320-003-000           | C    | 99.68  | 200.00                | 1.0             | LOT 3 REUTER RANCH UNIT 1 PH 2 U-68 |
| 471-320-004-000           | C    | 99.68  | 200.00                | 1.0             | LOT 4 REUTER RANCH UNIT 1 PH 2 U-68 |
| 471-320-005-000           | C    | 99.68  | 200.00                | 1.0             | LOT 5 REUTER RANCH UNIT 1 PH 2 U-68 |
| 471-320-006-000           | C    | 99.68  | 200.00                | 1.0             | LOT 6 REUTER RANCH UNIT 1 PH 2 U-68 |
| 471-320-007-000           | C    | 99.68  | 200.00                | 1.0             | LOT 7 REUTER RANCH UNIT 1 PH 2 U-68 |
| 471-320-008-000           | C    | 99.68  | 200.00                | 1.0             | LOT 8 REUTER RANCH UNIT 1 PH 2 U-68 |
| 471-320-009-000           | C    | 99.68  | 200.00                | 1.0             | LOT 9 REUTER RANCH UNIT 1 PH 2 U-68 |

**City of Roseville**  
**Infill Area Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                        |
|---------------------------|------|--------|-----------------------|-----------------|------------------------------------------|
| 471-320-010-000           | C    | 99.68  | 200.00                | 1.0             | LOT 10 REUTER RANCH UNIT 1 PH 2 U-68     |
| 471-320-011-000           | C    | 99.68  | 200.00                | 1.0             | LOT 11 REUTER RANCH UNIT 1 PH 2 U-68     |
| 471-320-012-000           | C    | 99.68  | 200.00                | 1.0             | LOT 12 REUTER RANCH UNIT 1 PH 2 U-68     |
| 471-320-013-000           | C    | 99.68  | 200.00                | 1.0             | LOT 13 REUTER RANCH UNIT 1 PH 2 U-68     |
| 471-320-014-000           | C    | 99.68  | 200.00                | 1.0             | LOT 14 REUTER RANCH UNIT 1 PH 2 U-68     |
| 471-320-015-000           | C    | 99.68  | 200.00                | 1.0             | LOT 15 REUTER RANCH UNIT 1 PH 2 U-68     |
| 471-320-016-000           | C    | 99.68  | 200.00                | 1.0             | LOT 16 REUTER RANCH UNIT 1 PH 2 U-68     |
| 471-320-017-000           | C    | 99.68  | 200.00                | 1.0             | LOT 17 REUTER RANCH UNIT 1 PH 2 U-68     |
| 471-320-018-000           | C    | 99.68  | 200.00                | 1.0             | LOT 18 REUTER RANCH UNIT 1 PH 2 U-68     |
| 471-320-019-000           | C    | 99.68  | 200.00                | 1.0             | LOT 19 REUTER RANCH UNIT 1 PH 2 U-68     |
| 471-320-020-000           | C    | 99.68  | 200.00                | 1.0             | LOT 20 REUTER RANCH UNIT 1 PH 2 U-68     |
| 471-320-021-000           | C    | 99.68  | 200.00                | 1.0             | LOT 21 REUTER RANCH UNIT 1 PH 2 U-68     |
| 471-320-022-000           | C    | 99.68  | 200.00                | 1.0             | LOT 22 REUTER RANCH UNIT 1 PH 2 U-68     |
| 471-320-023-000           | C    | 99.68  | 200.00                | 1.0             | LOT 23 REUTER RANCH UNIT 1 PH 2 U-68     |
| 471-320-024-000           | C    | 99.68  | 200.00                | 1.0             | LOT 24 REUTER RANCH UNIT 1 PH 2 U-68     |
| 471-320-025-000           | C    | 99.68  | 200.00                | 1.0             | LOT 25 REUTER RANCH UNIT 1 PH 2 U-68     |
| 471-320-026-000           | C    | 99.68  | 200.00                | 1.0             | LOT 26 REUTER RANCH UNIT 1 PH 2 U-68     |
| 471-320-027-000           | C    | 99.68  | 200.00                | 1.0             | LOT 27 REUTER RANCH UNIT 1 PH 2 U-68     |
| 471-320-028-000           | C    | 99.68  | 200.00                | 1.0             | LOT 28 REUTER RANCH UNIT 1 PH 2 U-68     |
| 471-320-029-000           | C    | 99.68  | 200.00                | 1.0             | LOT 29 REUTER RANCH UNIT 1 PH 2 U-68     |
| 471-320-030-000           | C    | 99.68  | 200.00                | 1.0             | LOT 30 REUTER RANCH UNIT 1 PH 2 U-68     |
| 471-320-031-000           | C    | 99.68  | 200.00                | 1.0             | LOT 31 REUTER RANCH UNIT 1 PH 2 U-68     |
| 471-320-032-000           | C    | 99.68  | 200.00                | 1.0             | LOT 32 REUTER RANCH UNIT 1 PH 2 U-68     |
| 471-320-033-000           | C    | 99.68  | 200.00                | 1.0             | LOT 33 REUTER RANCH UNIT 1 PH 2 U-68     |
| 471-330-001-000           | C    | 99.68  | 200.00                | 1.0             | LOT 37 REUTER RANCH UNIT 1 PH 3 MOR V-66 |
| 471-330-002-000           | C    | 99.68  | 200.00                | 1.0             | LOT 38 REUTER RANCH UNIT 1 PH 3 MOR V-66 |
| 471-330-003-000           | C    | 99.68  | 200.00                | 1.0             | LOT 39 REUTER RANCH UNIT 1 PH 3 MOR V-66 |
| 471-330-004-000           | C    | 99.68  | 200.00                | 1.0             | LOT 40 REUTER RANCH UNIT 1 PH 3 MOR V-66 |
| 471-330-005-000           | C    | 99.68  | 200.00                | 1.0             | LOT 42 REUTER RANCH UNIT 1 PH 3 MOR V-66 |
| 471-330-006-000           | C    | 99.68  | 200.00                | 1.0             | LOT 43 REUTER RANCH UNIT 1 PH 3 MOR V-66 |
| 471-330-007-000           | C    | 99.68  | 200.00                | 1.0             | LOT 44 REUTER RANCH UNIT 1 PH 3 MOR V-66 |
| 471-330-008-000           | C    | 99.68  | 200.00                | 1.0             | LOT 45 REUTER RANCH UNIT 1 PH 3 MOR V-66 |
| 471-330-009-000           | C    | 99.68  | 200.00                | 1.0             | LOT 46 REUTER RANCH UNIT 1 PH 3 MOR V-66 |
| 471-330-010-000           | C    | 99.68  | 200.00                | 1.0             | LOT 47 REUTER RANCH UNIT 1 PH 3 MOR V-66 |
| 471-330-011-000           | C    | 99.68  | 200.00                | 1.0             | LOT 48 REUTER RANCH UNIT 1 PH 3 MOR V-66 |
| 471-330-012-000           | C    | 99.68  | 200.00                | 1.0             | LOT 49 REUTER RANCH UNIT 1 PH 3 MOR V-66 |
| 471-330-013-000           | C    | 99.68  | 200.00                | 1.0             | LOT 50 REUTER RANCH UNIT 1 PH 3 MOR V-66 |
| 471-330-014-000           | C    | 99.68  | 200.00                | 1.0             | LOT 51 REUTER RANCH UNIT 1 PH 3 MOR V-66 |
| 471-330-015-000           | C    | 99.68  | 200.00                | 1.0             | LOT 52 REUTER RANCH UNIT 1 PH 3 MOR V-66 |
| 471-330-016-000           | C    | 99.68  | 200.00                | 1.0             | LOT 53 REUTER RANCH UNIT 1 PH 3 MOR V-66 |
| 471-330-017-000           | C    | 99.68  | 200.00                | 1.0             | LOT 54 REUTER RANCH UNIT 1 PH 3 MOR V-66 |
| 471-330-018-000           | C    | 99.68  | 200.00                | 1.0             | LOT 55 REUTER RANCH UNIT 1 PH 3 MOR V-66 |
| 471-330-019-000           | C    | 99.68  | 200.00                | 1.0             | LOT 56 REUTER RANCH UNIT 1 PH 3 MOR V-66 |
| 471-330-020-000           | C    | 99.68  | 200.00                | 1.0             | LOT 57 REUTER RANCH UNIT 1 PH 3 MOR V-66 |
| 471-330-021-000           | C    | 99.68  | 200.00                | 1.0             | LOT 58 REUTER RANCH UNIT 1 PH 3 MOR V-66 |
| 471-330-022-000           | C    | 99.68  | 200.00                | 1.0             | LOT 59 REUTER RANCH UNIT 1 PH 3 MOR V-66 |
| 471-330-023-000           | C    | 99.68  | 200.00                | 1.0             | LOT 60 REUTER RANCH UNIT 1 PH 3 MOR V-66 |
| 471-330-024-000           | C    | 99.68  | 200.00                | 1.0             | LOT 61 REUTER RANCH UNIT 1 PH 3 MOR V-66 |
| 471-330-025-000           | C    | 99.68  | 200.00                | 1.0             | LOT 62 REUTER RANCH UNIT 1 PH 3 MOR V-66 |
| 471-330-026-000           | C    | 99.68  | 200.00                | 1.0             | LOT 63 REUTER RANCH UNIT 1 PH 3 MOR V-66 |
| 471-330-027-000           | C    | 99.68  | 200.00                | 1.0             | LOT 64 REUTER RANCH UNIT 1 PH 3 MOR V-66 |
| 471-330-028-000           | C    | 99.68  | 200.00                | 1.0             | LOT 65 REUTER RANCH UNIT 1 PH 3 MOR V-66 |
| 471-330-029-000           | C    | 99.68  | 200.00                | 1.0             | LOT 66 REUTER RANCH UNIT 1 PH 3 MOR V-66 |



**City of Roseville**  
**Infill Area Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION          |
|---------------------------|------|--------|-----------------------|-----------------|----------------------------|
| 472-420-001-000           | B    | 158.34 | 200.00                | 1.0             | LOT 1 CIRBY OAKS II T-57   |
| 472-420-002-000           | B    | 158.34 | 200.00                | 1.0             | LOT 2 CIRBY OAKS II T-57   |
| 472-420-003-000           | B    | 158.34 | 200.00                | 1.0             | LOT 3 CIRBY OAKS II T-57   |
| 472-420-004-000           | B    | 158.34 | 200.00                | 1.0             | LOT 4 CIRBY OAKS II T-57   |
| 472-420-005-000           | B    | 158.34 | 200.00                | 1.0             | LOT 5 CIRBY OAKS II T-57   |
| 472-420-006-000           | B    | 158.34 | 200.00                | 1.0             | LOT 6 CIRBY OAKS II T-57   |
| 472-420-007-000           | B    | 158.34 | 200.00                | 1.0             | LOT 7 CIRBY OAKS II T-57   |
| 472-420-008-000           | B    | 158.34 | 200.00                | 1.0             | LOT 8 CIRBY OAKS II T-57   |
| 472-420-009-000           | B    | 158.34 | 200.00                | 1.0             | LOT 9 CIRBY OAKS II T-57   |
| 472-420-010-000           | B    | 158.34 | 200.00                | 1.0             | LOT 10 CIRBY OAKS II T-57  |
| 472-420-011-000           | B    | 158.34 | 200.00                | 1.0             | LOT 11 CIRBY OAKS II T-57  |
| 472-420-012-000           | B    | 158.34 | 200.00                | 1.0             | LOT 12 CIRBY OAKS II T-57  |
| 472-420-013-000           | B    | 158.34 | 200.00                | 1.0             | LOT 13 CIRBY OAKS II T-57  |
| 472-420-014-000           | B    | 158.34 | 200.00                | 1.0             | LOT 14 CIRBY OAKS II T-57  |
| 472-420-015-000           | B    | 158.34 | 200.00                | 1.0             | LOT 15 CIRBY OAKS II T-57  |
| 472-420-016-000           | B    | 158.34 | 200.00                | 1.0             | LOT 16 CIRBY OAKS II T-57  |
| 472-420-017-000           | B    | 158.34 | 200.00                | 1.0             | LOT 34 CIRBY OAKS II T-57  |
| 472-420-018-000           | B    | 158.34 | 200.00                | 1.0             | LOT 35 CIRBY OAKS II T-57  |
| 472-420-019-000           | B    | 158.34 | 200.00                | 1.0             | LOT 36 CIRBY OAKS II T-57  |
| 472-420-020-000           | B    | 158.34 | 200.00                | 1.0             | LOT 37 CIRBY OAKS II T-57  |
| 472-420-021-000           | B    | 158.34 | 200.00                | 1.0             | LOT 38 CIRBY OAKS II T-57  |
| 472-420-022-000           | B    | 158.34 | 200.00                | 1.0             | LOT 39 CIRBY OAKS II T-57  |
| 472-420-023-000           | B    | 158.34 | 200.00                | 1.0             | LOT 40 CIRBY OAKS II T-57  |
| 472-420-024-000           | B    | 158.34 | 200.00                | 1.0             | LOT 41 CIRBY OAKS II T-57  |
| 472-420-025-000           | B    | 158.34 | 200.00                | 1.0             | LOT 42 CIRBY OAKS II T-57  |
| 472-420-026-000           | B    | 158.34 | 200.00                | 1.0             | LOT 43 CIRBY OAKS II T-57  |
| 472-420-027-000           | B    | 158.34 | 200.00                | 1.0             | LOT 44 CIRBY OAKS II T-57  |
| 472-420-028-000           | B    | 158.34 | 200.00                | 1.0             | LOT 45 CIRBY OAKS II T-57  |
| 472-420-029-000           | B    | 158.34 | 200.00                | 1.0             | LOT 46 CIRBY OAKS II T-57  |
| 472-420-030-000           | B    | 158.34 | 200.00                | 1.0             | LOT 47 CIRBY OAKS II T-57  |
| 472-420-031-000           | B    | 158.34 | 200.00                | 1.0             | LOT 48 CIRBY OAKS II T-57  |
| 472-420-032-000           | B    | 158.34 | 200.00                | 1.0             | LOT 49 CIRBY OAKS II T-57  |
| 472-420-033-000           | B    | 158.34 | 200.00                | 1.0             | LOT 50 CIRBY OAKS II T-57  |
| 472-420-034-000           | B    | 158.34 | 200.00                | 1.0             | LOT 51 CIRBY OAKS II T-57  |
| 472-420-035-000           | B    | 158.34 | 200.00                | 1.0             | LOT 52 CIRBY OAKS II T-57  |
| 472-420-036-000           | B    | 158.34 | 200.00                | 1.0             | LOT 53 CIRBY OAKS II T-57  |
| 472-420-037-000           | B    | 158.34 | 200.00                | 1.0             | LOT 54 CIRBY OAKS II T-57  |
| 472-420-038-000           | B    | 158.34 | 200.00                | 1.0             | LOT 101 CIRBY OAKS II T-57 |
| 472-420-039-000           | B    | 158.34 | 200.00                | 1.0             | LOT 102 CIRBY OAKS II T-57 |
| 472-420-040-000           | B    | 158.34 | 200.00                | 1.0             | LOT 103 CIRBY OAKS II T-57 |
| 472-420-041-000           | B    | 158.34 | 200.00                | 1.0             | LOT 104 CIRBY OAKS II T-57 |
| 472-420-042-000           | B    | 158.34 | 200.00                | 1.0             | LOT 105 CIRBY OAKS II T-57 |
| 472-420-043-000           | B    | 158.34 | 200.00                | 1.0             | LOT 106 CIRBY OAKS II T-57 |
| 472-420-044-000           | B    | 158.34 | 200.00                | 1.0             | LOT 107 CIRBY OAKS II T-57 |
| 472-420-045-000           | B    | 158.34 | 200.00                | 1.0             | LOT 108 CIRBY OAKS II T-57 |
| 472-420-046-000           | B    | 158.34 | 200.00                | 1.0             | LOT 109 CIRBY OAKS II T-57 |
| 472-420-047-000           | B    | 158.34 | 200.00                | 1.0             | LOT 110 CIRBY OAKS II T-57 |
| 472-420-048-000           | B    | 158.34 | 200.00                | 1.0             | LOT 111 CIRBY OAKS II T-57 |
| 472-420-049-000           | B    | 158.34 | 200.00                | 1.0             | LOT 112 CIRBY OAKS II T-57 |
| 472-420-050-000           | B    | 158.34 | 200.00                | 1.0             | LOT 113 CIRBY OAKS II T-57 |
| 472-420-051-000           | B    | 158.34 | 200.00                | 1.0             | LOT 114 CIRBY OAKS II T-57 |
| 472-420-052-000           | B    | 158.34 | 200.00                | 1.0             | LOT 115 CIRBY OAKS II T-57 |
| 472-420-053-000           | B    | 158.34 | 200.00                | 1.0             | LOT 116 CIRBY OAKS II T-57 |

**City of Roseville**  
**Infill Area Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION         |
|---------------------------|------|--------|-----------------------|-----------------|---------------------------|
| 472-430-001-000           | B    | 158.34 | 200.00                | 1.0             | LOT 17 CIRBY OAKS II T-57 |
| 472-430-002-000           | B    | 158.34 | 200.00                | 1.0             | LOT 18 CIRBY OAKS II T-57 |
| 472-430-003-000           | B    | 158.34 | 200.00                | 1.0             | LOT 19 CIRBY OAKS II T-57 |
| 472-430-004-000           | B    | 158.34 | 200.00                | 1.0             | LOT 20 CIRBY OAKS II T-57 |
| 472-430-005-000           | B    | 158.34 | 200.00                | 1.0             | LOT 21 CIRBY OAKS II T-57 |
| 472-430-006-000           | B    | 158.34 | 200.00                | 1.0             | LOT 22 CIRBY OAKS II T-57 |
| 472-430-007-000           | B    | 158.34 | 200.00                | 1.0             | LOT 23 CIRBY OAKS II T-57 |
| 472-430-008-000           | B    | 158.34 | 200.00                | 1.0             | LOT 24 CIRBY OAKS II T-57 |
| 472-430-009-000           | B    | 158.34 | 200.00                | 1.0             | LOT 25 CIRBY OAKS II T-57 |
| 472-430-010-000           | B    | 158.34 | 200.00                | 1.0             | LOT 26 CIRBY OAKS II T-57 |
| 472-430-011-000           | B    | 158.34 | 200.00                | 1.0             | LOT 27 CIRBY OAKS II T-57 |
| 472-430-012-000           | B    | 158.34 | 200.00                | 1.0             | LOT 28 CIRBY OAKS II T-57 |
| 472-430-013-000           | B    | 158.34 | 200.00                | 1.0             | LOT 29 CIRBY OAKS II T-57 |
| 472-430-014-000           | B    | 158.34 | 200.00                | 1.0             | LOT 30 CIRBY OAKS II T-57 |
| 472-430-015-000           | B    | 158.34 | 200.00                | 1.0             | LOT 31 CIRBY OAKS II T-57 |
| 472-430-016-000           | B    | 158.34 | 200.00                | 1.0             | LOT 32 CIRBY OAKS II T-57 |
| 472-430-017-000           | B    | 158.34 | 200.00                | 1.0             | LOT 33 CIRBY OAKS II T-57 |
| 472-430-018-000           | B    | 158.34 | 200.00                | 1.0             | LOT 55 CIRBY OAKS II T-57 |
| 472-430-019-000           | B    | 158.34 | 200.00                | 1.0             | LOT 56 CIRBY OAKS II T-57 |
| 472-430-020-000           | B    | 158.34 | 200.00                | 1.0             | LOT 57 CIRBY OAKS II T-57 |
| 472-430-021-000           | B    | 158.34 | 200.00                | 1.0             | LOT 58 CIRBY OAKS II T-57 |
| 472-430-022-000           | B    | 158.34 | 200.00                | 1.0             | LOT 59 CIRBY OAKS II T-57 |
| 472-430-023-000           | B    | 158.34 | 200.00                | 1.0             | LOT 60 CIRBY OAKS II T-57 |
| 472-430-024-000           | B    | 158.34 | 200.00                | 1.0             | LOT 61 CIRBY OAKS II T-57 |
| 472-430-025-000           | B    | 158.34 | 200.00                | 1.0             | LOT 62 CIRBY OAKS II T-57 |
| 472-430-026-000           | B    | 158.34 | 200.00                | 1.0             | LOT 63 CIRBY OAKS II T-57 |
| 472-430-027-000           | B    | 158.34 | 200.00                | 1.0             | LOT 64 CIRBY OAKS II T-57 |
| 472-430-028-000           | B    | 158.34 | 200.00                | 1.0             | LOT 65 CIRBY OAKS II T-57 |
| 472-430-029-000           | B    | 158.34 | 200.00                | 1.0             | LOT 66 CIRBY OAKS II T-57 |
| 472-430-030-000           | B    | 158.34 | 200.00                | 1.0             | LOT 67 CIRBY OAKS II T-57 |
| 472-430-031-000           | B    | 158.34 | 200.00                | 1.0             | LOT 68 CIRBY OAKS II T-57 |
| 472-430-032-000           | B    | 158.34 | 200.00                | 1.0             | LOT 69 CIRBY OAKS II T-57 |
| 472-430-033-000           | B    | 158.34 | 200.00                | 1.0             | LOT 70 CIRBY OAKS II T-57 |
| 472-430-034-000           | B    | 158.34 | 200.00                | 1.0             | LOT 71 CIRBY OAKS II T-57 |
| 472-430-035-000           | B    | 158.34 | 200.00                | 1.0             | LOT 72 CIRBY OAKS II T-57 |
| 472-430-036-000           | B    | 158.34 | 200.00                | 1.0             | LOT 73 CIRBY OAKS II T-57 |
| 472-430-037-000           | B    | 158.34 | 200.00                | 1.0             | LOT 74 CIRBY OAKS II T-57 |
| 472-430-038-000           | B    | 158.34 | 200.00                | 1.0             | LOT 75 CIRBY OAKS II T-57 |
| 472-430-039-000           | B    | 158.34 | 200.00                | 1.0             | LOT 76 CIRBY OAKS II T-57 |
| 472-430-040-000           | B    | 158.34 | 200.00                | 1.0             | LOT 77 CIRBY OAKS II T-57 |
| 472-430-041-000           | B    | 158.34 | 200.00                | 1.0             | LOT 78 CIRBY OAKS II T-57 |
| 472-430-042-000           | B    | 158.34 | 200.00                | 1.0             | LOT 79 CIRBY OAKS II T-57 |
| 472-430-043-000           | B    | 158.34 | 200.00                | 1.0             | LOT 80 CIRBY OAKS II T-57 |
| 472-430-044-000           | B    | 158.34 | 200.00                | 1.0             | LOT 81 CIRBY OAKS II T-57 |
| 472-430-045-000           | B    | 158.34 | 200.00                | 1.0             | LOT 82 CIRBY OAKS II T-57 |
| 472-430-046-000           | B    | 158.34 | 200.00                | 1.0             | LOT 83 CIRBY OAKS II T-57 |
| 472-430-047-000           | B    | 158.34 | 200.00                | 1.0             | LOT 84 CIRBY OAKS II T-57 |
| 472-430-048-000           | B    | 158.34 | 200.00                | 1.0             | LOT 85 CIRBY OAKS II T-57 |
| 472-430-049-000           | B    | 158.34 | 200.00                | 1.0             | LOT 86 CIRBY OAKS II T-57 |
| 472-430-050-000           | B    | 158.34 | 200.00                | 1.0             | LOT 87 CIRBY OAKS II T-57 |
| 472-430-051-000           | B    | 158.34 | 200.00                | 1.0             | LOT 88 CIRBY OAKS II T-57 |
| 472-430-052-000           | B    | 158.34 | 200.00                | 1.0             | LOT 89 CIRBY OAKS II T-57 |
| 472-430-053-000           | B    | 158.34 | 200.00                | 1.0             | LOT 90 CIRBY OAKS II T-57 |

**City of Roseville**  
**Infill Area Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION          |
|---------------------------|------|--------|-----------------------|-----------------|----------------------------|
| 472-430-054-000           | B    | 158.34 | 200.00                | 1.0             | LOT 91 CIRBY OAKS II T-57  |
| 472-430-055-000           | B    | 158.34 | 200.00                | 1.0             | LOT 92 CIRBY OAKS II T-57  |
| 472-430-056-000           | B    | 158.34 | 200.00                | 1.0             | LOT 93 CIRBY OAKS II T-57  |
| 472-430-057-000           | B    | 158.34 | 200.00                | 1.0             | LOT 94 CIRBY OAKS II T-57  |
| 472-430-058-000           | B    | 158.34 | 200.00                | 1.0             | LOT 95 CIRBY OAKS II T-57  |
| 472-430-059-000           | B    | 158.34 | 200.00                | 1.0             | LOT 96 CIRBY OAKS II T-57  |
| 472-430-060-000           | B    | 158.34 | 200.00                | 1.0             | LOT 97 CIRBY OAKS II T-57  |
| 472-430-061-000           | B    | 158.34 | 200.00                | 1.0             | LOT 98 CIRBY OAKS II T-57  |
| 472-430-062-000           | B    | 158.34 | 200.00                | 1.0             | LOT 99 CIRBY OAKS II T-57  |
| 472-430-063-000           | B    | 158.34 | 200.00                | 1.0             | LOT 100 CIRBY OAKS II T-57 |

| Summary Fields     | Value     |
|--------------------|-----------|
| ACTIVE PARCELS     | 222       |
| LEVIED PARCELS     | 222       |
| CHARGE             | 32,679.12 |
| MAXIMUM ASSESSMENT | 44,132.80 |

## RESOLUTION NO. 18-207

### **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 2018/2019**

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. 18-207**

**PASSED, APPROVED, AND ADOPTED THIS** \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_,  
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. \_\_\_\_\_ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

\_\_\_\_\_,  
City Clerk  
City of Roseville

## RESOLUTION NO. 18-208

### **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 2018/2019**

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, 2018, and ending June 30, 2019, 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, 2018, and ending June 30, 2019, 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, 2018, and ending June 30, 2019, 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, 2018, and ending June 30, 2019.

**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@wilddan.com or US Mail to: Willdan Financial Services, 27368 Via Industria, Suite 200, Temecula, CA 92590 Attn: Mickey Ashley.



**RESOLUTION NO. 18-208**

**PASSED, APPROVED, AND ADOPTED THIS** \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_,  
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. \_\_\_\_\_ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

\_\_\_\_\_,  
City Clerk  
City of Roseville



# **City of Roseville**

## **Johnson Ranch**

### **Landscaping and Lighting District**

**2018/19 ENGINEER'S ANNUAL LEVY REPORT**

Intent Meeting: May 2, 2018  
Public Hearing: June 6, 2018

27368 Via Industria  
Suite 200  
Temecula, CA 92590  
T 951.587.3500 | 800.755.6864  
F 951.587.3510

[www.willdan.com/financial](http://www.willdan.com/financial)



# ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

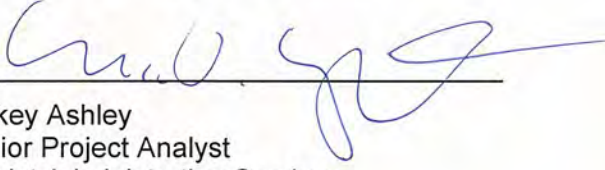
Johnson Ranch  
Landscaping and Lighting District

City of Roseville  
Placer County, State of California

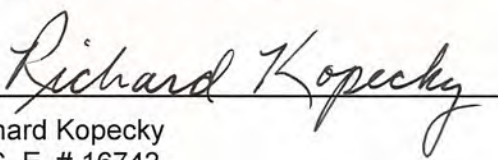
This Report describes the District and any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2018/19 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps 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 14<sup>th</sup> day of APRIL, 2018

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

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### 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, 2018 through June 30, 2019. 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”) 2018/19. The assessments as approved will be submitted to the Placer County Auditor/Controller to be included on the FY 2018/19 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 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

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### 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. 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.

### **C. 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).

### **D. 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.

### III. DISTRICT BUDGET

#### A. 2018/19 BUDGET

| DESCRIPTION                                     | ZONE A <sup>(1)</sup> | ZONE B <sup>(1)</sup> | ZONE C            | ZONE D          | ZONE E            |
|-------------------------------------------------|-----------------------|-----------------------|-------------------|-----------------|-------------------|
| <b><u>DIRECT COSTS</u></b>                      |                       |                       |                   |                 |                   |
| Contract Maintenance - Open Space               | 12,500.00             | 8,000.00              | 4,500.00          | 213.00          | 5,683.00          |
| Utilities                                       | 472.50                |                       |                   |                 |                   |
| Maintenance - Bike Trails                       | n/a                   | 3,000.00              | 2,500.00          | n/a             | 1,136.00          |
| Rehab Reserve Project Expenditures              | -                     | -                     | -                 | -               | -                 |
| <b>Total Direct Costs</b>                       | <b>\$12,972.50</b>    | <b>\$11,000.00</b>    | <b>\$7,000.00</b> | <b>\$213.00</b> | <b>\$6,819.00</b> |
| <b><u>ADMINISTRATION COSTS</u></b>              |                       |                       |                   |                 |                   |
| City Administration                             | 602.46                | 415.57                | 323.90            | 11.66           | 535.41            |
| Contract Administration- Park's Dept            | 150.00                | 36.00                 | 100.00            | 36.00           | 116.00            |
| Contract Administration - Open Space            | 1,350.00              | 36.00                 | 780.00            | 36.00           | 906.00            |
| County Auditor Fees                             | 167.55                | 115.57                | 90.08             | 3.24            | 95.77             |
| Consulting & Professional Services              | 1,511.42              | 1,042.55              | 812.57            | 29.26           | 1,343.21          |
| Consultant Incidental Expenses                  | 35.00                 | 70.00                 | 38.00             | 2.00            | 5.00              |
| Public Hearing Publishing Costs                 | 150.00                | 150.00                | 150.00            | 150.00          | 150.00            |
| <b>Total Administrative Costs</b>               | <b>\$3,966.43</b>     | <b>\$1,865.69</b>     | <b>\$2,294.54</b> | <b>\$268.17</b> | <b>\$3,151.39</b> |
| <b>Total Direct and Administration Costs</b>    | <b>\$16,938.93</b>    | <b>\$12,865.69</b>    | <b>\$9,294.54</b> | <b>\$481.17</b> | <b>\$9,970.39</b> |
| <b><u>BUDGET ADJUSTMENTS <sup>(2)</sup></u></b> |                       |                       |                   |                 |                   |
| Replenishment/(Use) of Operating Reserve        | (183.91)              | (1,308.37)            | (286.70)          | (156.77)        | (393.00)          |
| Contribution for /(Use of) Rehab Reserve        | 0.00                  | 0.00                  | 0.00              | 0.00            | 0.00              |
| Rounding Adjustment                             |                       |                       |                   |                 | <u>0.43</u>       |
| <b>BALANCE TO LEVY</b>                          | <b>\$16,755.02</b>    | <b>\$11,557.32</b>    | <b>\$9,007.84</b> | <b>\$324.40</b> | <b>\$9,577.82</b> |

| Parcel 82 Levy Recap <sup>(1)</sup>               | ZONE A <sup>(1)</sup> | ZONE B <sup>(1)</sup> |
|---------------------------------------------------|-----------------------|-----------------------|
| Non-Parcel 82 Levy (70% of Costs)                 | \$11,728.51           | \$8,090.12            |
| Parcel 82 Levy - 458-020-001 (30% of Total Costs) | <u>5,026.51</u>       | <u>3,467.20</u>       |
| <b>Total Assessment</b>                           | <b>\$16,755.02</b>    | <b>\$11,557.32</b>    |

(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.

(2) Table C. 2018/19 FUND BALANCE INFORMATION provides additional budget information.

## B. 2018/19 ASSESSMENT RATES

| DESCRIPTION                                                    | ZONE A          | ZONE B          | ZONE C         | ZONE D       | ZONE E          |
|----------------------------------------------------------------|-----------------|-----------------|----------------|--------------|-----------------|
| <b><u>FY 2018/19 APPLIED ASSESSMENT RATE</u></b>               |                 |                 |                |              |                 |
| Number of Assessable Parcels                                   | 194             | 812             | 174            | 505          | 4               |
| Total Assessable Acres                                         | 101.5984        | 227.5064        | 132.6061       | 140.9012     | 13.6282         |
| <b>Applied Assessment Rates:</b>                               |                 |                 |                |              |                 |
| Per Acre - Zones C, D & E                                      |                 |                 | \$67.9293      | \$2.3023     | \$702.7940      |
| Per Acre - Non-Parcel 82 Parcels (70% of costs) <sup>(1)</sup> | \$115.4399      | \$35.5600       |                |              |                 |
| Parcel 82 Only (30% of Costs) <sup>(1)</sup>                   | \$5,026.51      | \$3,467.20      |                |              |                 |
| <b>Maximum Assessment Rates:</b>                               |                 |                 |                |              |                 |
| Per Acre - Zones C, D & E                                      |                 |                 | \$67.9293      | \$2.3023     | \$1,092.6096    |
| Per Acre - Non-Parcel 82 Properties                            | \$115.4399      | \$35.5600       |                |              |                 |
| Parcel 82 Only                                                 | \$5,026.51      | \$3,467.20      |                |              |                 |
| <b>Potential Maximum Assessment</b>                            | <b>\$16,755</b> | <b>\$11,557</b> | <b>\$9,008</b> | <b>\$324</b> | <b>\$14,890</b> |

<sup>(1)</sup>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. 2018/19 FUND BALANCE INFORMATION

| DESCRIPTION                                              | ZONE A            | ZONE B            | ZONE C            | ZONE D          | ZONE E            |
|----------------------------------------------------------|-------------------|-------------------|-------------------|-----------------|-------------------|
| <b><u>OPERATING RESERVE</u></b>                          |                   |                   |                   |                 |                   |
| Beginning Operating Reserve Balance 7-1-2018 (est.)      | \$8,359.77        | \$6,438.20        | \$4,623.07        | \$365.00        | \$5,140.31        |
| add: Replenishment from FY 18/19 Levy                    |                   |                   |                   |                 |                   |
| less: Use for FY 18/19 Expenses                          | (183.91)          | (1,308.37)        | (286.70)          | (156.77)        | (393.00)          |
| Transfer from/(to) General Fund                          |                   |                   |                   |                 | (862.85)          |
| Transfer from/(to) the Rehab Reserve                     |                   | 1,303.01          |                   | 32.36           | 1,100.73          |
| <b>Ending Operating Reserve Balance 6-30-2019 (est.)</b> | <b>\$8,175.86</b> | <b>\$6,432.84</b> | <b>\$4,336.37</b> | <b>\$240.59</b> | <b>\$4,985.19</b> |
| <b><u>REHABILITATION RESERVE</u></b>                     |                   |                   |                   |                 |                   |
| Beginning Rehab Reserve Balance 7-1-2018 (est.)          | \$0.00            | \$1,588.15        | \$0.00            | \$54.42         | \$1,100.73        |
| add: Collect from FY 18/19 Levy                          |                   |                   |                   |                 |                   |
| less: Use for FY 18/19 Rehab Projects                    | 0.00              | 0.00              | 0.00              | 0.00            | 0.00              |
| Transfer from/(to) the Operating Reserve                 | 0.00              | (1,303.01)        | 0.00              | (32.36)         | (1,100.73)        |
| <b>Ending Rehab Reserve Balance 6-30-2019 (est.)</b>     | <b>\$0.00</b>     | <b>\$285.14</b>   | <b>\$0.00</b>     | <b>\$22.06</b>  | <b>\$0.00</b>     |

## **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 rights-of-way 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 7-1-2018 (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, 2018 to December 31, 2018, 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 18/19 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, 2018 (the beginning of the Fiscal Year) through December 31, 2018. If zero, this line item may not be shown in the budget.

**Use for FY 18/19 Expenses** – The amount of the Operating Reserve to be used to fund FY 18/19 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, 2018 (the beginning of the Fiscal Year) through December 31, 2018. 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 6-30-2019 (est.)** - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2019. 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 7-1-2018 (est.)** — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2018. 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.

**Collect from FY 18/19 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 18/19 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 6-30-2019 (est.)** - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2019. These funds shall be used 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.

#### **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. For each Zone showing a projected ending Rehabilitation Reserve balance, a five-year Capital Improvement Plan showing the projected costs of the rehabilitation, restoration and /or replacement of District improvements and other allowable costs, excluding FY 2018/19, is shown below.

**Zone B.** General Open Space, creek rehabilitation: \$300 in FY 2019/20.

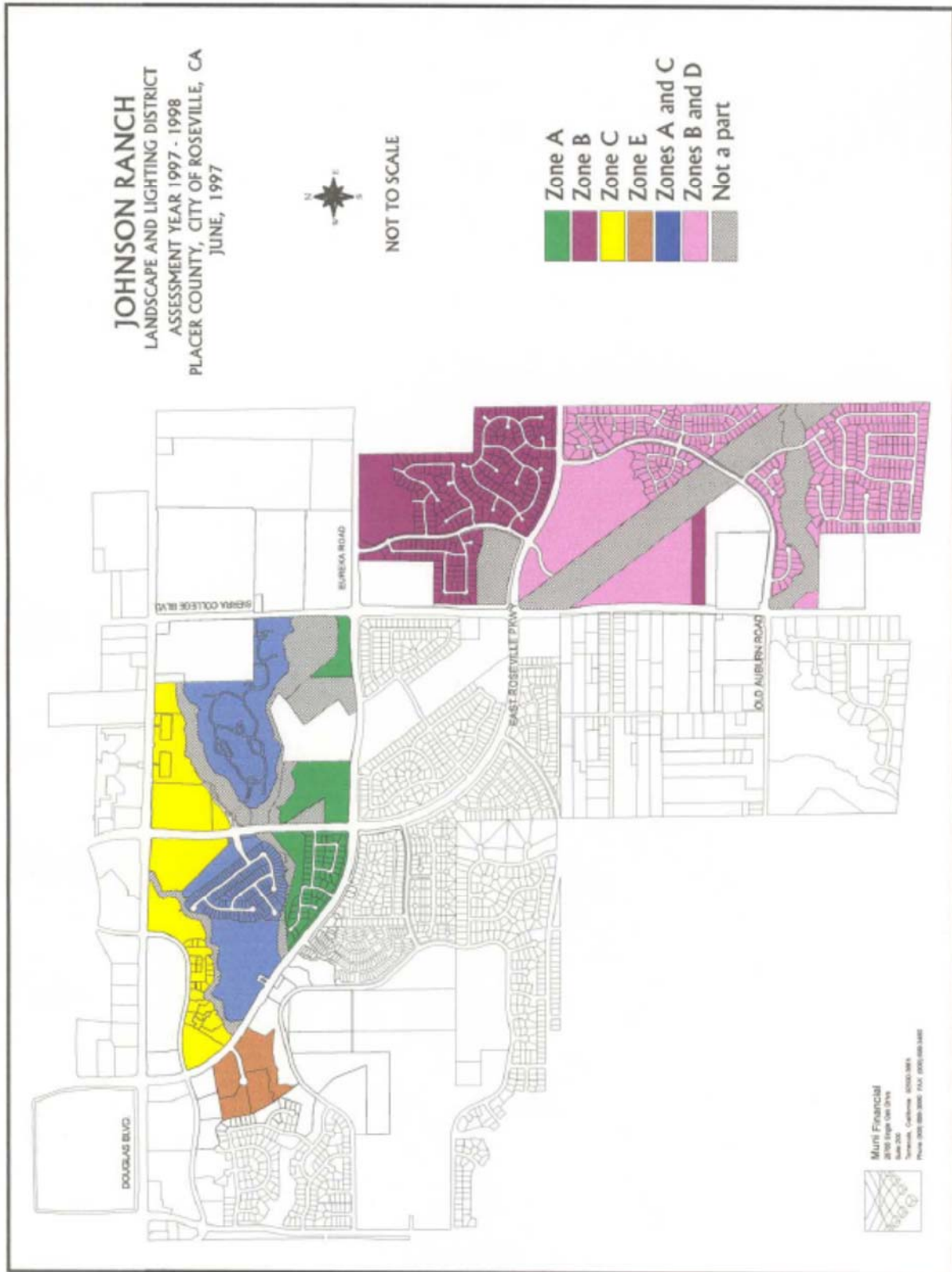
**Zone D.** General Open Space, creek rehabilitation: \$100 in FY 2019/20.

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 — 2018/19 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 2018/19. 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 2018/19 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**  
**2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASMT<br>CATEGORY | MAX ASSMT | CHARGE   | ACRES<br>AREA A | ACRES<br>AREA B | ACRES<br>AREA C | ACRES<br>AREA D | ACRES<br>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-14 |
| 457-070-001-000           | Assessable       | 3,140.92  | 2,020.24 | 0.0             | 0.0             | 0.0             | 0.0             | 2.8747          | 2.7 AC PAR 9A PMOR 28-110                  |
| 457-070-002-000           | Assessable       | 4,071.60  | 2,618.86 | 0.0             | 0.0             | 0.0             | 0.0             | 3.7265          | 3.5 AC PAR 9B PMOR 28-110                  |
| 457-070-003-000           | Assessable       | 3,838.88  | 2,469.18 | 0.0             | 0.0             | 0.0             | 0.0             | 3.5135          | 3.3 AC PAR 9C PMOR 28-110                  |
| 457-070-004-000           | Assessable       | 3,838.88  | 2,469.18 | 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             | LOT 5 BROADSTONE PLACE MOR BK Q PG 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             | LOT 22 BROADSTONE PLACE MOR Q-11           |
| 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             | LOT 24 BROADSTONE PLACE MOR Q-11           |

**City of Roseville**  
**Johnson Ranch Landscaping & Lighting District**  
**2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASMT<br>CATEGORY | MAX ASSMT | CHARGE   | ACRES<br>AREA A | ACRES<br>AREA B | ACRES<br>AREA C | ACRES<br>AREA D | ACRES<br>AREA E | LEGAL DESCRIPTION                   |
|---------------------------|------------------|-----------|----------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------------------------------|
| 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             | LOT 30 BROADSTONE PLACE MOR 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 |
| 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                   |

**City of Roseville**  
**Johnson Ranch Landscaping & Lighting District**  
**2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASMT<br>CATEGORY | MAX ASSMT | CHARGE | ACRES<br>AREA A | ACRES<br>AREA B | ACRES<br>AREA C | ACRES<br>AREA D | ACRES<br>AREA E | LEGAL DESCRIPTION        |
|---------------------------|------------------|-----------|--------|-----------------|-----------------|-----------------|-----------------|-----------------|--------------------------|
| 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 |
| 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 |

**City of Roseville  
Johnson Ranch Landscaping & Lighting District  
2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASMT<br>CATEGORY | MAX ASSMT | CHARGE | ACRES<br>AREA A | ACRES<br>AREA B | ACRES<br>AREA C | ACRES<br>AREA D | ACRES<br>AREA E | LEGAL DESCRIPTION        |
|---------------------------|------------------|-----------|--------|-----------------|-----------------|-----------------|-----------------|-----------------|--------------------------|
| 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 |
| 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 |

**City of Roseville  
Johnson Ranch Landscaping & Lighting District  
2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASMT<br>CATEGORY | MAX ASSMT | CHARGE | ACRES<br>AREA A | ACRES<br>AREA B | ACRES<br>AREA C | ACRES<br>AREA D | ACRES<br>AREA E | LEGAL DESCRIPTION         |
|---------------------------|------------------|-----------|--------|-----------------|-----------------|-----------------|-----------------|-----------------|---------------------------|
| 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 |
| 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 |



**City of Roseville**  
**Johnson Ranch Landscaping & Lighting District**  
**2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASMT<br>CATEGORY | MAX ASSMT | CHARGE | ACRES<br>AREA A | ACRES<br>AREA B | ACRES<br>AREA C | ACRES<br>AREA D | ACRES<br>AREA E | LEGAL DESCRIPTION                        |
|---------------------------|------------------|-----------|--------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------------------------------|
| 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 |
| 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 |



**City of Roseville**  
**Johnson Ranch Landscaping & Lighting District**  
**2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASMT<br>CATEGORY | MAX ASSMT | CHARGE | ACRES<br>AREA A | ACRES<br>AREA B | ACRES<br>AREA C | ACRES<br>AREA D | ACRES<br>AREA E | LEGAL DESCRIPTION                        |
|---------------------------|------------------|-----------|--------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------------------------------|
| 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-7  |
| 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-7  |
| 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-7  |
| 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-7  |
| 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-7  |
| 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-7  |
| 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-7  |
| 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-7  |
| 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-7  |
| 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-7  |
| 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-7  |
| 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-7  |
| 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-7  |
| 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-7  |
| 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-7  |
| 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-7  |
| 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-7  |

**City of Roseville**  
**Johnson Ranch Landscaping & Lighting District**  
**2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASMT<br>CATEGORY | MAX ASSMT | CHARGE | ACRES<br>AREA A | ACRES<br>AREA B | ACRES<br>AREA C | ACRES<br>AREA D | ACRES<br>AREA E | LEGAL DESCRIPTION                                 |
|---------------------------|------------------|-----------|--------|-----------------|-----------------|-----------------|-----------------|-----------------|---------------------------------------------------|
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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 U-7       |
| 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-B MOR U-7 |
| 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 MOR U-7  |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |
| 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-7           |

**City of Roseville**  
**Johnson Ranch Landscaping & Lighting District**  
**2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASMT<br>CATEGORY | MAX ASSMT | CHARGE | ACRES<br>AREA A | ACRES<br>AREA B | ACRES<br>AREA C | ACRES<br>AREA D | ACRES<br>AREA E | LEGAL DESCRIPTION                        |
|---------------------------|------------------|-----------|--------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------------------------------|
| 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-7  |
| 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-7  |
| 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-7  |
| 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-7  |
| 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-7  |
| 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-7  |
| 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-7  |
| 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 N  |
| 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 N  |
| 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-7  |
| 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-7  |
| 464-060-001-000           | Assessable       | 19.24     | 19.24  | 0.0             | 0.5072          | 0.0             | 0.5219          | 0.0             | LOT 1 ASHLEY WOODS UNIT #5 & 6 PHASE 2 M |
| 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 UNIT 5 & 6 PHASE 2 M  |
| 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 MOI |
| 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 MOI |
| 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 MOI |
| 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 MOI |
| 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 MOI |
| 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 MOI |
| 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 MOI |
| 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 MOI |
| 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 MOI |
| 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 MOI |
| 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 MOI |
| 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 MOI |
| 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 MOF |
| 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 MOF |
| 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 MOI |
| 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 MOF |
| 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 MOI |
| 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 MOF |

**City of Roseville**  
**Johnson Ranch Landscaping & Lighting District**  
**2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASMT<br>CATEGORY | MAX ASSMT | CHARGE | ACRES<br>AREA A | ACRES<br>AREA B | ACRES<br>AREA C | ACRES<br>AREA D | ACRES<br>AREA E | LEGAL DESCRIPTION                        |
|---------------------------|------------------|-----------|--------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------------------------------|
| 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 MOI |
| 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 MOI |
| 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 MOI |
| 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 MOF |
| 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 MOI |
| 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 MOI |
| 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 MOF |
| 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 MOF |
| 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 MOI |
| 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 MOI |
| 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 MOI |
| 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 MOI |
| 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 MOI |
| 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 MOI |
| 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 MOF |
| 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 MOF |
| 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 MOI |
| 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 MOI |
| 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 MOI |
| 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 MOI |
| 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 MOI |
| 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 MOI |
| 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 MOI |
| 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 MOI |
| 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 MOI |
| 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 MOI |
| 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 MOI |
| 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 MOI |
| 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 MOI |
| 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 MOI |
| 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   |
| 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   |
| 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                |

**City of Roseville**  
**Johnson Ranch Landscaping & Lighting District**  
**2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASMT<br>CATEGORY | MAX ASSMT | CHARGE | ACRES<br>AREA A | ACRES<br>AREA B | ACRES<br>AREA C | ACRES<br>AREA D | ACRES<br>AREA E | LEGAL DESCRIPTION                    |
|---------------------------|------------------|-----------|--------|-----------------|-----------------|-----------------|-----------------|-----------------|--------------------------------------|
| 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            |
| 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            |



**City of Roseville**  
**Johnson Ranch Landscaping & Lighting District**  
**2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASMT<br>CATEGORY | MAX ASSMT | CHARGE | ACRES<br>AREA A | ACRES<br>AREA B | ACRES<br>AREA C | ACRES<br>AREA D | ACRES<br>AREA E | LEGAL DESCRIPTION                    |
|---------------------------|------------------|-----------|--------|-----------------|-----------------|-----------------|-----------------|-----------------|--------------------------------------|
| 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             | LOT 20 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             | LOT 21 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             | LOT 22 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             | LOT 23 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             | LOT 24 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             | LOT 25 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             | LOT 26 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             | LOT 27 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             | LOT 28 HILLSBOROUGH #1 BK R PG 33    |
| 466-210-011-000           | Assessable       | 9.46      | 9.46   | 0.0             | 0.2663          | 0.0             | 0.0             | 0.0             | LOT 29 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             | LOT 30 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             | LOT 31 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             | LOT 32 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             | LOT 33 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             | LOT 34 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             | LOT 35 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             | LOT 36 HILLSBOROUGH #1 MOR R-33      |
| 466-210-019-000           | Assessable       | 9.82      | 9.82   | 0.0             | 0.2763          | 0.0             | 0.0             | 0.0             | LOT 37 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             | LOT 38 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             | LOT 39 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             | LOT 40 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             | LOT 41 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             | LOT 42 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             | LOT 43 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             | LOT 44 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             | LOT 45 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             | LOT 46 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             | LOT 47 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             | LOT 48 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             | LOT 49 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             | LOT 50 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             | LOT 51 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             | LOT 65 HILLSBOROUGH #1 BK R PG 33    |

**City of Roseville**  
**Johnson Ranch Landscaping & Lighting District**  
**2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASMT<br>CATEGORY | MAX ASSMT | CHARGE | ACRES<br>AREA A | ACRES<br>AREA B | ACRES<br>AREA C | ACRES<br>AREA D | ACRES<br>AREA E | LEGAL DESCRIPTION                         |
|---------------------------|------------------|-----------|--------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------------------------------------|
| 466-210-035-000           | Assessable       | 8.40      | 8.40   | 0.0             | 0.2363          | 0.0             | 0.0             | 0.0             | LOT 66 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             | LOT 67 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             | LOT 68 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             | LOT 69 HILLSBOROUGH #1 MOR R-33           |
| 466-210-039-000           | Assessable       | 9.12      | 9.12   | 0.0             | 0.2563          | 0.0             | 0.0             | 0.0             | LOT 70 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             | LOT 71 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             | LOT 72 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             | LOT 73 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             | LOT 74 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             | LOT 75 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             | LOT 76 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             | LOT 77 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             | LOT 78 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             | LOT 79 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             | LOT 80 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             | LOT 81 HILLSBOROUGH #1 BK R PG 33         |
| 466-210-051-000           | Assessable       | 8.76      | 8.76   | 0.0             | 0.2463          | 0.0             | 0.0             | 0.0             | LOT 82 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             | LOT 83 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             | LOT 84 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             | LOT 85 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             | LOT 86 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             | LOT 87 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             | LOT 88 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             | LOT 89 HILLSBOROUGH #1 MOR R-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             | LOT 91 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             | LOT 92 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             | LOT 93 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             | LOT 94 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             | LOT 95 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             | LOT 96 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             | LOT 97 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             | LOT 99 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             | LOT 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             | LOT 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             | LOT 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             | LOT 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             | LOT 5 HILLSBOROUGH UNIT #1 MOR BK R PG 33 |
| 466-220-006-000           | Assessable       | 7.34      | 7.34   | 0.0             | 0.2063          | 0.0             | 0.0             | 0.0             | LOT 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             | LOT 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             | LOT 8 HILLSBOROUGH #1 BK R PG 33          |



**City of Roseville**  
**Johnson Ranch Landscaping & Lighting District**  
**2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASMT<br>CATEGORY | MAX ASSMT | CHARGE | ACRES<br>AREA A | ACRES<br>AREA B | ACRES<br>AREA C | ACRES<br>AREA D | ACRES<br>AREA E | LEGAL DESCRIPTION                     |
|---------------------------|------------------|-----------|--------|-----------------|-----------------|-----------------|-----------------|-----------------|---------------------------------------|
| 466-220-009-000           | Assessable       | 9.12      | 9.12   | 0.0             | 0.2563          | 0.0             | 0.0             | 0.0             | LOT 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             | LOT 10 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             | LOT 11 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             | LOT 12 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             | LOT 13 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             | LOT 14 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             | LOT 15 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             | LOT 17 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             | LOT 18 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             | LOT 52 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             | LOT 53 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             | LOT 54 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             | LOT 55 HILLSBOROUGH #1 BK R PG 33     |
| 466-220-023-000           | Assessable       | 8.04      | 8.04   | 0.0             | 0.2263          | 0.0             | 0.0             | 0.0             | LOT 56 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             | LOT 57 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             | LOT 58 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             | LOT 59 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             | LOT 60 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             | LOT 61 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             | LOT 62 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             | LOT 63 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             | LOT 64 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             | LOT 100 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             | LOT 101 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             | LOT 102 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             | LOT 103 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             | LOT 104 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             | LOT 105 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             | LOT 106 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             | LOT 107 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             | LOT 108 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             | LOT 109 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             | LOT 110 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             | LOT 111 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             | LOT 112 HILLSBOROUGH UNIT #1 MOR R-33 |
| 466-220-045-000           | Assessable       | 11.60     | 11.60  | 0.0             | 0.3263          | 0.0             | 0.0             | 0.0             | LOT 113 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             | LOT 114 HILLSBOROUGH#1 MOR BK R PG 33 |
| 466-220-047-000           | Assessable       | 7.34      | 7.34   | 0.0             | 0.2063          | 0.0             | 0.0             | 0.0             | LOT 115 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             | LOT 116 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             | LOT 117 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             | LOT 118 HILLSBOROUGH#1 BK R PG 33     |

**City of Roseville**  
**Johnson Ranch Landscaping & Lighting District**  
**2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASMT<br>CATEGORY | MAX ASSMT | CHARGE | ACRES<br>AREA A | ACRES<br>AREA B | ACRES<br>AREA C | ACRES<br>AREA D | ACRES<br>AREA E | LEGAL DESCRIPTION                     |
|---------------------------|------------------|-----------|--------|-----------------|-----------------|-----------------|-----------------|-----------------|---------------------------------------|
| 466-220-051-000           | Assessable       | 13.74     | 13.74  | 0.0             | 0.3863          | 0.0             | 0.0             | 0.0             | LOT 119 HILLSBOROUGH UNIT #1 MOR R-33 |
| 466-220-052-000           | Assessable       | 8.04      | 8.04   | 0.0             | 0.2263          | 0.0             | 0.0             | 0.0             | LOT 120 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             | LOT 121 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           |
| 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          |

**City of Roseville  
Johnson Ranch Landscaping & Lighting District  
2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASMT<br>CATEGORY | MAX ASSMT | CHARGE | ACRES<br>AREA A | ACRES<br>AREA B | ACRES<br>AREA C | ACRES<br>AREA D | ACRES<br>AREA E | LEGAL DESCRIPTION            |
|---------------------------|------------------|-----------|--------|-----------------|-----------------|-----------------|-----------------|-----------------|------------------------------|
| 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 |
| 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 |

**City of Roseville**  
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**2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASMT<br>CATEGORY | MAX ASSMT | CHARGE | ACRES<br>AREA A | ACRES<br>AREA B | ACRES<br>AREA C | ACRES<br>AREA D | ACRES<br>AREA E | LEGAL DESCRIPTION                         |
|---------------------------|------------------|-----------|--------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------------------------------------|
| 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              |
| 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-67 |
| 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         |

**City of Roseville**  
**Johnson Ranch Landscaping & Lighting District**  
**2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASMT<br>CATEGORY | MAX ASSMT | CHARGE | ACRES<br>AREA A | ACRES<br>AREA B | ACRES<br>AREA C | ACRES<br>AREA D | ACRES<br>AREA E | LEGAL DESCRIPTION                    |
|---------------------------|------------------|-----------|--------|-----------------|-----------------|-----------------|-----------------|-----------------|--------------------------------------|
| 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    |
| 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 |

**City of Roseville**  
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| ASSESSOR PARCEL<br>NUMBER | ASMT<br>CATEGORY | MAX ASSMT | CHARGE | ACRES<br>AREA A | ACRES<br>AREA B | ACRES<br>AREA C | ACRES<br>AREA D | ACRES<br>AREA E | LEGAL DESCRIPTION                    |
|---------------------------|------------------|-----------|--------|-----------------|-----------------|-----------------|-----------------|-----------------|--------------------------------------|
| 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 |
| 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 |



**City of Roseville**  
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**2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASMT<br>CATEGORY | MAX ASSMT | CHARGE | ACRES<br>AREA A | ACRES<br>AREA B | ACRES<br>AREA C | ACRES<br>AREA D | ACRES<br>AREA E | LEGAL DESCRIPTION                    |
|---------------------------|------------------|-----------|--------|-----------------|-----------------|-----------------|-----------------|-----------------|--------------------------------------|
| 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 |
| 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     |



**City of Roseville**  
**Johnson Ranch Landscaping & Lighting District**  
**2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASMT<br>CATEGORY | MAX ASSMT | CHARGE | ACRES<br>AREA A | ACRES<br>AREA B | ACRES<br>AREA C | ACRES<br>AREA D | ACRES<br>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 4 |
| 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          |
| 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          |

**City of Roseville  
Johnson Ranch Landscaping & Lighting District  
2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASMT<br>CATEGORY | MAX ASSMT | CHARGE | ACRES<br>AREA A | ACRES<br>AREA B | ACRES<br>AREA C | ACRES<br>AREA D | ACRES<br>AREA E | LEGAL DESCRIPTION                    |
|---------------------------|------------------|-----------|--------|-----------------|-----------------|-----------------|-----------------|-----------------|--------------------------------------|
| 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      |
| 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      |

**City of Roseville**  
**Johnson Ranch Landscaping & Lighting District**  
**2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASMT<br>CATEGORY | MAX ASSMT | CHARGE | ACRES<br>AREA A | ACRES<br>AREA B | ACRES<br>AREA C | ACRES<br>AREA D | ACRES<br>AREA E | LEGAL DESCRIPTION                         |
|---------------------------|------------------|-----------|--------|-----------------|-----------------|-----------------|-----------------|-----------------|-------------------------------------------|
| 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      |
| 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      |

**City of Roseville**  
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|---------------------------|------------------|-----------|--------|-----------------|-----------------|-----------------|-----------------|-----------------|--------------------------------------|
| 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 |
| 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 |

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|---------------------------|------------------|-----------|--------|-----------------|-----------------|-----------------|-----------------|-----------------|--------------------------------------|
| 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 |
| 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 |

**City of Roseville**  
**Johnson Ranch Landscaping & Lighting District**  
**2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASMT<br>CATEGORY | MAX ASMT | CHARGE | ACRES<br>AREA A | ACRES<br>AREA B | ACRES<br>AREA C | ACRES<br>AREA D | ACRES<br>AREA E | LEGAL DESCRIPTION                    |
|---------------------------|------------------|----------|--------|-----------------|-----------------|-----------------|-----------------|-----------------|--------------------------------------|
| 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     |
| MAXIMUM ASMT   | 52,535.22 |
| CHARGE         | 47,222.40 |
| ACRES AREA A   | 101.60    |
| ACRES AREA B   | 227.51    |
| ACRES AREA C   | 132.61    |
| ACRES AREA D   | 140.90    |
| ACRES AREA E   | 13.63     |

## RESOLUTION NO. 18-209

### **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 2018/2019**

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. 18-209**

**PASSED, APPROVED, AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.**

\_\_\_\_\_,  
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. \_\_\_\_\_ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the \_\_\_\_\_ day of \_\_\_\_\_ 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

\_\_\_\_\_  
City Clerk  
City of Roseville

## RESOLUTION NO. 18-210

### **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 2018/2019**

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, 2018, and ending June 30, 2019, 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, 2018, and ending June 30, 2019, 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 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 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, 2018 and ending June 30, 2019 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, 2018 and ending June 30, 2019.

**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](mailto:mashley@willdan.com) or US Mail to: Willdan Financial Services, 27368 Via Industria, Suite 200, Temecula, CA 92590 Attn: Mickey Ashley.

**RESOLUTION NO. 18-210**

**PASSED, APPROVED, AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.**

\_\_\_\_\_  
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. \_\_\_\_\_ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the \_\_\_\_\_ day of \_\_\_\_\_ 2018, 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**

**2018/19 ENGINEER'S ANNUAL LEVY REPORT**

Intent Meeting: May 2, 2018  
Public Hearing: June 6, 2018

27368 Via Industria  
Suite 200  
Temecula, CA 92590  
T 951.587.3500 | 800.755.6864  
F 951.587.3510

[www.willdan.com/financial](http://www.willdan.com/financial)



# ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

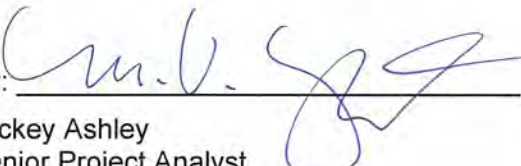
## North Central Roseville Specific Plan Landscaping and Lighting District

City of Roseville  
Placer County, State of California

This Report describes the District and any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2018/19 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 14<sup>th</sup> day of APRIL, 2018

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

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### 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 2018/19 (“Report”) describes the District, any annexations, changes to the District, and the proposed assessments for the period of July 1, 2018 through June 30, 2019. 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”) 2018/19. The assessments as approved will be submitted to the Placer County Auditor/Controller to be included on the FY 2018/19 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 XIII C and XIII D (“Articles XIII C and XIII D”) and the provisions of the Proposition 218 Omnibus Implementation Act [Government Code Section 53750 and following] (the “Implementation Act”). Articles XIII C and XIII D 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

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### 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, rights-of-way, 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 Inflator (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. 2018/19 BUDGET

| DESCRIPTION                                  | District-Wide Benefit Zone | Local Benefit Zone  | ZONE F (Diamond Oaks No. 10) | ZONE G (Diamond Oaks No. 14) |
|----------------------------------------------|----------------------------|---------------------|------------------------------|------------------------------|
| <b><u>DIRECT COSTS</u></b>                   |                            |                     |                              |                              |
| Contract Maintenance - Landscaping           | \$207,170.70               | \$61,116.79         | \$11,723.39                  | \$7,585.72                   |
| Repair & Maintenance - Landscaping/Parks     | 90,000.00                  | 42,400.00           | 6,000.00                     | 3,000.00                     |
| Utilities                                    | 94,080.00                  | 9,996.00            | 2,998.80                     | 2,887.50                     |
| Maintenance - Bike Trails                    | 0.00                       | 515.00              | 3,477.00                     | 2,364.00                     |
| Maintenance - Open Space                     | n/a                        | n/a                 | 2,320.00                     | 2,364.00                     |
| Rehab Reserve Project Expenditures:          | <u>20,000.00</u>           | <u>10,000.00</u>    | <u>0.00</u>                  | <u>0.00</u>                  |
| <b>Total Direct Costs</b>                    | <b>\$411,250.70</b>        | <b>\$124,027.79</b> | <b>\$26,519.19</b>           | <b>\$18,201.22</b>           |
| <b><u>ADMINISTRATION COSTS</u></b>           |                            |                     |                              |                              |
| City Administration                          | 15,752.58                  | 9,000.56            | 165.18                       | 335.68                       |
| Contract Admin- Park's Dept                  | 32,500.00                  | 9,500.00            | 1,708.00                     | 1,606.00                     |
| Contract Administration - Open Space         | -                          | -                   | -                            | -                            |
| County Auditor Fees                          | 4,609.42                   | 1,403.73            | 157.60                       | 156.88                       |
| Consulting & Professional Services           | 7,516.38                   | 4,294.64            | 78.81                        | 160.17                       |
| Consultant Incidental Expenses               | 350.00                     | 110.00              | 25.00                        | 15.00                        |
| Public Hearing Publishing Costs              | 538.00                     | 304.00              | 6.00                         | 12.00                        |
| <b>Total Administrative Costs</b>            | <b>\$61,266.38</b>         | <b>\$24,612.93</b>  | <b>\$2,140.59</b>            | <b>\$2,285.73</b>            |
| <b>Total Direct and Administration Costs</b> | <b>\$472,517.08</b>        | <b>\$148,640.72</b> | <b>\$28,659.78</b>           | <b>\$20,486.96</b>           |
| <b><u>BUDGET ADJUSTMENTS</u></b>             |                            |                     |                              |                              |
| Replenishment/(Use) of Operating Reserve     | \$8,395.87                 | \$1,704.74          | (\$12,899.88)                | (\$4,799.14)                 |
| Contribution for /(Use of) Rehab Reserve     | (20,000.00)                | (10,000.00)         | 0.00                         | 0.00                         |
| Rounding Adjustment                          | <u>(4.52)</u>              |                     |                              |                              |
| <b>Total Adjustments</b>                     | <b>(\$11,608.65)</b>       | <b>(\$8,295.26)</b> | <b>(\$12,899.88)</b>         | <b>(\$4,799.14)</b>          |
| <b>BALANCE TO LEVY</b>                       | <b>\$460,908.43</b>        | <b>\$140,345.46</b> | <b>\$15,759.90</b>           | <b>\$15,687.82</b>           |

The following page provides additional budget information

#### B. 2018/19 ASSESSMENT RATES

| DESCRIPTION                                       | District-Wide Benefit Zone | Local Benefit Zone | ZONE F (Diamond Oaks No. 10) | ZONE G (Diamond Oaks No. 14) |
|---------------------------------------------------|----------------------------|--------------------|------------------------------|------------------------------|
| <b><u>FY 2018/19 APPLIED ASSESSMENT RATES</u></b> |                            |                    |                              |                              |
| Total Assessable Parcels*                         | 3,371                      | 2,112              | 39                           | 79                           |
| Total Assessable Single Family Units*             | 2,113                      | 2,113              | 39                           | 79                           |
| Total Assessable Multi-Family Units               | 2,387                      | n/a                | -                            | -                            |
| Total Assessable Non-Residential Acres            | 560.0266                   | n/a                | -                            | -                            |
| Total Equivalent Dwelling Units ("EDUs")*         | 7,465.3862                 | 2,113              | 39                           | 79                           |
| <b>Applied Assessment Rates Per EDU</b>           | <b>\$61.7400</b>           | <b>\$66.4200</b>   | <b>\$404.1000</b>            | <b>\$198.5800</b>            |
| Maximum Assessment Rates per EDU                  | \$61.7439                  | \$66.4329          | \$749.928                    | \$411.6462                   |
| <b>Potential Maximum Assessment per Zone</b>      | <b>\$460,942</b>           | <b>\$140,373</b>   | <b>\$29,247</b>              | <b>\$32,520</b>              |

\* 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. 2018/19 FUND BALANCE INFORMATION

| DESCRIPTION                                         | District-Wide<br>Benefit<br>Zone | Local<br>Benefit<br>Zone | ZONE F<br>(Diamond<br>Oaks No. 10) | ZONE G<br>(Diamond<br>Oaks No. 14) |
|-----------------------------------------------------|----------------------------------|--------------------------|------------------------------------|------------------------------------|
| <b><u>OPERATING RESERVE</u></b>                     |                                  |                          |                                    |                                    |
| Beginning Operating Reserve Balance 7-1-2018 (est.) | \$231,968.66                     | \$50,117.13              | \$32,360.92                        | \$26,949.94                        |
| add: Replenish from FY 18/19 Levy                   | 8,395.87                         | 1,704.74                 |                                    |                                    |
| less: Use for FY 18/19 Expenses                     |                                  |                          | (12,899.88)                        | (4,799.14)                         |
| Transfer from/(to) the Rehab Reserve                | (34,739.18)                      | 10,192.03                | (6,201.44)                         | (13,050.19)                        |
| Ending Operating Reserve Balance 6-30-2019 (est.)   | \$205,625.35                     | \$62,013.90              | \$13,259.60                        | \$9,100.61                         |
| <b><u>REHABILITATION RESERVE</u></b>                |                                  |                          |                                    |                                    |
| Beginning Rehab Reserve Balance 7-1-2018 (est.)     | \$96,331.06                      | \$66,112.96              | \$14,764.86                        | \$33,946.03                        |
| add: Collect from FY 18/19 Levy                     |                                  |                          |                                    |                                    |
| less: Use for FY 18/19 Rehab Projects               | (20,000.00)                      | (10,000.00)              | 0.00                               | 0.00                               |
| Transfer from/(to) the Operating Reserve            | 34,739.18                        | (10,192.03)              | 6,201.44                           | 13,050.19                          |
| Ending Rehab Reserve Balance 6-30-2019 (est.)       | \$111,070.24                     | \$45,920.93              | \$20,966.30                        | \$46,996.22                        |

## 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 7-1-2018** - 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, 2018 to December 31, 2018, 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 18/19 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, 2018 (the beginning of the Fiscal Year) through December 31, 2018. If zero, this line item may not be shown in the budget.

**Use for FY 18/19 Expenses** – The amount of the Operating Reserve to be used to fund FY 18/19 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, 2018 (the beginning of the Fiscal Year) through December 31, 2018. 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 6-30-2019 (est.)** - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2019. 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 7-1-2018** — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2018. 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.

**Collect from FY 18/19 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 18/19 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 6-30-2019** — The projected balance of funds in the Rehabilitation Reserve as of June 30, 2019. These funds shall be used 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. For each Zone showing a projected ending Rehabilitation Reserve balance, a five-year Capital Improvement Plan showing the projected costs of the rehabilitation, restoration and /or replacement of District improvements and other allowable costs, excluding FY 2018/19, is shown below.

**District Wide Zone.** Replace, repair, renovate and/or refurbish plants, landscaping, irrigation and related materials: \$15,000, \$12,000, \$15,000 and \$12,000 in FYs 2019/20, 2020/21, 2021/22 and 2022/23, respectively; and Grid tree pruning, removal and replacement of declining trees \$15,000 in each of FYs 2019/20, 2020/21, 2021/22 and 2022/23.

**Local Benefit Zone.** Replace, repair, renovate and/or refurbish plants, landscaping, irrigation and related materials: \$6,000, \$15,000, \$15,000 and \$10,000 in FYs 2019/20, 2020/21, 2021/22 and 2022/23, respectively and repair, replace and/or refurbish sound wall improvements: \$10,000 in FY 2019/20.

**Zone F.** Replace, repair, renovate and/or refurbish plants, landscaping, irrigation and related materials: \$3,000 in each of FYs 2019/20, 2020/21, 2021/22 and 2022/23, and replace irrigation controller: \$9,000 in FY 2019/20.

**Zone G.** Replace, repair, renovate and/or refurbish plants, landscaping, irrigation and related materials: \$8,500, \$10,000, \$10,000 and \$5,000 in FYs 2019/20, 2020/21, 2021/22 and 2022/23, respectively, and replace irrigation controller(s): \$14,000 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.

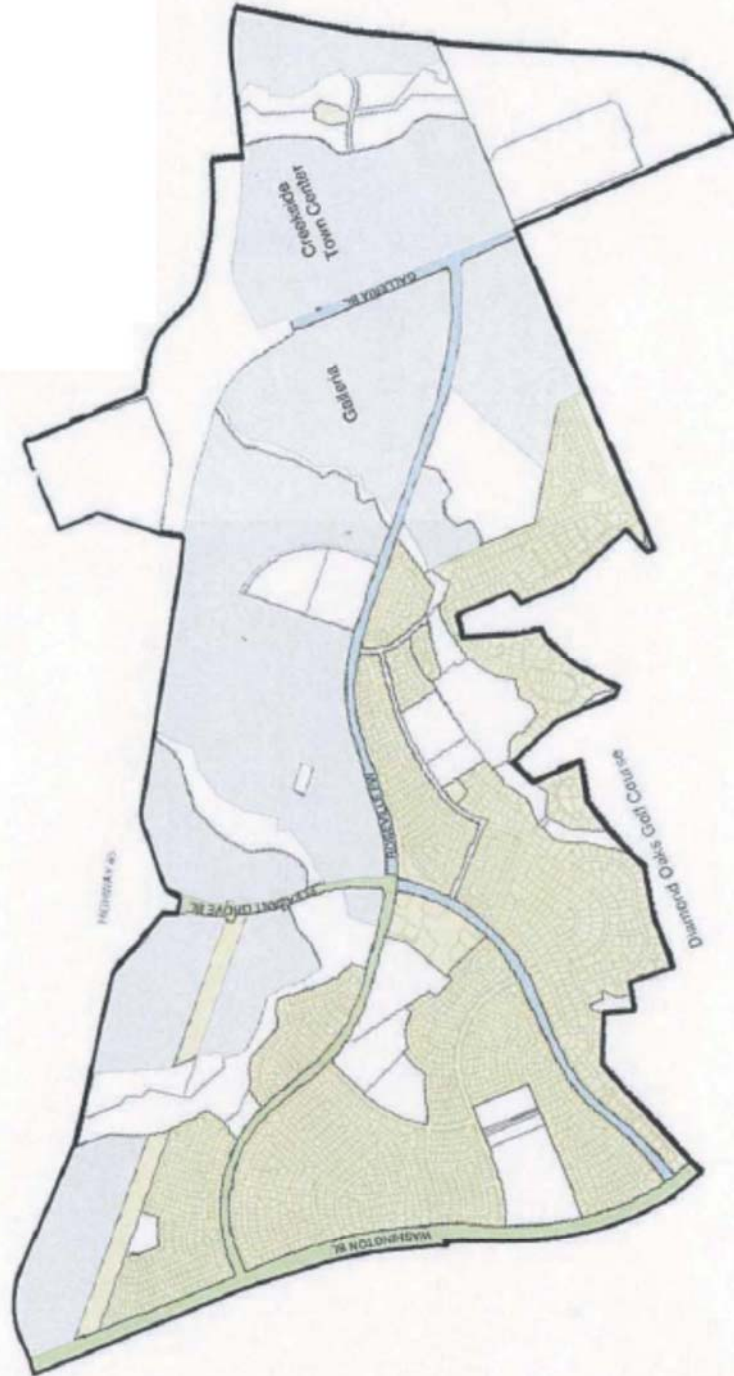
## APPENDIX A – DISTRICT BOUNDARY MAP

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.

# North Central Specific Plan Landscaping and Lighting District District-Wide and Local Benefit Zone Boundaries

LEGEND  
 District WM Zone Boundary  
 Area enclosed from Local Zone

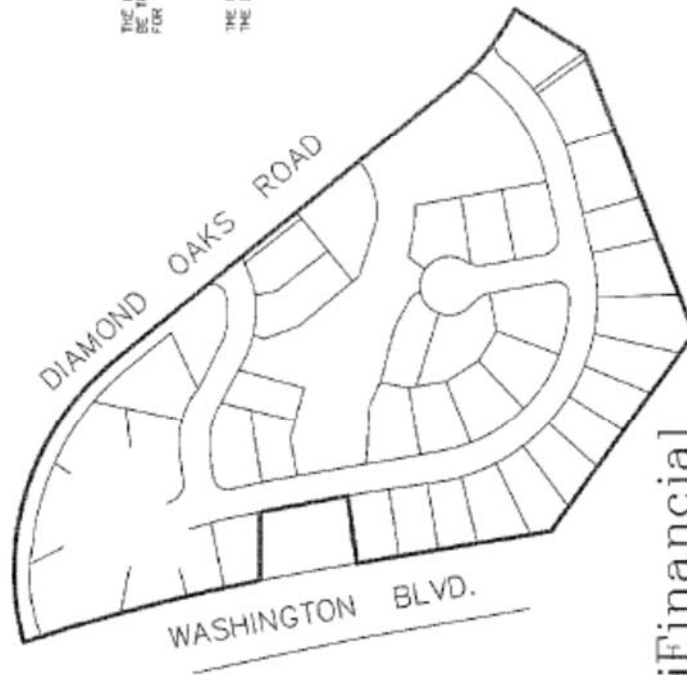




SHEET 1 OF 1

DIAMOND OAKS NO. 10 LANDSCAPE AND LIGHTING DISTRICT  
(ZONE F DIAMOND OAKS NO. 10-NORTH CENTRAL ROSEVILLE SPECIFIC PLAN LANDSCAPE AND LIGHTING DISTRICT)

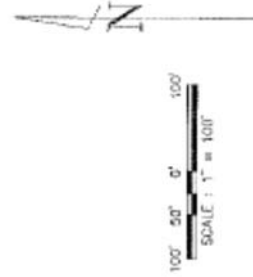
COUNTY OF PLACER  
STATE OF CALIFORNIA



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**  
88765 Single Oak Drive  
Suite 200  
Yuba City, California 95960-3661  
Phone (809) 890-3960 Fax (809) 890-3440

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.



**ANDREGG, INC.**  
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APRIL 30, 2003

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## APPENDIX B — 2018/19 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 2018/19. 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 2018/19 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 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL NUMBER | ZONE            | CHARGE   | MAX ASMT | DIST-WIDE EDUS | LOCAL EDUS | TOTAL EDUS | SF UNITS | MF UNITS | NON RES ACRES | LAND USE            | LEGAL DESC                                         |
|------------------------|-----------------|----------|----------|----------------|------------|------------|----------|----------|---------------|---------------------|----------------------------------------------------|
| 015-165-002-000        | District - Wide | 959.44   | 959.50   | 15.5400        | -          | 15.5400    | -        | -        | 2.2200        | Non Residential     | 2.2AC PAR 1 PMOR 35-06                             |
| 015-165-003-000        | District - Wide | 730.38   | 730.43   | 11.8300        | -          | 11.8300    | -        | -        | 1.6900        | Non Residential     | 1.7AC PAR 2 PMOR 35-06                             |
| 015-165-004-000        | District - Wide | 734.70   | 734.75   | 11.9000        | -          | 11.9000    | -        | -        | 1.7000        | Non Residential     | 1.7AC PAR 3 PMOR 35-06                             |
| 015-165-005-000        | District - Wide | 669.88   | 669.92   | 10.8500        | -          | 10.8500    | -        | -        | 1.5500        | Non Residential     | 1.6AC PAR 4 PMOR 35-06                             |
| 015-166-004-000        | District - Wide | 2,218.82 | 2,218.95 | 35.9380        | -          | 35.9380    | -        | -        | 5.1340        | Non Residential     | 5.1 AC LOT 23 CREEKSIDE CENTER V-17                |
| 015-166-005-000        | District - Wide | -        | -        | -              | -          | -          | -        | -        | -             | Wetland/Vernal Pool | 9.5 AC LOT 23 CREEKSIDE CENTER V-17                |
| 015-166-006-000        | District - Wide | -        | -        | -              | -          | -          | -        | -        | -             | Wetland/Vernal Pool | 1.1 AC LOT 23 CREEKSIDE CENTER V-17                |
| 015-166-007-000        | District - Wide | -        | -        | -              | -          | -          | -        | -        | -             | Wetland/Vernal Pool | 4.0 AC LOT 29B OPEN SPACE MOR V-17                 |
| 015-166-009-000        | District - Wide | 5,283.84 | 5,284.17 | 85.5820        | -          | 85.5820    | -        | -        | 12.2260       | Non Residential     | 11.9 AC POR PAR 46 PMOR 28-50                      |
| 015-166-013-000        | District - Wide | -        | -        | -              | -          | -          | -        | -        | -             | Wetland/Vernal Pool | 3.9 AC LOT 30 CREEKSIDE CENTER V-17                |
| 015-166-014-000        | District - Wide | 838.42   | 838.48   | 13.5800        | -          | 13.5800    | -        | -        | 1.9400        | Non Residential     | 1.9 AC LOT 27 CREEKSIDE CENTER V-17                |
| 015-166-015-000        | District - Wide | -        | -        | -              | -          | -          | -        | -        | -             | Wetland/Vernal Pool | 8.7 AC LOT 31A CREEKSIDE CENTER V-17               |
| 015-166-016-000        | District - Wide | -        | -        | -              | -          | -          | -        | -        | -             | Open Space          | 8.4 AC LOT 31B OPEN SPACE V-17                     |
| 015-166-023-000        | District - Wide | 388.96   | 388.99   | 6.3000         | -          | 6.3000     | -        | -        | 0.9000        | Non Residential     | POR LOT 1 CREEKSIDE CENTER MOR V-17                |
| 015-166-032-000        | District - Wide | 1,037.24 | 1,037.30 | 16.8000        | -          | 16.8000    | -        | -        | 2.4000        | Non Residential     | 2.4 AC LOT 3 CREEKSIDE CENTER V-17                 |
| 015-166-047-000        | District - Wide | 483.40   | 483.42   | 7.8295         | -          | 7.8295     | -        | -        | 1.1185        | Non Residential     | POR LOTS 2 & 5 CREEKSIDE CENTER V-17               |
| 015-166-050-000        | District - Wide | 498.30   | 498.34   | 8.0710         | -          | 8.0710     | -        | -        | 1.1530        | Non Residential     | 1.2 AC POR LOT 2 & 7 CREEKSIDE CENTER V-17         |
| 015-166-051-000        | District - Wide | 550.34   | 550.37   | 8.9138         | -          | 8.9138     | -        | -        | 1.2734        | Non Residential     | 1.3 AC LOT 8 & POR 9 CREEKSIDE CENTER V-17         |
| 015-166-052-000        | District - Wide | 5,611.26 | 5,611.61 | 90.8852        | -          | 90.8852    | -        | -        | 12.9836       | Non Residential     | 13.5 AC POR LOTS 1 2 & 9 CREEKSIDE CENTER V-17     |
| 015-166-053-000        | District - Wide | 8,548.00 | 8,548.54 | 138.4516       | -          | 138.4516   | -        | -        | 19.7788       | Non Residential     | 19.7 AC POR LOTS 1 2 4 & 5 CREEKSIDE CENTER V-17   |
| 015-166-054-000        | District - Wide | 158.48   | 158.49   | 2.5669         | -          | 2.5669     | -        | -        | 0.3667        | Non Residential     | POR LOTS 2 & 4 CREEKSIDE CENTER V-17               |
| 015-166-055-000        | District - Wide | 504.58   | 504.60   | 8.1725         | -          | 8.1725     | -        | -        | 1.1675        | Non Residential     | 1.3 AC LOT 6 & POR L 2 5 & 7 CREEKSIDE CENTER V-17 |
| 015-166-056-000        | District - Wide | 2,425.62 | 2,425.76 | 39.2875        | -          | 39.2875    | -        | -        | 5.6125        | Non Residential     | 5.6 AC POR LOTS 24 & 25 CREEKSIDE CENTER V-17      |
| 015-166-057-000        | District - Wide | 451.24   | 451.27   | 7.3087         | -          | 7.3087     | -        | -        | 1.0441        | Non Residential     | 1.0 AC POR LOT 26 CREEKSIDE CENTER V-17            |
| 015-166-058-000        | District - Wide | 2,069.80 | 2,069.93 | 33.5244        | -          | 33.5244    | -        | -        | 4.7892        | Non Residential     | 4.8 AC POR LOTS 24 25 & 26 CREEKSIDE CENTER V-17   |
| 015-166-063-000        | District - Wide | 1,898.22 | 1,898.34 | 30.7454        | -          | 30.7454    | -        | -        | 4.3922        | Non Residential     | 4.4 AC POR LOTS 12 & 13 CREEKSIDE CENTER V-17      |
| 015-166-064-000        | District - Wide | 1,478.84 | 1,478.93 | 23.9526        | -          | 23.9526    | -        | -        | 3.4218        | Non Residential     | 3.4 AC POR LOTS 12 & 13 CREEKSIDE CENTER V-17      |
| 015-166-065-000        | District - Wide | 1,348.24 | 1,348.33 | 21.8374        | -          | 21.8374    | -        | -        | 3.1196        | Non Residential     | 3.1 AC POR LOT 10 & 11 CREEKSIDE CENTER MOR V-17   |
| 015-166-066-000        | District - Wide | 1,261.26 | 1,261.34 | 20.4286        | -          | 20.4286    | -        | -        | 2.9184        | Non Residential     | 2.9 AC POR LOT 10 & 11 CREEKSIDE CENTER MOR V-17   |
| 015-167-003-000        | District - Wide | 284.80   | 284.82   | 4.6130         | -          | 4.6130     | -        | -        | 0.6590        | Non Residential     | LOT 16 CREEKSIDE CENTER V-17                       |
| 015-167-005-000        | District - Wide | 518.78   | 518.82   | 8.4028         | -          | 8.4028     | -        | -        | 1.2004        | Non Residential     | 1.2 AC POR LOTS 14 15 & 22                         |
| 015-167-011-000        | District - Wide | 399.60   | 399.62   | 6.4722         | -          | 6.4722     | -        | -        | 0.9246        | Non Residential     | POR LOT 14 CREEKSIDE CENTER MOR V-17               |
| 015-167-012-000        | District - Wide | -        | -        | -              | -          | -          | -        | -        | -             | Common Area         | POR LOT 14 CREEKSIDE CENTER MOR V-17               |
| 015-167-013-000        | District - Wide | 599.40   | 599.43   | 9.7083         | -          | 9.7083     | -        | -        | 1.3869        | Non Residential     | 1.4 AC POR LOT 17 CREEKSIDE CENTER V-17            |
| 015-167-014-000        | District - Wide | 403.10   | 403.12   | 6.5289         | -          | 6.5289     | -        | -        | 0.9327        | Non Residential     | POR LOTS 18 & 22 CREEKSIDE CENTER MOR V-17         |
| 015-167-015-000        | District - Wide | 498.86   | 498.90   | 8.0801         | -          | 8.0801     | -        | -        | 1.1543        | Non Residential     | 1.1 AC POR LOTS 18 19 & 22 CREEKSIDE CENTER V-17   |
| 015-167-016-000        | District - Wide | 3,629.18 | 3,629.42 | 58.7818        | -          | 58.7818    | -        | -        | 8.3974        | Non Residential     | 8.3 AC POR LOTS 19 THRU 22 CREEKSIDE CENTER V-17   |
| 015-167-017-000        | District - Wide | 1,121.76 | 1,121.84 | 18.1692        | -          | 18.1692    | -        | -        | 2.5956        | Non Residential     | 2.6 AC POR LOTS 19 THRU 22 CREEKSIDE CENTER V-17   |
| 015-167-018-000        | District - Wide | 4,984.28 | 4,984.60 | 80.7303        | -          | 80.7303    | -        | -        | 11.5329       | Non Residential     | 11.5 AC P LOTS 14 15 17 & 22 CREEKSIDE CENTER V-17 |
| 015-500-001-000        | F               | 404.10   | 749.93   | -              | -          | 1.0000     | 1        | -        | -             | SF Residential      | LOT 1 DIAMOND OAKS UNIT NO 10 MOR Y-72             |
| 015-500-002-000        | F               | 404.10   | 749.93   | -              | -          | 1.0000     | 1        | -        | -             | SF Residential      | LOT 2 DIAMOND OAKS UNIT NO 10 MOR Y-72             |
| 015-500-003-000        | F               | 404.10   | 749.93   | -              | -          | 1.0000     | 1        | -        | -             | SF Residential      | LOT 3 DIAMOND OAKS UNIT NO 10 MOR Y-72             |
| 015-500-004-000        | F               | 404.10   | 749.93   | -              | -          | 1.0000     | 1        | -        | -             | SF Residential      | LOT 4 DIAMOND OAKS UNIT NO 10 MOR Y-72             |
| 015-500-005-000        | F               | 404.10   | 749.93   | -              | -          | 1.0000     | 1        | -        | -             | SF Residential      | LOT 5 DIAMOND OAKS UNIT NO 10 MOR Y-72             |
| 015-500-006-000        | F               | 404.10   | 749.93   | -              | -          | 1.0000     | 1        | -        | -             | SF Residential      | LOT 6 DIAMOND OAKS UNIT NO 10 MOR Y-72             |
| 015-500-007-000        | F               | 404.10   | 749.93   | -              | -          | 1.0000     | 1        | -        | -             | SF Residential      | LOT 7 DIAMOND OAKS UNIT NO 10 MOR Y-72             |
| 015-500-008-000        | F               | 404.10   | 749.93   | -              | -          | 1.0000     | 1        | -        | -             | SF Residential      | LOT 8 DIAMOND OAKS UNIT NO 10 MOR Y-72             |
| 015-500-009-000        | F               | 404.10   | 749.93   | -              | -          | 1.0000     | 1        | -        | -             | SF Residential      | LOT 9 DIAMOND OAKS UNIT NO 10 MOR Y-72             |
| 015-500-010-000        | F               | 404.10   | 749.93   | -              | -          | 1.0000     | 1        | -        | -             | SF Residential      | LOT 10 DIAMOND OAKS UNIT NO 10 MOR Y-72            |
| 015-500-011-000        | F               | 404.10   | 749.93   | -              | -          | 1.0000     | 1        | -        | -             | SF Residential      | LOT 11 DIAMOND OAKS UNIT NO 10 MOR Y-72            |

**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE            | CHARGE   | MAX ASMT | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE        | LEGAL DESC                                       |
|---------------------------|-----------------|----------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|-----------------|--------------------------------------------------|
| 015-500-016-000           | F               | 404.10   | 749.93   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | LOT 16 DIAMOND OAKS UNIT NO 10 MOR Y-72          |
| 015-500-019-000           | F               | 404.10   | 749.93   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | LOT 19 DIAMOND OAKS UNIT NO 10 MOR Y-72          |
| 015-500-020-000           | F               | 404.10   | 749.93   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | LOT 20 DIAMOND OAKS UNIT NO 10 MOR Y-72          |
| 015-500-021-000           | F               | 404.10   | 749.93   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | LOT 21 DIAMOND OAKS UNIT NO 10 MOR Y-72          |
| 015-500-022-000           | F               | 404.10   | 749.93   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | LOT 22 DIAMOND OAKS UNIT NO 10 MOR Y-72          |
| 015-500-023-000           | F               | 404.10   | 749.93   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | LOT 23 DIAMOND OAKS UNIT NO 10 MOR Y-72          |
| 015-500-024-000           | F               | 404.10   | 749.93   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | LOT 24 DIAMOND OAKS UNIT NO 10 MOR Y-72          |
| 015-500-025-000           | F               | 404.10   | 749.93   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | LOT 25 DIAMOND OAKS UNIT NO 10 MOR Y-72          |
| 015-500-026-000           | F               | 404.10   | 749.93   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | LOT 26 DIAMOND OAKS UNIT NO 10 MOR Y-72          |
| 015-500-027-000           | F               | 404.10   | 749.93   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | LOT 27 DIAMOND OAKS UNIT NO 10 MOR Y-72          |
| 015-500-028-000           | F               | 404.10   | 749.93   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | LOT 28 DIAMOND OAKS UNIT NO 10 MOR Y-72          |
| 015-500-029-000           | F               | 404.10   | 749.93   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | LOT 29 DIAMOND OAKS UNIT NO 10 MOR Y-72          |
| 015-500-030-000           | F               | 404.10   | 749.93   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | LOT 30 DIAMOND OAKS UNIT NO 10 MOR Y-72          |
| 015-500-031-000           | F               | 404.10   | 749.93   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | LOT 31 DIAMOND OAKS UNIT NO 10 MOR Y-72          |
| 015-500-032-000           | F               | 404.10   | 749.93   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | LOT 32 DIAMOND OAKS UNIT NO 10 MOR Y-72          |
| 015-500-033-000           | F               | 404.10   | 749.93   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | LOT 33 DIAMOND OAKS UNIT NO 10 MOR Y-72          |
| 015-500-036-000           | F               | 404.10   | 749.93   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | LOT 36 DIAMOND OAKS UNIT NO 10 MOR Y-72          |
| 015-500-037-000           | F               | 404.10   | 749.93   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | LOT 37 DIAMOND OAKS UNIT NO 10 MOR Y-72          |
| 015-500-038-000           | F               | 404.10   | 749.93   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | LOT 38 DIAMOND OAKS UNIT NO 10 MOR Y-72          |
| 015-500-039-000           | F               | 404.10   | 749.93   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | LOT 39 DIAMOND OAKS UNIT NO 10 MOR Y-72          |
| 015-500-040-000           | F               | -        | -        | -                 | -             | -             | -           | -           | -                | Open Space      | 1.8 AC LOT A OPEN SPACE MOR Y-72                 |
| 015-500-041-000           | F               | -        | -        | -                 | -             | -             | -           | -           | -                | Open Space      | LOT C OPEN SPACE MOR Y-72                        |
| 015-500-042-000           | F               | -        | -        | -                 | -             | -             | -           | -           | -                | Open Space      | LOT D OPEN SPACE MOR Y-72                        |
| 015-500-043-000           | F               | -        | -        | -                 | -             | -             | -           | -           | -                | Open Space      | LOT E OPEN SPACE MOR Y-72                        |
| 015-500-044-000           | F               | -        | -        | -                 | -             | -             | -           | -           | -                | NPOTS           | FR SEC 27 11 6                                   |
| 015-500-047-000           | F               | 404.10   | 749.93   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | POR LOT15 DIAMOND OAKS UNIT #10 MOR 7-72         |
| 015-500-048-000           | F               | 404.10   | 749.93   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | POR LOT 34 DIAMOND OAKS UNIT NO 10 MOR Y-72      |
| 015-500-049-000           | F               | 404.10   | 749.93   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | LOT 35 & POR 34 DIAMOND OAKS UNIT NO 10 MOR Y-72 |
| 015-500-050-000           | F               | 404.10   | 749.93   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | POR LOT 12 DIAMOND OAKS UNIT NO 10 MOR Y-72      |
| 015-500-051-000           | F               | -        | -        | -                 | -             | -             | -           | -           | -                | Public ROW      | POR LOT 12 DIAMOND OAKS UNIT NO 10 MOR Y-72      |
| 015-500-052-000           | F               | 404.10   | 749.93   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | POR LOT 13 DIAMOND OAKS UNIT NO 10 MOR Y-72      |
| 015-500-053-000           | F               | -        | -        | -                 | -             | -             | -           | -           | -                | Public ROW      | POR LOT 13 DIAMOND OAKS UNIT NO 10 MOR Y-72      |
| 015-500-054-000           | F               | 404.10   | 749.93   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | POR LOTS 13 14 & 15 DIAMOND OAKS UNIT#10 MOR Y-7 |
| 015-500-055-000           | F               | -        | -        | -                 | -             | -             | -           | -           | -                | Public ROW      | POR LOTS 13 14 DIAMOND OAKS UNIT #10 MOR Y-72    |
| 015-500-056-000           | F               | 404.10   | 749.93   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | POR LOT 17 DIAMOND OAKS UNIT NO 10 MOR BK Y PG 7 |
| 015-500-058-000           | F               | 404.10   | 749.93   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | POR LOT 18 DIAMOND OAKS UNIT NO 10 MOR BK Y PG 7 |
| 017-123-043-000           | District - Wide | 518.62   | 518.65   | 8.4000            | -             | 8.4000        | -           | -           | 1.2000           | Non Residential | 1.2 AC POR PAR 34 C-2 PMOR 28-84                 |
| 017-123-054-000           | District - Wide | 1,944.82 | 1,944.93 | 31.5000           | -             | 31.5000       | -           | -           | 4.5000           | Non Residential | 4.5 AC PAR 34 C-1 PMOR 28-84                     |
| 017-123-055-000           | District - Wide | 7,836.16 | 7,836.65 | 126.9219          | -             | 126.9219      | -           | -           | 18.1317          | Non Residential | 20.3 AC PAR 1 PMOR 28-160                        |
| 017-123-058-000           | District - Wide | 435.34   | 435.36   | 7.0511            | -             | 7.0511        | -           | -           | 1.0073           | Non Residential | 1.0 AC PAR 2 PMOR 28-160                         |
| 017-123-086-000           | District - Wide | 652.60   | 652.63   | 10.5700           | -             | 10.5700       | -           | -           | 1.5100           | Non Residential | 1.5 AC PAR 34B & POR 34A PM 28-67                |
| 017-123-087-000           | District - Wide | 5,575.12 | 5,575.47 | 90.3000           | -             | 90.3000       | -           | -           | 12.9000          | Non Residential | 13.0 AC POR PAR 34A PM 28-67                     |
| 017-420-002-000           | G               | 198.58   | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | LOT 2 DIAMOND OAKS UNIT NO 14 MOR Z-01           |
| 017-420-003-000           | G               | 198.58   | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | LOT 3 DIAMOND OAKS UNIT NO 14 MOR Z-01           |
| 017-420-004-000           | G               | 198.58   | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | LOT 4 DIAMOND OAKS UNIT NO 14 MOR Z-01           |
| 017-420-005-000           | G               | 198.58   | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | LOT 5 DIAMOND OAKS UNIT NO 14 MOR Z-01           |
| 017-420-006-000           | G               | 198.58   | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | LOT 6 DIAMOND OAKS UNIT NO 14 MOR Z-01           |
| 017-420-007-000           | G               | 198.58   | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | LOT 7 DIAMOND OAKS UNIT NO 14 MOR Z-01           |
| 017-420-008-000           | G               | 198.58   | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | LOT 8 DIAMOND OAKS UNIT NO 14 MOR Z-01           |
| 017-420-009-000           | G               | 198.58   | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential  | LOT 9 DIAMOND OAKS UNIT NO 14 MOR Z-01           |

**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAX ASMT | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE       | LEGAL DESC                                    |
|---------------------------|------|--------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|----------------|-----------------------------------------------|
| 017-420-010-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 10 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-420-011-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 11 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-420-012-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 12 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-420-013-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 20 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-420-014-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 21 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-420-015-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 22 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-420-016-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 23 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-420-017-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 24 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-420-018-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 25 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-420-019-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 26 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-420-020-000           | G    | -      | -        | -                 | -             | -             | -           | -           | -                | Open Space     | LOT A PUBLIC UTILITY EASEMENT MOR Z-01        |
| 017-420-021-000           | G    | -      | -        | -                 | -             | -             | -           | -           | -                | Open Space     | 3.7 AC LOT B PUBLIC UTILITY EASEMENT MOR Z-01 |
| 017-420-022-000           | G    | -      | -        | -                 | -             | -             | -           | -           | -                | Utility ROW    | POR LOT C PUBLIC UTILITY EASEMENT MOR Z-01    |
| 017-420-023-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 1 PMOR 31-157                             |
| 017-420-024-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 78 PMOR 31-157                            |
| 017-420-025-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 79 PMOR 31-157                            |
| 017-420-026-000           | G    | -      | -        | -                 | -             | -             | -           | -           | -                | Open Space     | LOT A OPEN SPACE PMOR 31-157                  |
| 017-420-027-000           | G    | -      | -        | -                 | -             | -             | -           | -           | -                | Open Space     | LOT B OPEN SPACE PMOR 31-157                  |
| 017-430-001-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 13 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-002-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 14 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-003-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 15 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-004-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 16 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-005-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 17 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-006-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 18 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-007-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 19 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-008-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 27 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-009-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 28 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-010-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 29 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-011-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 30 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-012-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 31 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-013-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 32 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-014-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 33 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-015-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 34 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-016-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 35 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-017-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 36 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-018-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 37 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-019-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 38 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-020-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 39 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-021-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 40 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-022-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 41 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-023-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 42 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-024-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 43 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-025-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 44 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-026-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 45 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-027-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 46 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-028-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 47 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-029-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 48 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-030-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 49 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-031-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 50 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-032-000           | G    | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 51 DIAMOND OAKS UNIT NO 14 MOR Z-01       |



**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE                    | CHARGE | MAX ASMT | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE       | LEGAL DESC                                    |
|---------------------------|-------------------------|--------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|----------------|-----------------------------------------------|
| 017-430-033-000           | G                       | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 52 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-034-000           | G                       | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 53 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-035-000           | G                       | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 54 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-036-000           | G                       | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 55 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-037-000           | G                       | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 56 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-038-000           | G                       | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 57 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-039-000           | G                       | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 58 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-040-000           | G                       | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 59 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-041-000           | G                       | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 60 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-042-000           | G                       | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 61 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-043-000           | G                       | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 62 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-044-000           | G                       | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 63 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-045-000           | G                       | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 64 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-046-000           | G                       | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 65 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-047-000           | G                       | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 66 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-048-000           | G                       | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 67 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-049-000           | G                       | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 68 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-050-000           | G                       | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 69 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-051-000           | G                       | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 70 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-052-000           | G                       | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 71 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-053-000           | G                       | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 72 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-054-000           | G                       | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 73 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-055-000           | G                       | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 74 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-056-000           | G                       | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 75 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-057-000           | G                       | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 76 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-058-000           | G                       | 198.58 | 411.65   | -                 | -             | 1.0000        | 1           | -           | -                | SF Residential | LOT 77 DIAMOND OAKS UNIT NO 14 MOR Z-01       |
| 017-430-059-000           | G                       | -      | -        | -                 | -             | -             | -           | -           | -                | Utility ROW    | POR LOT C PUBLIC UTILITY EASEMENT MOR Z-01    |
| 017-430-060-000           | G                       | -      | -        | -                 | -             | -             | -           | -           | -                | Public ROW     | LOT D PUBLIC UTILITY EASEMENT MOR Z-01        |
| 359-010-001-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 1 HIGHLAND RESERVE WEST PAR "T" MOR V-83  |
| 359-010-002-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 2 HIGHLAND RESERVE WEST PAR "T" MOR V-83  |
| 359-010-003-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 3 HIGHLAND RESERVE WEST PAR "T" MOR V-83  |
| 359-010-004-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 4 HIGHLAND RESERVE WEST PAR "T" MOR V-83  |
| 359-010-005-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 5 HIGHLAND RESERVE WEST PAR "T" MOR V-83  |
| 359-010-006-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 6 HIGHLAND RESERVE WEST PAR "T" MOR V-83  |
| 359-010-007-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 7 HIGHLAND RESERVE WEST PAR "T" MOR V-83  |
| 359-010-008-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 8 HIGHLAND RESERVE WEST PAR "T" MOR V-83  |
| 359-010-009-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 9 HIGHLAND RESERVE WEST PAR "T" MOR V-83  |
| 359-010-010-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 10 HIGHLAND RESERVE WEST PAR "T" MOR V-83 |
| 359-010-011-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 11 HIGHLAND RESERVE WEST PAR "T" MOR V-83 |
| 359-010-012-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 12 HIGHLAND RESERVE WEST PAR "T" MOR V-83 |
| 359-010-013-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 13 HIGHLAND RESERVE WEST PAR "T" MOR V-83 |
| 359-010-014-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 14 HIGHLAND RESERVE WEST PAR "T" MOR V-83 |
| 359-010-015-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 15 HIGHLAND RESERVE WEST PAR "T" MOR V-83 |
| 359-010-016-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 16 HIGHLAND RESERVE WEST PAR "T" MOR V-83 |
| 359-010-017-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 17 HIGHLAND RESERVE WEST PAR "T" MOR V-83 |
| 359-010-018-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 18 HIGHLAND RESERVE WEST PAR "T" MOR V-83 |
| 359-010-019-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 19 HIGHLAND RESERVE WEST PAR "T" MOR V-83 |
| 359-010-020-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 20 HIGHLAND RESERVE WEST PAR "T" MOR V-83 |
| 359-010-021-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 21 HIGHLAND RESERVE WEST PAR "T" MOR V-83 |
| 359-010-022-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 22 HIGHLAND RESERVE WEST PAR "T" MOR V-83 |

**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

[illegible]



**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL NUMBER | ZONE                    | CHARGE | MAX ASMT | DIST-WIDE EDUS | LOCAL EDUS | TOTAL EDUS | SF UNITS | MF UNITS | NON RES ACRES | LAND USE       | LEGAL DESC                                        |
|------------------------|-------------------------|--------|----------|----------------|------------|------------|----------|----------|---------------|----------------|---------------------------------------------------|
| 359-020-042-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | L3 HIGHLND RES WEST W-92 & POR L 47 REG 65 CTR R2 |
| 359-020-043-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | L5 HIGHLND RES WEST W-92 & POR L47 REG 65 CTR R2  |
| 359-020-044-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | L6 HIGHLND RES WEST W-92 & POR L47 REG 65 CTR R-2 |
| 359-030-001-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 37 HIGHLAND RESERVE WEST PAR W X & Y MOR W    |
| 359-030-002-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 38 HIGHLAND RESERVE WEST PAR W X & Y MOR W    |
| 359-030-003-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 39 HIGHLAND RESERVE WEST PAR W X & Y MOR W    |
| 359-030-004-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 40 HIGHLAND RESERVE WEST PAR W X & Y MOR W    |
| 359-030-005-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 41 HIGHLAND RESERVE WEST PAR W X & Y MOR W    |
| 359-030-006-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 42 HIGHLAND RESERVE WEST PAR W X & Y MOR W    |
| 359-030-007-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 43 HIGHLAND RESERVE WEST PAR W X & Y MOR W    |
| 359-030-008-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 44 HIGHLAND RESERVE WEST PAR W X & Y MOR W    |
| 359-030-009-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 45 HIGHLAND RESERVE WEST PAR W X & Y MOR W    |
| 359-030-010-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 46 HIGHLAND RESERVE WEST PAR W X & Y MOR W    |
| 359-030-011-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 47 HIGHLAND RESERVE WEST PAR W X & Y MOR W    |
| 359-030-012-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 48 HIGHLAND RESERVE WEST PAR W X & Y MOR W    |
| 359-030-013-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 49 HIGHLAND RESERVE WEST PAR W X & Y MOR W    |
| 359-030-014-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 50 HIGHLAND RESERVE WEST PAR W X & Y MOR W    |
| 359-030-015-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 51 HIGHLAND RESERVE WEST PAR W X & Y MOR W    |
| 359-030-016-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 52 HIGHLAND RESERVE WEST PAR W X & Y MOR W    |
| 359-030-017-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 53 HIGHLAND RESERVE WEST PAR W X & Y MOR W    |
| 359-030-018-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 54 HIGHLAND RESERVE WEST PAR W X & Y MOR W    |
| 359-030-019-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 55 HIGHLAND RESERVE WEST PAR W X & Y MOR W    |
| 359-040-001-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 1 HIGHLAND RESERVE WEST PCL R MOR X-63        |
| 359-040-002-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 2 HIGHLAND RESERVE WEST PCL R MOR X-63        |
| 359-040-003-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 3 HIGHLAND RESERVE WEST PCL R MOR X-63        |
| 359-040-004-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 4 HIGHLAND RESERVE WEST PCL R MOR X-63        |
| 359-040-005-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 5 HIGHLAND RESERVE WEST PCL R MOR X-63        |
| 359-040-006-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 6 HIGHLAND RESERVE WEST PCL R MOR X-63        |
| 359-040-007-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 7 HIGHLAND RES                                |

**City of Roseville**  
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| ASSESSOR PARCEL NUMBER | ZONE                    | CHARGE   | MAX ASMT | DIST-WIDE EDUS | LOCAL EDUS | TOTAL EDUS | SF UNITS | MF UNITS | NON RES ACRES | LAND USE       | LEGAL DESC                                       |
|------------------------|-------------------------|----------|----------|----------------|------------|------------|----------|----------|---------------|----------------|--------------------------------------------------|
| 359-050-006-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 6 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56  |
| 359-050-007-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 7 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56  |
| 359-050-008-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 8 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56  |
| 359-050-009-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 9 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56  |
| 359-050-010-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 10 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56 |
| 359-050-011-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 11 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56 |
| 359-050-012-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 12 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56 |
| 359-050-013-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 49 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56 |
| 359-050-014-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 50 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56 |
| 359-050-015-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 51 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56 |
| 359-050-016-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 52 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56 |
| 359-050-017-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 53 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56 |
| 359-050-018-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 54 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56 |
| 359-050-019-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 55 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56 |
| 359-050-020-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 56 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56 |
| 359-050-021-000        | Local & District - Wide | -        | -        | -              | -          | -          | -        | -        | -             | Public ROW     | P LOT A OPEN SPACE PROMONTORY POINTE UT #2 Z-56  |
| 359-050-022-000        | Local & District - Wide | -        | -        | -              | -          | -          | -        | -        | -             | Public ROW     | LOT C OPEN SPACE PROMONTORY POINTE UT #2 Z-56    |
| 359-060-001-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 13 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56 |
| 359-060-002-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 14 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56 |
| 359-060-003-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 15 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56 |
| 359-060-004-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 16 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56 |
| 359-060-005-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 17 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56 |
| 359-060-006-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 18 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56 |
| 359-060-007-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 19 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56 |
| 359-060-008-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 20 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56 |
| 359-060-009-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 21 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56 |
| 359-060-010-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 22 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56 |
| 359-060-011-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 23 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-56 |
| 359-060-012-000        | Local & District - Wide | 128.16</ |          |                |            |            |          |          |               |                |                                                  |



**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE                    | CHARGE | MAX ASMT | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE       | LEGAL DESC                                      |
|---------------------------|-------------------------|--------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|----------------|-------------------------------------------------|
| 359-060-034-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 46 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-5 |
| 359-060-035-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 47 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-5 |
| 359-060-036-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 48 PROMONTORY POINTE UNIT #2 SUBD 97-04 Z-5 |
| 359-060-037-000           | Local & District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Public ROW     | P LOT A OPEN SPACE PROMONTORY POINTE UT #2 Z-5  |
| 359-060-038-000           | Local & District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Public ROW     | LOT B OPEN SPACE PROMONTORY POINTE UT #2 Z-56   |
| 360-010-001-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 29 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-002-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 30 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-003-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 31 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-004-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 32 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-005-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 33 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-006-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 34 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-007-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 35 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-008-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 36 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-009-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 37 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-010-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 38 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-011-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 39 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-012-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 40 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-013-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 41 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-014-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 42 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-015-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 43 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-016-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 44 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-017-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 45 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-018-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 46 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-019-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 47 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-020-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 48 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-021-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 49 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-022-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 50 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-023-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 51 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-024-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 52 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-025-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 53 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-026-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 54 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-027-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 55 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-028-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 56 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-029-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 57 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-030-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 58 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-031-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 59 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-032-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 60 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-033-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 61 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-034-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 62 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-035-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 63 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-036-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 64 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-037-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 65 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-038-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 66 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-039-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 67 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-040-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 68 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-010-041-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 69 HIGHLAND RESERVE WEST PAR I MOR V-47     |
| 360-020-001-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 1 HIGHLAND RESERVE WEST PAR I MOR V-47      |
| 360-020-002-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 2 HIGHLAND RESERVE WEST PAR I MOR V-47      |
| 360-020-003-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 3 HIGHLAND RESERVE WEST PAR I MOR V-47      |
| 360-020-004-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 4 HIGHLAND RESERVE WEST PAR I MOR V-47      |

**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

[illegible]

| ASSESSOR PARCEL NUMBER | ZONE                    | CHARGE | MAX ASMT | DIST-WIDE EDUS | LOCAL EDUS | TOTAL EDUS | SF UNITS | MF UNITS | NON RES ACRES | LAND USE       | LEGAL DESC                                      |
|------------------------|-------------------------|--------|----------|----------------|------------|------------|----------|----------|---------------|----------------|-------------------------------------------------|
| 360-030-021-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 23 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-  |
| 360-030-022-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 24 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-  |
| 360-030-023-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 25 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-  |
| 360-030-024-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 26 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-  |
| 360-030-025-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 27 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-  |
| 360-030-026-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 28 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-  |
| 360-030-027-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 29 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-  |
| 360-030-028-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 30 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-  |
| 360-030-029-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 31 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-  |
| 360-030-030-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 32 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-  |
| 360-030-031-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 33 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-  |
| 360-030-032-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 34 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-  |
| 360-030-033-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 35 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-  |
| 360-030-034-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 36 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-  |
| 360-030-035-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 37 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-  |
| 360-030-036-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 38 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-  |
| 360-030-037-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 39 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-  |
| 360-030-038-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 40 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-  |
| 360-030-039-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 41 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-  |
| 360-030-040-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 42 HIGHLAND RESERVE WEST PAR D PH 2 MOR W-  |
| 360-030-041-000        | Local & District - Wide | -      | -        | -              | -          | -          | -        | -        | -             | Open Space     | LOT A OPEN SPACE MOR W-50                       |
| 360-040-001-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 27 HIGHLAND RESERVE WEST PAR E PH 2 MOR W-5 |
| 360-040-002-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 28 HIGHLAND RESERVE WEST PAR E PH 2 MOR W-5 |
| 360-040-003-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 29 HIGHLAND RESERVE WEST PAR E PH 2 MOR W-5 |
| 360-040-004-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 30 HIGHLAND RESERVE WEST PAR E PH 2 MOR W-5 |
| 360-040-005-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 31 HIGHLAND RESERVE WEST PAR E PH 2 MOR W-5 |
| 360-040-006-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 32 HIGHLAND RESERVE WEST PAR E PH 2 MOR W-5 |
| 360-040-007-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 33 HIGHLAND RESERVE WEST PAR E PH 2 MOR W-5 |
| 360-040-008-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 34 HIGHLAND RESERVE WEST PAR E PH 2 MOR W-5 |
| 360-040-009-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0        |            |          |          |               |                |                                                 |



**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

[illegible]



**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE                    | CHARGE | MAX ASMT | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE       | LEGAL DESC                                       |
|---------------------------|-------------------------|--------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|----------------|--------------------------------------------------|
| 360-051-038-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 30 & P 31 HIGHLAND RESV WEST PCLS F G&H X-62 |
| 360-051-039-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | POR LOT 31 HIGHLAND RESV WEST PCLS F G & H X-62  |
| 360-052-003-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 44 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-052-004-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 45 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-052-005-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 46 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-052-006-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 47 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-052-007-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 48 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-052-008-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 49 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-052-009-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 50 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-052-010-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 51 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-052-011-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 52 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-052-012-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 53 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-052-013-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 54 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-052-014-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 55 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-052-015-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 56 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-052-016-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 57 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-052-017-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 58 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-052-018-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 59 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-052-019-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 60 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-052-020-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 61 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-052-021-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | POR LOT 42 HIGHLAND RESV WEST PCLS F G & H X-62  |
| 360-052-022-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 43 & P 42 HIGHLAND RESV WEST PCLS F G&H X-62 |
| 360-053-001-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 62 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-053-002-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 63 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-053-003-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 64 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-053-004-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 65 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-053-005-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 66 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-053-006-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 67 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-053-007-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 68 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-053-008-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 69 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-053-009-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 70 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-053-010-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 71 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-053-011-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 72 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-053-012-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 73 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-053-013-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 74 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-053-014-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 75 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-053-015-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 76 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-053-016-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 77 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-053-017-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 78 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-053-018-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 79 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-053-019-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 80 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-053-020-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 81 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-053-021-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 82 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-053-022-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 83 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-054-001-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 84 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-054-002-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 85 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-054-003-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 86 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-054-006-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 89 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-054-007-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 90 HIGHLAND RESERVE WEST PCLS F G&H X-62     |
| 360-054-008-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 91 HIGHLAND RESERVE WEST PCLS F G&H X-62     |

**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE                    | CHARGE | MAX ASMT | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE       | LEGAL DESC                                         |
|---------------------------|-------------------------|--------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|----------------|----------------------------------------------------|
| 360-054-009-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 92 HIGHLAND RESERVE WEST PCLS F G&H X-62       |
| 360-054-010-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | POR LOT 87 HIGHLAND RESERVE WEST PARS F G & H X-62 |
| 360-054-011-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 88&P 87 HIGHLAND RESERVE WEST PARS F G&H X-62  |
| 360-055-001-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 101 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-055-002-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 102 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-055-003-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 103 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-055-004-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 104 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-055-005-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 105 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-055-006-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 106 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-055-007-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 107 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-055-008-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 108 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-055-009-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 109 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-055-010-000           | Local & District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Open Space     | POR LOT C OPEN SPACE X-62                          |
| 360-060-001-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 36 HIGHLAND RESERVE WEST PCLS F G&H X-62       |
| 360-060-002-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 37 HIGHLAND RESERVE WEST PCLS F G&H X-62       |
| 360-060-003-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 38 HIGHLAND RESERVE WEST PCLS F G&H X-62       |
| 360-060-004-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 39 HIGHLAND RESERVE WEST PCLS F G&H X-62       |
| 360-060-005-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 40 HIGHLAND RESERVE WEST PCLS F G&H X-62       |
| 360-060-006-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 41 HIGHLAND RESERVE WEST PCLS F G&H X-62       |
| 360-060-007-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 93 HIGHLAND RESERVE WEST PCLS F G&H X-62       |
| 360-060-008-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 94 HIGHLAND RESERVE WEST PCLS F G&H X-62       |
| 360-060-009-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 95 HIGHLAND RESERVE WEST PCLS F G&H X-62       |
| 360-060-010-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 96 HIGHLAND RESERVE WEST PCLS F G&H X-62       |
| 360-060-011-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 97 HIGHLAND RESERVE WEST PCLS F G&H X-62       |
| 360-060-012-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 98 HIGHLAND RESERVE WEST PCLS F G&H X-62       |
| 360-060-013-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 99 HIGHLAND RESERVE WEST PCLS F G&H X-62       |
| 360-060-014-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 100 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-060-015-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 110 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-060-016-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 111 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-060-017-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 112 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-060-018-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 113 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-060-019-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 114 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-060-020-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 115 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-060-021-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 116 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-060-022-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 117 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-060-023-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 118 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-060-024-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 119 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-060-025-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 120 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-060-026-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 121 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-060-027-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 122 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-060-028-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 123 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-060-029-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 124 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-060-030-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 125 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-060-031-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 126 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-060-032-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 127 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-060-033-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 128 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-060-034-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 129 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-060-035-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 130 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-060-036-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 131 HIGHLAND RESERVE WEST PCLS F G&H X-62      |
| 360-060-037-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 132 HIGHLAND RESERVE WEST PCLS F G&H X-62      |

**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE                    | CHARGE | MAX ASMT | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE       | LEGAL DESC                                      |
|---------------------------|-------------------------|--------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|----------------|-------------------------------------------------|
| 360-060-038-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 133 HIGHLAND RESERVE WEST PCLS F G&H X-62   |
| 360-060-039-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 134 HIGHLAND RESERVE WEST PCLS F G&H X-62   |
| 360-060-040-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 135 HIGHLAND RESERVE WEST PCLS F G&H X-62   |
| 360-060-041-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 136 HIGHLAND RESERVE WEST PCLS F G&H X-62   |
| 360-060-042-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 137 HIGHLAND RESERVE WEST PCLS F G&H X-62   |
| 360-060-043-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 138 HIGHLAND RESERVE WEST PCLS F G&H X-62   |
| 360-060-044-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 139 HIGHLAND RESERVE WEST PCLS F G&H X-62   |
| 360-060-045-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 140 HIGHLAND RESERVE WEST PCLS F G&H X-62   |
| 360-060-046-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 141 HIGHLAND RESERVE WEST PCLS F G&H X-62   |
| 360-060-047-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 142 HIGHLAND RESERVE WEST PCLS F G&H X-62   |
| 360-060-048-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 143 HIGHLAND RESERVE WEST PCLS F G&H X-62   |
| 360-060-049-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 144 HIGHLAND RESERVE WEST PCLS F G&H X-62   |
| 360-060-050-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 145 HIGHLAND RESERVE WEST PCLS F G&H X-62   |
| 360-060-051-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 146 HIGHLAND RESERVE WEST PCLS F G&H X-62   |
| 360-060-052-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 147 HIGHLAND RESERVE WEST PCLS F G&H X-62   |
| 360-060-053-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 148 HIGHLAND RESERVE WEST PCLS F G&H X-62   |
| 360-060-054-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 149 HIGHLAND RESERVE WEST PCLS F G&H X-62   |
| 360-060-055-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 150 HIGHLAND RESERVE WEST PCLS F G&H X-62   |
| 360-060-056-000           | Local & District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Open Space     | POR LOT C OPEN SPACE X-62                       |
| 360-060-057-000           | Local & District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Open Space     | LOT D OPEN SPACE X-62                           |
| 360-060-058-000           | Local & District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Open Space     | LOT E OPEN SPACE X-62                           |
| 361-010-001-000           | District - Wide         | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1111THE RESERVES@GALLERIA PH3 CONDO 03-01375  |
| 361-010-002-000           | District - Wide         | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1112 THE RESERVES@GALLERIA PH3 CONDO 03-01375 |
| 361-010-003-000           | District - Wide         | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1113THE RESERVES@GALLERIA PH3 CONDO 03-01375  |
| 361-010-004-000           | District - Wide         | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1114THE RESERVES@GALLERIA PH3 CONDO 03-01375  |
| 361-010-005-000           | District - Wide         | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1121THE RESERVES@GALLERIA PH3 CONDO 03-01375  |
| 361-010-006-000           | District - Wide         | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1122THE RESERVES@GALLERIA PH3 CONDO 03-01375  |
| 361-010-007-000           | District - Wide         | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1123THE RESERVES@GALLERIA PH3 CONDO 03-01375  |
| 361-010-008-000           | District - Wide         | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1124THE RESERVES@GALLERIA PH3 CONDO 03-01375  |
| 361-010-009-000           | District - Wide         | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1211THE RESERVES@GALLERIA PH3 CONDO 03-01375  |
| 361-010-010-000           | District - Wide         | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1212 THE RESERVES@GALLERIA PH3 CONDO 03-01375 |
| 361-010-011-000           | District - Wide         | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1213THE RESERVES@GALLERIA PH3 CONDO 03-01375  |
| 361-010-012-000           | District - Wide         | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1214THE RESERVES@GALLERIA PH3 CONDO 03-01375  |
| 361-010-013-000           | District - Wide         | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1221THE RESERVES@GALLERIA PH3 CONDO 03-01375  |
| 361-010-014-000           | District - Wide         | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1222THE RESERVES@GALLERIA PH3 CONDO 03-01375  |
| 361-010-015-000           | District - Wide         | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1223THE RESERVES@GALLERIA PH3 CONDO 03-01375  |
| 361-010-016-000           | District - Wide         | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1224THE RESERVES@GALLERIA PH3 CONDO 03-01375  |
| 361-010-017-000           | District - Wide         | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1311THE RESERVES@GALLERIA PH3 CONDO 03-01375  |
| 361-010-018-000           | District - Wide         | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1312THE RESERVES@GALLERIA PH3 CONDO 03-01375  |
| 361-010-019-000           | District - Wide         | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1313 HE RESERVES@GALLERIA PH3 CONDO 03-01375  |
| 361-010-020-000           | District - Wide         | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1314THE RESERVES@GALLERIA PH3 CONDO 03-01375  |
| 361-010-021-000           | District - Wide         | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1321THE RESERVES@GALLERIA PH3 CONDO 03-01375  |
| 361-010-022-000           | District - Wide         | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L1322 THE RESERVES@GALLERIA PH3 CONDO 03-01375  |
| 361-010-023-000           | District - Wide         | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1323THE RESERVES@GALLERIA PH3 CONDO 03-01375  |
| 361-010-024-000           | District - Wide         | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1324THE RESERVES@GALLERIA PH3 CONDO 03-01375  |
| 361-010-025-000           | District - Wide         | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1411THE RESERVES@GALLERIA PH3 CONDO 03-01375  |
| 361-010-026-000           | District - Wide         | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1412THE RESERVES@GALLERIA PH3 CONDO 03-01375  |
| 361-010-027-000           | District - Wide         | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1413THE RESERVES@GALLERIA PH3 CONDO 03-01375  |
| 361-010-028-000           | District - Wide         | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1414THE RESERVES@GALLERIA PH3 CONDO 03-01375  |
| 361-010-029-000           | District - Wide         | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1421THE RESERVES@GALLERIA PH3 CONDO 03-01375  |



**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE            | CHARGE | MAX ASMT | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE       | LEGAL DESC                                         |
|---------------------------|-----------------|--------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|----------------|----------------------------------------------------|
| 361-010-030-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1422THE RESERVES@GALLERIA PH3 CONDO 03-01375     |
| 361-010-031-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1423THE RESERVES@GALLERIA PH3 CONDO 03-01375     |
| 361-010-032-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1424THE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-033-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1511THE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-034-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1512THE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-035-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1513THE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-036-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1514THE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-037-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1521THE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-038-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1522THE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-039-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1523THE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-040-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1524THE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-041-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1611THE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-042-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1612THE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-043-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1613THE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-044-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1614THE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-045-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1621THE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-046-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1622THE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-047-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1623THE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-048-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1624 THE RESEVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-049-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1711THE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-050-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1712THE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-051-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1713THE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-052-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1714THE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-053-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1721THE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-054-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1722THE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-055-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1723THE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-056-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1724THE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-057-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1811THE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-058-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1812THE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-059-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1813THE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-060-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1814THE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-061-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1821THE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-062-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1822THE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-063-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1823 HE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-064-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LOT 1824THE RESERVES@GALLERIA PH3 CONDO 03-01375   |
| 361-010-065-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | 1.0 AC LOT 6 COMMON AREA THE RESERVES@GALLERIA PH3 |
| 361-010-066-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | LOT 8 COMMON AREA THE RESERVES@GALLERIA PH3        |
| 361-010-067-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | LOT 9 COMMON AREA THE RESERVES@GALLERIA PH3        |
| 361-020-001-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 811 THE RESERVES @ GALLERIA PH2 CONDO 03-01375   |
| 361-020-002-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 812 THE RESERVES @ GALLERIA PH2 CONDO 03-01375   |
| 361-020-003-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 813 THE RESERVES @ GALLERIA PH2 CONDO 03-01375   |
| 361-020-004-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 814 THE RESERVES @ GALLERIA PH2 CONDO 03-01375   |
| 361-020-005-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 821 THE RESERVES @ GALLERIA PH2 CONDO 03-01375   |
| 361-020-006-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 822 THE RESERVES @ GALLERIA PH2 CONDO 03-01375   |
| 361-020-007-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 823 THE RESERVES @ GALLERIA PH2 CONDO 03-01375   |
| 361-020-008-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 824 THE RESERVES @ GALLERIA PH2 CONDO 03-01375   |
| 361-020-009-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 911 THE RESERVES @ GALLERIA PH2 CONDO 03-01375   |
| 361-020-010-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 913 THE RESERVES @ GALLERIA PH2 CONDO 03-01375   |
| 361-020-011-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1011 THE RESERVES@ GALLERIA PH2 CONDO 03-01375   |
| 361-020-012-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 1012 THE RESERVES@ GALLERIA PH2 CONDO 03-01375   |

**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

[illegible]

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**Fiscal Year 2018/19 Preliminary Assessment Roll**

[illegible]



**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE            | CHARGE | MAX ASMT | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE       | LEGAL DESC                                        |
|---------------------------|-----------------|--------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|----------------|---------------------------------------------------|
| 361-040-002-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 2412 THE RESERVES@GALLERIA PH1A CONDO 03-013    |
| 361-040-003-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 2413 THE RESERVES@GALLERIA PH1A CONDO 03-013    |
| 361-040-004-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 2414 THE RESERVES@GALLERIA PH1A CONDO 03-013    |
| 361-040-005-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 2421 THE RESERVES@GALLERIA PH1A CONDO 03-013    |
| 361-040-006-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 2422 THE RESERVES@GALLERIA PH1A CONDO 03-013    |
| 361-040-007-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 2423 THE RESERVES@GALLERIA PH1A CONDO 03-013    |
| 361-040-008-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 2424 THE RESERVES@GALLERIA PH1A CONDO 03-013    |
| 361-040-009-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 2511 THE RESERVES@GALLERIA PH1A CONDO 03-013    |
| 361-040-010-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 2512 THE RESERVES@GALLERIA PH1A CONDO 03-013    |
| 361-040-011-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 2513 THE RESERVES@GALLERIA PH1A CONDO 03-013    |
| 361-040-012-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 2514 THE RESERVES@GALLERIA PH1A CONDO 03-013    |
| 361-040-013-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 2521 THE RESERVES@GALLERIA PH1A CONDO 03-013    |
| 361-040-014-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 2522 THE RESERVES@GALLERIA PH1A CONDO 03-013    |
| 361-040-015-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 2523 THE RESERVES@GALLERIA PH1A CONDO 03-013    |
| 361-040-016-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 2524 THE RESERVES@GALLERIA PH1A CONDO 03-013    |
| 361-040-017-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 2611 THE RESERVES@GALLERIA PH1A CONDO 03-013    |
| 361-040-018-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 2612 THE RESERVES@GALLERIA PH1A CONDO 03-013    |
| 361-040-019-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 2613 THE RESERVES@GALLERIA PH1A CONDO 03-013    |
| 361-040-020-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 2614 THE RESERVES@GALLERIA PH1A CONDO 03-013    |
| 361-040-021-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 2621 THE RESERVES@GALLERIA PH1A CONDO 03-013    |
| 361-040-022-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 2622 THE RESERVES@GALLERIA PH1A CONDO 03-013    |
| 361-040-023-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 2623 THE RESERVES@GALLERIA PH1A CONDO 03-013    |
| 361-040-024-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 2624 THE RESERVES@GALLERIA PH1A CONDO 03-013    |
| 361-040-025-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 2711 THE RESERVES@GALLERIA PH1A CONDO 03-013    |
| 361-040-026-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 2712 THE RESERVES@GALLERIA PH1A CONDO 03-013    |
| 361-040-027-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 2713 THE RESERVES@GALLERIA PH1A CONDO 03-013    |
| 361-040-028-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 2714 THE RESERVES@GALLERIA PH1A CONDO 03-013    |
| 361-040-029-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 2721 THE RESERVES@GALLERIA PH1A CONDO 03-013    |
| 361-040-030-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 2722 THE RESERVES@GALLERIA PH1A CONDO 03-013    |
| 361-040-031-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 2723 THE RESERVES@GALLERIA PH1A CONDO 03-013    |
| 361-040-032-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | L 2724 THE RESERVES@GALLERIA PH1A CONDO 03-013    |
| 361-040-033-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | 1.1 AC LT 1 COMMON AREA THE RESERVES@GALLERIA     |
| 361-040-034-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | L 3 COMMON AREA THE RESERVES @ GALLERIA PH 1A     |
| 361-050-001-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 211 VILLAGE OF THE GALLERIA CONDO 2005-00960: |
| 361-050-002-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 212 VILLAGE OF THE GALLERIA CONDO 2005-00960: |
| 361-050-003-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 213 VILLAGE OF THE GALLERIA CONDO 2005-00960: |
| 361-050-004-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 214 VILLAGE OF THE GALLERIA CONDO 2005-00960: |
| 361-050-005-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 215 VILLAGE OF THE GALLERIA CONDO 2005-00960: |
| 361-050-006-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 216 VILLAGE OF THE GALLERIA CONDO 2005-00960: |
| 361-050-007-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 217 VILLAGE OF THE GALLERIA CONDO 2005-00960: |
| 361-050-008-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 218 VILLAGE OF THE GALLERIA CONDO 2005-00960: |
| 361-050-009-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 221 VILLAGE OF THE GALLERIA CONDO 2005-00960: |
| 361-050-010-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 222 VILLAGE OF THE GALLERIA CONDO 2005-00960: |
| 361-050-011-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 223 VLG OFTHE GALLERIA CONDO PLN 05-0096026   |
| 361-050-012-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 224 VLG OFTHE GALLERIA CONDO PLN 05-0096026   |
| 361-050-013-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 225 VLG OFTHE GALLERIA CONDO PLN 05-0096026   |
| 361-050-014-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 226VLG OFTHE GALLERIA CONDO PLN 05-0096026    |
| 361-050-015-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 227 VLG OFTHE GALLERIA CONDO PLN 05-0096026   |
| 361-050-016-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 228 VLG OFTHE GALLERIA CONDO PLN 05-0096026   |
| 361-050-017-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 233 VLG OFTHE GALLERIA CONDO PLN 05-0096026   |



**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
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**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

[illegible]

| ASSESSOR PARCEL NUMBER | ZONE            | CHARGE | MAX ASMT | DIST-WIDE EDUS | LOCAL EDUS | TOTAL EDUS | SF UNITS | MF UNITS | NON RES ACRES | LAND USE       | LEGAL DESC                                         |
|------------------------|-----------------|--------|----------|----------------|------------|------------|----------|----------|---------------|----------------|----------------------------------------------------|
| 361-060-054-000        | District - Wide | 37.04  | 37.05    | 0.6000         | -          | 0.6000     | -        | 1        | -             | MF Residential | UNT 926 VLG OFTHE GALLERIA CONDO PLN 05-0096026    |
| 361-060-055-000        | District - Wide | 37.04  | 37.05    | 0.6000         | -          | 0.6000     | -        | 1        | -             | MF Residential | UNT 927 VLG OFTHE GALLERIA CONDO PLN 05-0096026    |
| 361-060-056-000        | District - Wide | 37.04  | 37.05    | 0.6000         | -          | 0.6000     | -        | 1        | -             | MF Residential | UNT 928 VLG OFTHE GALLERIA CONDO PLN 05-0096026    |
| 361-060-057-000        | District - Wide | 37.04  | 37.05    | 0.6000         | -          | 0.6000     | -        | 1        | -             | MF Residential | UNT 933 VLG OFTHE GALLERIA CONDO PLN 05-0096026    |
| 361-060-058-000        | District - Wide | 37.04  | 37.05    | 0.6000         | -          | 0.6000     | -        | 1        | -             | MF Residential | UNT 934 VLG OFTHE GALLERIA CONDO PLN 05-0096026    |
| 361-060-059-000        | District - Wide | 37.04  | 37.05    | 0.6000         | -          | 0.6000     | -        | 1        | -             | MF Residential | UNT 935 VLG OFTHE GALLERIA CONDO PLN 05-0096026    |
| 361-060-060-000        | District - Wide | 37.04  | 37.05    | 0.6000         | -          | 0.6000     | -        | 1        | -             | MF Residential | UNT 936 VLG OFTHE GALLERIA CONDO PLN 05-0096026    |
| 361-060-061-000        | District - Wide | 37.04  | 37.05    | 0.6000         | -          | 0.6000     | -        | 1        | -             | MF Residential | UNT 811 VLG OFTHE GALLERIA CONDO PLN 05-0096026    |
| 361-060-062-000        | District - Wide | 37.04  | 37.05    | 0.6000         | -          | 0.6000     | -        | 1        | -             | MF Residential | UNT 812 VLG OFTHE GALLERIA CONDO PLN 05-0096026    |
| 361-060-063-000        | District - Wide | 37.04  | 37.05    | 0.6000         | -          | 0.6000     | -        | 1        | -             | MF Residential | UNT 813 VLG OFTHE GALLERIA CONDO PLN 05-0096026    |
| 361-060-064-000        | District - Wide | 37.04  | 37.05    | 0.6000         | -          | 0.6000     | -        | 1        | -             | MF Residential | UNT 814 VLG OFTHE GALLERIA CONDO PLN 05-0096026    |
| 361-060-065-000        | District - Wide | 37.04  | 37.05    | 0.6000         | -          | 0.6000     | -        | 1        | -             | MF Residential | UNT 815 VLG OFTHE GALLERIA CONDO PLN 05-0096026    |
| 361-060-066-000        | District - Wide | 37.04  | 37.05    | 0.6000         | -          | 0.6000     | -        | 1        | -             | MF Residential | UNT 816 VLG OFTHE GALLERIA CONDO PLN 05-0096026    |
| 361-060-067-000        | District - Wide | 37.04  | 37.05    | 0.6000         | -          | 0.6000     | -        | 1        | -             | MF Residential | UNT 817 VLG OFTHE GALLERIA CONDO PLN 05-0096026    |
| 361-060-068-000        | District - Wide | 37.04  | 37.05    | 0.6000         | -          | 0.6000     | -        | 1        | -             | MF Residential | UNT 818 VLG OFTHE GALLERIA CONDO PLN 05-0096026    |
| 361-060-069-000        | District - Wide | 37.04  | 37.05    | 0.6000         | -          | 0.6000     | -        | 1        | -             | MF Residential | UNT 821 VLG OFTHE GALLERIA CONDO PLN 05-0096026    |
| 361-060-070-000        | District - Wide | 37.04  | 37.05    | 0.6000         | -          | 0.6000     | -        | 1        | -             | MF Residential | UNT 822 VLG OFTHE GALLERIA CONDO PLN 05-0096026    |
| 361-060-071-000        | District - Wide | 37.04  | 37.05    | 0.6000         | -          | 0.6000     | -        | 1        | -             | MF Residential | UNT 823 VLG OFTHE GALLERIA CONDO PLN 05-0096026    |
| 361-060-072-000        | District - Wide | 37.04  | 37.05    | 0.6000         | -          | 0.6000     | -        | 1        | -             | MF Residential | UNT 824 VLG OFTHE GALLERIA CONDO PLN 05-0096026    |
| 361-060-073-000        | District - Wide | 37.04  | 37.05    | 0.6000         | -          | 0.6000     | -        | 1        | -             | MF Residential | UNT 825 VLG OFTHE GALLERIA CONDO PLN 05-0096026    |
| 361-060-074-000        | District - Wide | 37.04  | 37.05    | 0.6000         | -          | 0.6000     | -        | 1        | -             | MF Residential | UNT 826 VLG OFTHE GALLERIA CONDO PLN 05-0096026    |
| 361-060-075-000        | District - Wide | 37.04  | 37.05    | 0.6000         | -          | 0.6000     | -        | 1        | -             | MF Residential | UNT 827 VLG OFTHE GALLERIA CONDO PLN 05-0096026    |
| 361-060-076-000        | District - Wide | 37.04  | 37.05    | 0.6000         | -          | 0.6000     | -        | 1        | -             | MF Residential | UNT 828 VLG OFTHE GALLERIA CONDO PLN 05-0096026    |
| 361-060-077-000        | District - Wide | 37.04  | 37.05    | 0.6000         | -          | 0.6000     | -        | 1        | -             | MF Residential | UNT 833 VLG OFTHE GALLERIA CONDO PLN 05-0096026    |
| 361-060-078-000        | District - Wide | 37.04  | 37.05    | 0.6000         | -          | 0.6000     | -        | 1        | -             | MF Residential | UNT 834 VLG OFTHE GALLERIA CONDO PLN 05-0096026    |
| 361-060-079-000        | District - Wide | 37.04  | 37.05    | 0.6000         | -          | 0.6000     | -        | 1        | -             | MF Residential | UNT 835 VLG OFTHE GALLERIA CONDO PLN 05-0096026    |
| 361-060-080-000        | District - Wide | 37.04  | 37.05    | 0.6000         | -          | 0.6000     | -        | 1        | -             | MF Residential | UNT 836 VLG OFTHE GALLERIA CONDO PLN 05-0096026    |
| 361-060-081-000        | District - Wide | -      | -        | -              | -          | -          | -        | -        | -             | Common Area    | BCA5 COM AREA VLG OFTHE GALRIA CONDO PLN05-0096026 |
| 361-060-082-000        | District - Wide | -      | -        | -              | -          | -          | -        | -        | -             | Common Area    | BCA7 COM AREA VLG OFTHE GALRIA CONDO PLN05-0096026 |
| 361-060-083-000        | District - Wide | -      | -        | -              | -          | -          | -        | -        | -             | Common Area    | BCA8 COM AREA VLG OFTHE GALRIA CONDO PLN05-0096026 |
| 361-060-084-000        | District - Wide | -      | -        | -              | -          | -          | -        | -        | -             | Common Area    |                                                    |

**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

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**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

[illegible]

[illegible]

**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE            | CHARGE | MAX ASMT | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE       | LEGAL DESC                                       |
|---------------------------|-----------------|--------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|----------------|--------------------------------------------------|
| 361-090-061-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | BCA-14 COM AREA VLG OFTHE GALRIA CONO PLN05009   |
| 361-090-062-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | BCA-16 COM AREA VLG OFTHE GALRIA CONO PLN05009   |
| 361-090-063-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | BCA-17 COM AREA VLG OFTHE GALRIA CONO PLN05009   |
| 361-090-064-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | PORACA-A COM AREA VLGOF GALRIA CONDO PLN05-00    |
| 361-090-065-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | PORACA-D COM AREA VLGOF GALRIA CONDO PLN05-00    |
| 361-100-001-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 311 VLG OFTHE GALLERIA CONDO PLN 05-0096026  |
| 361-100-002-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 312 VLG OFTHE GALLERIA CONDO PLN 05-0096026  |
| 361-100-003-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 313 VLG OFTHE GALLERIA CONDO PLN 05-0096026  |
| 361-100-004-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 314 VLG OFTHE GALLERIA CONDO PLN 05-0096026  |
| 361-100-005-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 315 VLG OFTHE GALLERIA CONDO PLN 05-0096026  |
| 361-100-006-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 316 VLG OFTHE GALLERIA CONDO PLN 05-0096026  |
| 361-100-007-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 317 VLG OFTHE GALLERIA CONDO PLN 05-0096026  |
| 361-100-008-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 318 VLG OFTHE GALLERIA CONDO PLN 05-0096026  |
| 361-100-009-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 321 VLG OFTHE GALLERIA CONDO PLN 05-0096026  |
| 361-100-010-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 322 VLG OFTHE GALLERIA CONDO PLN 05-0096026  |
| 361-100-011-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 323 VLG OFTHE GALLERIA CONDO PLN 05-0096026  |
| 361-100-012-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 324 VLG OFTHE GALLERIA CONDO PLN 05-0096026  |
| 361-100-013-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 325 VLG OFTHE GALLERIA CONDO PLN 05-0096026  |
| 361-100-014-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 326 VLG OFTHE GALLERIA CONDO PLN 05-0096026  |
| 361-100-015-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 327 VLG OFTHE GALLERIA CONDO PLN 05-0096026  |
| 361-100-016-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 328 VLG OFTHE GALLERIA CONDO PLN 05-0096026  |
| 361-100-017-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 333 VLG OFTHE GALLERIA CONDO PLN 05-0096026  |
| 361-100-018-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 334 VLG OFTHE GALLERIA CONDO PLN 05-0096026  |
| 361-100-019-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 335 VLG OFTHE GALLERIA CONDO PLN 05-0096026  |
| 361-100-020-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 336 VLG OFTHE GALLERIA CONDO PLN 05-0096026  |
| 361-100-021-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 1811 VLG OFTHE GALLERIA CONDO PLN 05-0096026 |
| 361-100-022-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 1812 VLG OFTHE GALLERIA CONDO PLN 05-0096026 |
| 361-100-023-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 1813 VLG OFTHE GALLERIA CONDO PLN 05-0096026 |
| 361-100-024-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 1814 VLG OFTHE GALLERIA CONDO PLN 05-0096026 |
| 361-100-025-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 1815 VLG OFTHE GALLERIA CONDO PLN 05-0096026 |
| 361-100-026-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 1816 VLG OFTHE GALLERIA CONDO PLN 05-0096026 |
| 361-100-027-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 1817VLG OFTHE GALLERIA CONDO PLN 05-0096026  |
| 361-100-028-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 1818 VLG OFTHE GALLERIA CONDO PLN 05-0096026 |
| 361-100-029-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 1821 VLG OFTHE GALLERIA CONDO PLN 05-0096026 |
| 361-100-030-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 1822 VLG OFTHE GALLERIA CONDO PLN 05-0096026 |
| 361-100-031-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 1823 VLG OFTHE GALLERIA CONDO PLN 05-0096026 |
| 361-100-032-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 1824 VLG OFTHE GALLERIA CONDO PLN 05-0096026 |
| 361-100-033-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 1825 VLG OFTHE GALLERIA CONDO PLN 05-0096026 |
| 361-100-034-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 1826 VLG OFTHE GALLERIA CONDO PLN 05-0096026 |
| 361-100-035-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 1827 VLG OFTHE GALLERIA CONDO PLN 05-0096026 |
| 361-100-036-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 1828 VLG OFTHE GALLERIA CONDO PLN 05-0096026 |
| 361-100-037-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 1833 VLG OFTHE GALLERIA CONDO PLN 05-0096026 |
| 361-100-038-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 1834 VLG OFTHE GALLERIA CONDO PLN 05-0096026 |
| 361-100-039-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 1835 VLG OFTHE GALLERIA CONDO PLN 05-0096026 |
| 361-100-040-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 1836 VLG OFTHE GALLERIA CONDO PLN 05-0096026 |
| 361-100-041-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | BCA-3 COM AREA VLG OFTHE GALRIA CONO PLN050096   |
| 361-100-042-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | BCA-18 COM AREA VLG OFTHE GALRIA CONO PLN05009   |
| 361-100-043-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | PORACA-D COM AREA VLGOF GALRIA CONDO PLN05-00    |
| 361-100-044-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | PORACA-D COM AREA VLGOF GALRIA CONDO PLN05-00    |
| 361-100-045-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | ACA-F COM AREA VLG OFTHE GALRIA CONO PLN050096   |



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**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE            | CHARGE | MAX ASMT | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE       | LEGAL DESC                                       |
|---------------------------|-----------------|--------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|----------------|--------------------------------------------------|
| 361-110-051-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 2123 VLG OFTHE GALLERIA CONDO PLN 05-0096026 |
| 361-110-052-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 2124 VLG OFTHE GALLERIA CONDO PLN 05-0096026 |
| 361-110-053-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 2125 VLG OFTHE GALLERIA CONDO PLN 05-0096026 |
| 361-110-054-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 2126 VLG OFTHE GALLERIA CONDO PLN 05-0096026 |
| 361-110-055-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 2127 VLG OFTHE GALLERIA CONDO PLN 05-0096026 |
| 361-110-056-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 2128 VLG OFTHE GALLERIA CONDO PLN 05-0096026 |
| 361-110-057-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 2133 VLG OFTHE GALLERIA CONDO PLN 05-0096026 |
| 361-110-058-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 2134 VLG OFTHE GALLERIA CONDO PLN 05-0096026 |
| 361-110-059-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 2135 VLG OFTHE GALLERIA CONDO PLN 05-0096026 |
| 361-110-060-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNT 2136 VLG OFTHE GALLERIA CONDO PLN 05-0096026 |
| 361-110-061-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | BCA-19 COM AREA VLG OFTHE GALRIA CONO PLN05009   |
| 361-110-062-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | BCA-20 COM AREA VLG OFTHE GALRIA CONO PLN05009   |
| 361-110-063-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | BCA-21 COM AREA VLG OFTHE GALRIA CONO PLN05009   |
| 361-110-064-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | PORACA-A COM AREA VLGOF GALRIA CONDO PLN05-00    |
| 361-110-065-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | PORACA-C COM AREA VLGOF GALRIA CONDO PLN05-00    |
| 361-120-001-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | BCA-10 COM AREA VLG OFTHE GALRIA CONO PLN05009   |
| 361-130-001-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0     |
| 361-140-001-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT211 CONDO PLAN VENU@GALLERIA, DOC#2006-01147   |
| 361-140-002-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT212 CONDO PLAN VENU@GALLERIA, DOC#2006-01147   |
| 361-140-003-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT213 CONDO PLAN VENU@GALLERIA, DOC#2006-01147   |
| 361-140-004-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT214 CONDO PLAN VENU@GALLERIA, DOC#2006-01147   |
| 361-140-005-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT215 CONDO PLAN VENU@GALLERIA, DOC#2006-01147   |
| 361-140-006-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT216 CONDO PLAN VENU@GALLERIA, DOC#2006-01147   |
| 361-140-007-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT221, CONDO PLAN VENU@GALLERIA, DOC#2006-01147  |
| 361-140-008-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT222, CONDO PLAN VENU@GALLERIA, DOC#2006-01147  |
| 361-140-009-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT223, CONDO PLAN VENU@GALLERIA, DOC#2006-01147  |
| 361-140-010-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT224, CONDO PLAN VENU@GALLERIA, DOC#2006-01147  |
| 361-140-011-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT311, CONDO PLAN VENU@GALLERIA, DOC#2006-01147  |
| 361-140-012-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT312, CONDO PLAN VENU@GALLERIA, DOC#2006-01147  |
| 361-140-013-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT313, CONDO PLAN VENU@GALLERIA, DOC#2006-01147  |
| 361-140-014-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT314, CONDO PLAN VENU@GALLERIA, DOC#2006-01147  |
| 361-140-015-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT315, CONDO PLAN VENU@GALLERIA, DOC#2006-01147  |
| 361-140-016-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT316, CONDO PLAN VENU@GALLERIA, DOC#2006-01147  |
| 361-140-017-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT321, CONDO PLAN VENU@GALLERIA, DOC#2006-01147  |
| 361-140-018-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT322, CONDO PLAN VENU@GALLERIA, DOC#2006-01147  |
| 361-140-019-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT323, CONDO PLAN VENU@GALLERIA, DOC#2006-01147  |
| 361-140-020-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT324, CONDO PLAN VENU@GALLERIA, DOC#2006-01147  |
| 361-140-021-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT411, CONDO PLAN VENU@GALLERIA, DOC#2006-01147  |
| 361-140-022-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT412, CONDO PLAN VENU@GALLERIA, DOC#2006-01147  |
| 361-140-023-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT413, CONDO PLAN VENU@GALLERIA, DOC#2006-01147  |
| 361-140-024-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT414, CONDO PLAN VENU@GALLERIA, DOC#2006-01147  |
| 361-140-025-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT415, CONDO PLAN VENU@GALLERIA, DOC#2006-01147  |
| 361-140-026-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT416, CONDO PLAN VENU@GALLERIA, DOC#2006-01147  |
| 361-140-027-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT421, CONDO PLAN VENU@GALLERIA, DOC#2006-01147  |
| 361-140-028-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT422, CONDO PLAN VENU@GALLERIA, DOC#2006-01147  |
| 361-140-029-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT423, CONDO PLAN VENU@GALLERIA, DOC#2006-01147  |
| 361-140-030-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT424, CONDO PLAN VENU@GALLERIA, DOC#2006-01147  |
| 361-140-031-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0     |
| 361-140-032-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0     |
| 361-140-033-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0     |

**City of Roseville**  
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**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE            | CHARGE | MAX ASMT | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE       | LEGAL DESC                                      |
|---------------------------|-----------------|--------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|----------------|-------------------------------------------------|
| 361-150-001-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | LT1, CONDO PLAN VENU@GALLERIA, DOC#2006-011471  |
| 361-150-002-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT521, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-150-003-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT522, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-150-004-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT621, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-150-005-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT622, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-150-006-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT711, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-150-007-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT712, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-150-008-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT713, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-150-009-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT714, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-150-010-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT715, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-150-011-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT716, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-150-012-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT717, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-150-013-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT718, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-150-014-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT721, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-150-015-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT722, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-150-016-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT723, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-150-017-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT724, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-150-018-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT725, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-150-019-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT726, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-150-020-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT727, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-150-021-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT728, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-150-022-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114 |
| 361-150-023-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114 |
| 361-150-024-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114 |
| 361-150-025-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114 |
| 361-160-001-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT811, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-160-002-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT812, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-160-003-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT813, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-160-004-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT814, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-160-005-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT815, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-160-006-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT816, CONDO PLAN VENU                          |



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|---------------------------|-----------------|--------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|----------------|-------------------------------------------------|
| 361-160-026-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT922, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-160-027-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT923, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-160-028-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT924, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-160-029-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT925, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-160-030-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT926, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-160-031-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT927, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-160-032-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT928, CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-160-033-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1111, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-160-034-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1112, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-160-035-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1113, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-160-036-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1114, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-160-037-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1115, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-160-038-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1116, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-160-039-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1117, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-160-040-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1118, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-160-041-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1121, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-160-042-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1122, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-160-043-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1123, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-160-044-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1124, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-160-045-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1125, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-160-046-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1126, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-160-047-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1127, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-160-048-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1128, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-160-049-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0111 |
| 361-160-050-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0111 |
| 361-160-051-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0111 |
| 361-170-001-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1011, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-170-002-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1012, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-170-003-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1013, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-170-004-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1014, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-170-005-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1015, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-170-006-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1016, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-170-007-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1017, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-170-008-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1018, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-170-009-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1021, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-170-010-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1022, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-170-011-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1023, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-170-012-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1024, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-170-013-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1025, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-170-014-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1026, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-170-015-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1027, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-170-016-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1028, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-170-017-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1421, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-170-018-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1422, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-170-019-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1521, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-170-020-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1522, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-170-021-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1711, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-170-022-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1712, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-170-023-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1713, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |
| 361-170-024-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1714, CONDO PLAN VENU@GALLERIA, DOC#2006-0111 |

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|---------------------------|-----------------|--------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|----------------|-------------------------------------------------|
| 361-170-025-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1715, CONDO PLAN VENU@GALLERIA, DOC#2006-0114 |
| 361-170-026-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1716, CONDO PLAN VENU@GALLERIA, DOC#2006-0114 |
| 361-170-027-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1717, CONDO PLAN VENU@GALLERIA, DOC#2006-0114 |
| 361-170-028-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1718, CONDO PLAN VENU@GALLERIA, DOC#2006-0114 |
| 361-170-029-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1721, CONDO PLAN VENU@GALLERIA, DOC#2006-0114 |
| 361-170-030-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1722, CONDO PLAN VENU@GALLERIA, DOC#2006-0114 |
| 361-170-031-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1723, CONDO PLAN VENU@GALLERIA, DOC#2006-0114 |
| 361-170-032-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1724, CONDO PLAN VENU@GALLERIA, DOC#2006-0114 |
| 361-170-033-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1725, CONDO PLAN VENU@GALLERIA, DOC#2006-0114 |
| 361-170-034-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1726, CONDO PLAN VENU@GALLERIA, DOC#2006-0114 |
| 361-170-035-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1727 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-170-036-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1728 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-170-037-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2611 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-170-038-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2612 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-170-039-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2613 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-170-040-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2614 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-170-041-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2615 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-170-042-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2616 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-170-043-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2617 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-170-044-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2618 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-170-045-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2621 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-170-046-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2622 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-170-047-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2623 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-170-048-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2624 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-170-049-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2625 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-170-050-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2626 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-170-051-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2627 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-170-052-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2628 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-170-053-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114 |
| 361-170-054-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114 |
| 361-170-055-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114 |
| 361-170-056-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114 |
| 361-170-057-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114 |
| 361-180-001-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1211 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-002-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1212 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-003-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1213 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-004-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1214 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-005-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1215 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-006-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1216 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-007-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1217 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-008-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1218 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-009-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1221 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-010-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1222 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-011-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1223 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-012-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1224 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-013-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1225 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-014-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1226 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-015-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1227 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-016-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1228 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-017-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1311 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |

**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE            | CHARGE | MAX ASMT | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE       | LEGAL DESC                                      |
|---------------------------|-----------------|--------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|----------------|-------------------------------------------------|
| 361-180-018-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1312 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-019-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1313 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-020-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1314 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-021-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1321 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-022-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1322 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-023-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1323 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-024-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1324 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-025-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1611 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-026-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1612 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-027-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1613 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-028-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1614 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-029-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1615 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-030-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1616 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-031-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1621 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-032-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1622 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-033-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1623 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-034-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1624 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-180-035-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114 |
| 361-180-036-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114 |
| 361-180-037-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114 |
| 361-190-001-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1811 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-190-002-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1812 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-190-003-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1813 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-190-004-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1814 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-190-005-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1815 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-190-006-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1816 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-190-007-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1821 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-190-008-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1822 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-190-009-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1823 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-190-010-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1824 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-190-011-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2421 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-190-012-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2422 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-190-013-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2111 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-190-014-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2112 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-190-015-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2113 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-190-016-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2114 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-190-017-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2115 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-190-018-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2116 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-190-019-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2121 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-190-020-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2122 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-190-021-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2123 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-190-022-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2124 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-190-023-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2125 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-190-024-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2126 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-190-025-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114 |
| 361-190-026-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114 |
| 361-190-027-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114 |
| 361-200-001-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1911 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-200-002-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1912 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-200-003-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1913 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |



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**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE            | CHARGE | MAX ASMT | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE       | LEGAL DESC                                      |
|---------------------------|-----------------|--------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|----------------|-------------------------------------------------|
| 361-200-004-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1914 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-200-005-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1915 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-200-006-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1916 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-200-007-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1921 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-200-008-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1922 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-200-009-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1923 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-200-010-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT1924 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-200-011-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2011 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-200-012-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2012 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-200-013-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2013 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-200-014-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2014 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-200-015-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2015 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-200-016-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2016 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-200-017-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2021 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-200-018-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2022 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-200-019-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2023 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-200-020-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2024 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-200-021-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2211 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-200-022-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2212 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-200-023-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2213 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-200-024-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2214 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-200-025-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2215 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-200-026-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2216 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-200-027-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2221 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-200-028-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2222 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-200-029-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2223 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-200-030-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2224 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-200-031-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114 |
| 361-200-032-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114 |
| 361-200-033-000           | District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Common Area    | CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0114 |
| 361-210-001-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2311 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-210-002-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2312 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-210-003-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2313 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-210-004-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2314 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-210-005-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2315 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-210-006-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2316 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-210-007-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2321 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-210-008-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2322 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-210-009-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2323 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-210-010-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2324 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-210-011-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2511 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-210-012-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2512 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-210-013-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2513 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-210-014-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2514 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-210-015-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2515 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-210-016-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2516 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-210-017-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2521 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-210-018-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2522 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-210-019-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2523 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |
| 361-210-020-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | LT2524 CONDO PLAN VENU@GALLERIA, DOC#2006-0114  |



**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL NUMBER | ZONE                    | CHARGE   | MAX ASMT | DIST-WIDE EDUS | LOCAL EDUS | TOTAL EDUS | SF UNITS | MF UNITS | NON RES ACRES | LAND USE        | LEGAL DESC                                      |
|------------------------|-------------------------|----------|----------|----------------|------------|------------|----------|----------|---------------|-----------------|-------------------------------------------------|
| 361-210-021-000        | District - Wide         | -        | -        | -              | -          | -          | -        | -        | -             | Common Area     | CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0    |
| 361-210-022-000        | District - Wide         | -        | -        | -              | -          | -          | -        | -        | -             | Common Area     | CMN AREA VENU@GALLERIA CONDO PLAN,DOC#2006-0    |
| 361-220-001-000        | District - Wide         | 70.44    | 70.45    | 1.1410         | -          | 1.1410     | -        | -        | 0.1630        | Non Residential | L100 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137 |
| 361-220-002-000        | District - Wide         | 94.42    | 94.44    | 1.5295         | -          | 1.5295     | -        | -        | 0.2185        | Non Residential | L110 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137 |
| 361-220-003-000        | District - Wide         | 46.28    | 46.29    | 0.7497         | -          | 0.7497     | -        | -        | 0.1071        | Non Residential | L120 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137 |
| 361-220-004-000        | District - Wide         | 63.18    | 63.19    | 1.0234         | -          | 1.0234     | -        | -        | 0.1462        | Non Residential | L130 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137 |
| 361-220-005-000        | District - Wide         | 51.00    | 51.00    | 0.8260         | -          | 0.8260     | -        | -        | 0.1180        | Non Residential | L140 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137 |
| 361-220-006-000        | District - Wide         | 50.78    | 50.78    | 0.8225         | -          | 0.8225     | -        | -        | 0.1175        | Non Residential | L150 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137 |
| 361-220-007-000        | District - Wide         | 43.26    | 43.26    | 0.7007         | -          | 0.7007     | -        | -        | 0.1001        | Non Residential | L160 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137 |
| 361-220-008-000        | District - Wide         | 53.24    | 53.25    | 0.8624         | -          | 0.8624     | -        | -        | 0.1232        | Non Residential | L170 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137 |
| 361-220-009-000        | District - Wide         | 84.18    | 84.19    | 1.3636         | -          | 1.3636     | -        | -        | 0.1948        | Non Residential | L190 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137 |
| 361-220-010-000        | District - Wide         | -        | -        | -              | -          | -          | -        | -        | -             | Common Area     | BLDG CMN AREA SHEA CTR RSVL OFC CNDO PRJ #0137  |
| 361-220-011-000        | District - Wide         | 70.44    | 70.45    | 1.1410         | -          | 1.1410     | -        | -        | 0.1630        | Non Residential | L200 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137 |
| 361-220-012-000        | District - Wide         | 39.36    | 39.37    | 0.6377         | -          | 0.6377     | -        | -        | 0.0911        | Non Residential | L205 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137 |
| 361-220-013-000        | District - Wide         | 41.26    | 41.28    | 0.6685         | -          | 0.6685     | -        | -        | 0.0955        | Non Residential | L210 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137 |
| 361-220-014-000        | District - Wide         | 47.62    | 47.63    | 0.7714         | -          | 0.7714     | -        | -        | 0.1102        | Non Residential | L220 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137 |
| 361-220-015-000        | District - Wide         | 70.26    | 70.28    | 1.1382         | -          | 1.1382     | -        | -        | 0.1626        | Non Residential | L230 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137 |
| 361-220-016-000        | District - Wide         | 58.68    | 58.69    | 0.9506         | -          | 0.9506     | -        | -        | 0.1358        | Non Residential | L240 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137 |
| 361-220-017-000        | District - Wide         | 45.80    | 45.81    | 0.7420         | -          | 0.7420     | -        | -        | 0.1060        | Non Residential | L250 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137 |
| 361-220-018-000        | District - Wide         | 56.40    | 56.40    | 0.9135         | -          | 0.9135     | -        | -        | 0.1305        | Non Residential | L260 CNDO PLAN SHEA CTR RSVL OFC CNDO PRJ #0137 |
| 361-220-021-000        | District - Wide         | -        | -        | -              | -          | -          | -        | -        | -             | Common Area     | BLDG CMN AREA SHEA CTR RSVL OFC CNDO PRJ #0137  |
| 361-220-022-000        | District - Wide         | -        | -        | -              | -          | -          | -        | -        | -             | Common Area     | 2.6A/L2 CMNAREA SHEA CTR RSV OFC CNDO PRJ #0137 |
| 361-220-023-000        | District - Wide         | 72.10    | 72.12    | 1.1680         | -          | 1.1680     | -        | -        | 0.1669        | Non Residential | L270 &POR L290CNDO PLAN SHEA CTR RSVL OFC #0137 |
| 361-220-024-000        | District - Wide         | 71.02    | 71.03    | 1.1504         | -          | 1.1504     | -        | -        | 0.1643        | Non Residential | POR L290 CNDO PLAN SHEA CTR RSVL OFC CDO #0137  |
| 361-230-001-000        | District - Wide         | 1,037.24 | 1,037.30 | 16.8000        | -          | 16.8000    | -        | -        | 2.4000        | Non Residential | 2.4 AC PAR 1 PMOR 34-93                         |
| 361-230-002-000        | District - Wide         | 1,296.54 | 1,296.62 | 21.0000        | -          | 21.0000    | -        | -        | 3.0000        | Non Residential | 3.0 AC PAR 2 PMOR 34-93                         |
| 361-230-003-000        | District - Wide         | 528.86   | 528.89   | 8.5659         | -          | 8.5659     | -        | -        | 1.2237        | Non Residential | PAR 3 PMOR 34-93                                |
| 361-230-004-000        | District - Wide         | 531.36   | 531.40   | 8.6065         | -          | 8.6065     | -        | -        | 1.2295        | Non Residential | PAR 4 PMOR 34-93                                |
| 361-230-005-000        | District - Wide         | 549.90   | 549.94   | 8.9068         | -          | 8.9068     | -        | -        | 1.2724        | Non Residential | PAR 5 PMOR 34-93                                |
| 361-230-006-000        | District - Wide         | 644.26   | 644.29   | 10.4349        | -          | 10.4349    | -        | -        | 1.4907        | Non Residential | PAR 6 PMOR 34-93                                |
| 361-230-007-000        | District - Wide         | 615.20   | 615.25   | 9.9645         | -          | 9.9645     | -        | -        | 1.4235        | Non Residential | PAR 7 PMOR 34-93                                |
| 361-230-008-000        | District - Wide         | 329.88   | 329.90   | 5.3431         | -          | 5.3431     | -        | -        | 0.7633        | Non Residential | PAR 8 PMOR 34-93                                |
| 361-230-009-000        | District - Wide         | 1,014.12 | 1,014.17 | 16.4255        | -          | 16.4255    | -        | -        | 2.3465        | Non Residential | PAR 9 PMOR 34-93                                |
| 361-230-010-000        | District - Wide         | -        | -        | -              | -          | -          | -        | -        | -             | Common Area     | 7.1 AC PAR 10 COMMON AREA PMOR 34-93            |
| 361-230-011-000        | District - Wide         | 28.94    | 28.96    | 0.4690         | -          | 0.4690     | -        | -        | 0.0670        | Non Residential | POR PAR 40C PMOR 32-89                          |
| 362-010-001-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential  | LOT 54 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76   |
| 362-010-002-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential  | LOT 55 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76   |
| 362-010-003-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential  | LOT 56 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76   |
| 362-010-004-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential  | LOT 57 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76   |
| 362-010-005-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential  | LOT 58 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76   |
| 362-010-006-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential  | LOT 59 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76   |
| 362-010-007-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential  | LOT 60 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76   |
| 362-010-008-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential  | LOT 61 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76   |
| 362-010-009-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential  | LOT 62 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76   |
| 362-010-010-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential  | LOT 63 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76   |
| 362-010-011-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential  | LOT 64 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76   |
| 362-010-012-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential  | LOT 65 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76   |
| 362-010-013-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential  | LOT 66 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76   |
| 362-010-014-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential  | LOT 67 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76   |
| 362-010-015-000        | Local & District - Wide | 128.16   | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential  | LOT 68 HIGHLAND RESERVE 18 UNIT NO 2 MOR V-76   |

**City of Roseville**  
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**Fiscal Year 2018/19 Preliminary Assessment Roll**

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**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

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**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

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**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

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| ASSESSOR PARCEL<br>NUMBER | ZONE            | CHARGE | MAX ASMT | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE       | LEGAL DESC                                        |
|---------------------------|-----------------|--------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|----------------|---------------------------------------------------|
| 362-060-052-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNIT 194 CONDO PLAN FOR VILLEMONT DOC 2005-017036 |
| 362-060-053-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNIT 195 CONDO PLAN FOR VILLEMONT DOC 2005-017036 |
| 362-070-001-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNIT 156 CONDO PLAN FOR VILLEMONT DOC 2005-017036 |
| 362-070-002-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNIT 157 CONDO PLAN FOR VILLEMONT DOC 2005-017036 |
| 362-070-003-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNIT 158 CONDO PLAN FOR VILLEMONT DOC 2005-017036 |
| 362-070-004-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNIT 159 CONDO PLAN FOR VILLEMONT DOC 2005-017036 |
| 362-070-005-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNIT 160 CONDO PLAN FOR VILLEMONT DOC 2005-017036 |
| 362-070-006-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNIT 161 CONDO PLAN FOR VILLEMONT DOC 2005-017036 |
| 362-070-007-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNIT 162 CONDO PLAN FOR VILLEMONT DOC 2005-017036 |
| 362-070-008-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNIT 163 CONDO PLAN FOR VILLEMONT DOC 2005-017036 |
| 362-070-009-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNIT 164 CONDO PLAN FOR VILLEMONT DOC 2005-017036 |
| 362-070-010-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNIT 165 CONDO PLAN FOR VILLEMONT DOC 2005-017036 |
| 362-070-011-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNIT 166 CONDO PLAN FOR VILLEMONT DOC 2005-017036 |
| 362-070-012-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNIT 167 CONDO PLAN FOR VILLEMONT DOC 2005-017036 |
| 362-070-013-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNIT 168 CONDO PLAN FOR VILLEMONT DOC 2005-017036 |
| 362-070-014-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNIT 169 CONDO PLAN FOR VILLEMONT DOC 2005-017036 |
| 362-070-015-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNIT 170 CONDO PLAN FOR VILLEMONT DOC 2005-017036 |
| 362-070-016-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNIT 171 CONDO PLAN FOR VILLEMONT DOC 2005-017036 |
| 362-070-017-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNIT 172 CONDO PLAN FOR VILLEMONT DOC 2005-017036 |
| 362-070-018-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNIT 173 CONDO PLAN FOR VILLEMONT DOC 2005-017036 |
| 362-070-019-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNIT 174 CONDO PLAN FOR VILLEMONT DOC 2005-017036 |
| 362-070-020-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNIT 175 CONDO PLAN FOR VILLEMONT DOC 2005-017036 |
| 362-080-001-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNIT 56 CONDO PLAN FOR VILLEMONT DOC 2005-017036  |
| 362-080-002-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNIT 57 CONDO PLAN FOR VILLEMONT DOC 2005-017036  |
| 362-080-003-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNIT 58 CONDO PLAN FOR VILLEMONT DOC 2005-017036  |
| 362-080-004-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNIT 59 CONDO PLAN FOR VILLEMONT DOC 2005-017036  |
| 362-080-005-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNIT 60 CONDO PLAN FOR VILLEMONT DOC 2005-017036  |
| 362-080-006-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNIT 61 CONDO PLAN FOR VILLEMONT DOC 2005-017036  |
| 362-080-007-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNIT 62 CONDO PLAN FOR VILLEMONT DOC 2005-017036  |
| 362-080-008-000           | District - Wide | 37.04  | 37.05    | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential | UNIT 63 CONDO PLAN FOR VILLEMONT DOC 2005-017036  |



**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE            | CHARGE    | MAX ASMT  | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE        | LEGAL DESC                                         |
|---------------------------|-----------------|-----------|-----------|-------------------|---------------|---------------|-------------|-------------|------------------|-----------------|----------------------------------------------------|
| 362-080-029-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 215 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-030-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 216 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-031-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 217 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-032-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 218 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-033-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 219 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-034-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 220 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-035-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 221 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-036-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 222 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-037-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 223 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-038-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 224 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-039-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 225 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-040-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 226 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-041-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 227 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-042-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 228 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-043-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 229 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-044-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 230 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-045-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 231 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-046-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 232 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-047-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 233 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-048-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 234 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-049-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 235 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-050-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 236 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-051-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 237 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-052-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 238 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-053-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 239 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-054-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 240 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-055-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 241 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-056-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 242 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-057-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 243 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-058-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 244 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-059-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 245 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-060-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 246 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-061-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 247 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 362-080-062-000           | District - Wide | 37.04     | 37.05     | 0.6000            | -             | 0.6000        | -           | 1           | -                | MF Residential  | UNIT 248 CONDO PLAN FOR VILLEMONT DOC 2005-01700   |
| 363-011-001-000           | District - Wide | 12,018.92 | 12,019.69 | 194.6700          | -             | 194.6700      | -           | 273         | 4.4100           | Mixed Use       | 14.9 AC P LOTS42&42BHIGHLAND RESR PHVII LG LT U-50 |
| 363-011-002-000           | District - Wide | 1,303.68  | 1,303.75  | 21.1155           | -             | 21.1155       | -           | -           | 3.0165           | Non Residential | 3.0 AC PAR 1 PMOR 32-12                            |
| 363-011-003-000           | District - Wide | 2,172.78  | 2,172.92  | 35.1925           | -             | 35.1925       | -           | -           | 5.0275           | Non Residential | 5.0 AC PAR 2 PMOR 32-12                            |
| 363-011-004-000           | District - Wide | 1,303.68  | 1,303.75  | 21.1155           | -             | 21.1155       | -           | -           | 3.0165           | Non Residential | 3.0 AC PAR 3 PMOR 32-12                            |
| 363-011-005-000           | District - Wide | 1,434.02  | 1,434.11  | 23.2267           | -             | 23.2267       | -           | -           | 3.3181           | Non Residential | 3.3 AC PAR 4 PMOR 32-12                            |
| 363-011-006-000           | District - Wide | 1,260.20  | 1,260.27  | 20.4113           | -             | 20.4113       | -           | -           | 2.9159           | Non Residential | 2.9 AC PAR 5 PMOR 32-12                            |
| 363-011-007-000           | District - Wide | 2,259.70  | 2,259.84  | 36.6002           | -             | 36.6002       | -           | -           | 5.2286           | Non Residential | 5.2 AC PAR 6 PMOR 32-12                            |
| 363-011-008-000           | District - Wide | 1,434.02  | 1,434.11  | 23.2267           | -             | 23.2267       | -           | -           | 3.3181           | Non Residential | 3.3 AC PAR 8 PMOR 32-12                            |
| 363-011-009-000           | District - Wide | 1,564.40  | 1,564.50  | 25.3386           | -             | 25.3386       | -           | -           | 3.6198           | Non Residential | 3.6 AC PAR 9 PMOR 32-12                            |
| 363-011-010-000           | District - Wide | 1,390.58  | 1,390.67  | 22.5232           | -             | 22.5232       | -           | -           | 3.2176           | Non Residential | 3.2 AC PAR 1 PMOR 33-10                            |
| 363-011-011-000           | District - Wide | 564.90    | 564.94    | 9.1497            | -             | 9.1497        | -           | -           | 1.3071           | Non Residential | 1.3 AC PAR 11 PMOR 32-12                           |
| 363-011-013-000           | District - Wide | 3,416.56  | 3,416.77  | 55.3378           | -             | 55.3378       | -           | -           | 7.9054           | Non Residential | 7.9AC PAR 40B PMOR 32-89                           |
| 363-011-014-000           | District - Wide | 2,897.60  | 2,897.78  | 46.9322           | -             | 46.9322       | -           | -           | 6.7046           | Non Residential | 6.7AC PAR 40D PMOR 32-89                           |
| 363-011-016-000           | District - Wide | 982.44    | 982.50    | 15.9125           | -             | 15.9125       | -           | -           | 2.2732           | Non Residential | 1.8 AC PAR A THE GALLERIA AT RSVL REGNL MALL W-2   |
| 363-011-017-000           | District - Wide | 873.28    | 873.33    | 14.1444           | -             | 14.1444       | -           | -           | 2.0206           | Non Residential | 1.6 AC PAR B-1 PMOR 30-73                          |
| 363-011-018-000           | District - Wide | 436.64    | 436.67    | 7.0722            | -             | 7.0722        | -           | -           | 1.0103           | Non Residential | PAR B-2 PMOR 30-73                                 |

**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL NUMBER | ZONE            | CHARGE    | MAX ASMT  | DIST-WIDE EDUS | LOCAL EDUS | TOTAL EDUS | SF UNITS | MF UNITS | NON RES ACRES | LAND USE            | LEGAL DESC                                       |
|------------------------|-----------------|-----------|-----------|----------------|------------|------------|----------|----------|---------------|---------------------|--------------------------------------------------|
| 363-011-019-000        | District - Wide | 873.28    | 873.33    | 14.1444        | -          | 14.1444    | -        | -        | 2.0206        | Non Residential     | 1.6 AC PAR C THE GALLERIA AT RSVL REGNL MALL W-2 |
| 363-011-022-000        | District - Wide | -         | -         | -              | -          | -          | -        | -        | -             | Landscaping         | 6.0 PAR F THE GALLERIA AT RSVL REGNL MALL W-2    |
| 363-011-031-000        | District - Wide | 764.12    | 764.17    | 12.3764        | -          | 12.3764    | -        | -        | 1.7681        | Non Residential     | 1.4 AC PAR O THE GALLERIA AT RSVL REGNL MALL W-2 |
| 363-011-032-000        | District - Wide | -         | -         | -              | -          | -          | -        | -        | -             | Landscaping         | 2.3 AC PAR P THE GALLERIA AT RSVL REGNL MALL W-2 |
| 363-011-034-000        | District - Wide | 218.32    | 218.33    | 3.5361         | -          | 3.5361     | -        | -        | 0.5052        | Non Residential     | PAR 14 PMOR 35-11 GALLERIA AT ROSEVILLE          |
| 363-011-035-000        | District - Wide | 4,257.22  | 4,257.49  | 68.9540        | -          | 68.9540    | -        | -        | 9.8506        | Non Residential     | 7.8 AC PAR 13 PMOR 35-11 GALLERIA AT ROSEVILLE   |
| 363-011-036-000        | District - Wide | 1,309.92  | 1,310.00  | 21.2166        | -          | 21.2166    | -        | -        | 3.0309        | Non Residential     | 2.4 AC PAR T THE GALLERIA AT RSVL REGNL MALL W-2 |
| 363-011-037-000        | District - Wide | -         | -         | -              | -          | -          | -        | -        | -             | Future Parking Area | 4.3 AC PAR U THE GALLERIA AT RSVL REGNL MALL W-2 |
| 363-011-040-000        | District - Wide | 9,112.82  | 9,113.40  | 147.6000       | -          | 147.6000   | -        | 246      | -             | MF Residential      | 12.1 AC PAR 1 PMOR 30-75                         |
| 363-011-043-000        | District - Wide | -         | -         | -              | -          | -          | -        | -        | -             | Park                | 1.5 AC POR LOT 54B COMMON AREA - PARKLAND        |
| 363-011-044-000        | District - Wide | -         | -         | -              | -          | -          | -        | -        | -             | Park                | POR LOT 54A COMMON AREA - PARKLAND               |
| 363-011-045-000        | District - Wide | -         | -         | -              | -          | -          | -        | -        | -             | Public ROW          | LOT A OPEN SPACE MOR Z-24 THE RESERVES AT GALLI  |
| 363-011-046-000        | District - Wide | -         | -         | -              | -          | -          | -        | -        | -             | Common Area         | LOT 12 THE RESERVES AT GALLERIA                  |
| 363-011-047-000        | District - Wide | 8,890.56  | 8,891.12  | 144.0000       | -          | 144.0000   | -        | 240      | -             | MF Residential      | 20.4AC L44 REGIONAL 65 CENTRE                    |
| 363-011-049-000        | District - Wide | -         | -         | -              | -          | -          | -        | -        | -             | Common Area         | LOT 11 THE RESERVES AT GALLERIA                  |
| 363-011-050-000        | District - Wide | -         | -         | -              | -          | -          | -        | -        | -             | Public ROW          | LOT B OPEN SPACE MOR Z-24 THE RESERVES AT GALLI  |
| 363-011-054-000        | District - Wide | 605.06    | 605.09    | 9.8000         | -          | 9.8000     | -        | -        | 1.4000        | Non Residential     | 1.4 AC POR L39B REGIONAL 65 CENTER               |
| 363-011-057-000        | District - Wide | 9,672.10  | 9,672.71  | 156.6586       | -          | 156.6586   | -        | -        | 22.3798       | Non Residential     | 19.5AC POR L39A & POR ROW REGIONAL 65 CENTER R-2 |
| 363-011-058-000        | District - Wide | 561.84    | 561.87    | 9.1000         | -          | 9.1000     | -        | -        | 1.3000        | Non Residential     | 1.3AC POR L39B & POR ROW REGIONAL 65 CENTER R-2  |
| 363-011-064-000        | District - Wide | 1,060.36  | 1,060.42  | 17.1745        | -          | 17.1745    | -        | -        | 2.4535        | Non Residential     | 2.1 AC PAR 3 PMOR 35-11 GALLERIA AT ROSEVILLE    |
| 363-011-071-000        | District - Wide | 210.68    | 210.70    | 3.4125         | -          | 3.4125     | -        | -        | 0.4875        | Non Residential     | PAR 7 PMOR 35-11 GALLERIA AT ROSEVILLE           |
| 363-011-077-000        | District - Wide | 498.08    | 498.12    | 8.0675         | -          | 8.0675     | -        | -        | 1.1525        | Non Residential     | PAR 11 PMOR 35-11 GALLERIA @ ROSEVILLE           |
| 363-011-078-000        | District - Wide | 1,347.76  | 1,347.84  | 21.8295        | -          | 21.8295    | -        | -        | 3.1185        | Non Residential     | 2.7 AC PAR 12 PMOR 35-11 GALLERIA AT ROSEVILLE   |
| 363-011-079-000        | District - Wide | 7,825.06  | 7,825.55  | 126.7420       | -          | 126.7420   | -        | -        | 18.1060       | Non Residential     | 15.8 AC PAR 1 PMOR 35-11 GALLERIA AT ROSEVILLE   |
| 363-011-080-000        | District - Wide | 3,812.18  | 3,812.41  | 61.7456        | -          | 61.7456    | -        | -        | 8.8208        | Non Residential     | 7.7 AC PAR 2 PMOR 35-11 GALLERIA AT ROSEVILLE    |
| 363-011-081-000        | District - Wide | 2,420.20  | 2,420.36  | 39.2000        | -          | 39.2000    | -        | -        | 5.6000        | Non Residential     | 5.6 AC PAR 5 PMOR 35-11 GALLERIA AT ROSEVILLE    |
| 363-011-082-000        | District - Wide | 4,951.78  | 4,952.10  | 80.2039        | -          | 80.2039    | -        | -        | 11.4577       | Non Residential     | 10.0 AC PAR 6 GALLERIA AT ROSEVILLE              |
| 363-011-083-000        | District - Wide | 3,270.26  | 3,270.47  | 52.9683        | -          | 52.9683    | -        | -        | 7.5669        | Non Residential     | 6.6 AC PAR 8 PMOR 35-11 GALLERIA AT ROSEVILLE    |
| 363-011-084-000        | District - Wide | 1,288.28  | 1,288.37  | 20.8663        | -          | 20.8663    | -        | -        | 2.9809        | Non Residential     | 2.6 AC PAR 10 PMOR 35-11 GALLERIA AT ROSEVILLE   |
| 363-011-085-000        | District - Wide | 3,241.36  | 3,241.55  | 52.5000        | -          | 52.5000    | -        | -        | 7.5000        | Non Residential     | 7.5 AC PAR 1 PMOR 35-55                          |
| 363-011-086-000        | District - Wide | 4,753.98  | 4,754.28  | 77.0000        | -          | 77.0000    | -        | -        | 11.0000       | Non Residential     | 11.0 AC PAR 2 PMOR 35-5532 89                    |
| 363-011-087-000        | District - Wide | 138.30    | 138.31    | 2.2400         | -          | 2.2400     | -        | -        | 0.3200        | Non Residential     | PAR 1 PMOR 35-69                                 |
| 363-011-088-000        | District - Wide | 12,477.04 | 12,477.82 | 202.0900       | -          | 202.0900   | -        | -        | 28.8700       | Non Residential     | 28.9 AC PAR 2 PMOR 35-69                         |
| 363-021-002-000        | District - Wide | 136.48    | 136.49    | 2.2106         | -          | 2.2106     | -        | -        | 0.3158        | Non Residential     | POR PAR 3 PMOR 33-122                            |
| 363-021-003-000        | District - Wide | 909.86    | 909.93    | 14.7371        | -          | 14.7371    | -        | -        | 2.1053        | Non Residential     | 2.0 AC POR PAR 3 PMOR 33-122                     |
| 363-021-004-000        | District - Wide | 1,000.84  | 1,000.91  | 16.2106        | -          | 16.2106    | -        | -        | 2.3158        | Non Residential     | 2.2 AC PAR2 PMOR 33-122                          |
| 363-021-005-000        | District - Wide | 454.92    | 454.94    | 7.3682         | -          | 7.3682     | -        | -        | 1.0526        | Non Residential     | POR PAR 1 PMOR 33-122                            |
| 363-021-006-000        | District - Wide | 500.42    | 500.45    | 8.1053         | -          | 8.1053     | -        | -        | 1.1579        | Non Residential     | 1.1 AC POR PAR 2 PMOR 33-94                      |
| 363-021-007-000        | District - Wide | 454.92    | 454.94    | 7.3682         | -          | 7.3682     | -        | -        | 1.0526        | Non Residential     | 1.0 AC POR PAR 4 PMOR 33-122                     |
| 363-021-008-000        | District - Wide | 454.92    | 454.94    | 7.3682         | -          | 7.3682     | -        | -        | 1.0526        | Non Residential     | POR PAR 3 PMOR 33-94                             |
| 363-021-009-000        | District - Wide | 409.44    | 409.47    | 6.6318         | -          | 6.6318     | -        | -        | 0.9474        | Non Residential     | PAR 4 PMOR 33-94                                 |
| 363-021-010-000        | District - Wide | 1,411.54  | 1,411.63  | 22.8627        | -          | 22.8627    | -        | -        | 3.2661        | Non Residential     | 3.0 AC PAR 5 PMOR 31-146                         |
| 363-021-011-000        | District - Wide | 3,434.80  | 3,435.01  | 55.6332        | -          | 55.6332    | -        | -        | 7.9476        | Non Residential     | 7.3 AC PAR 4 PMOR 31-146                         |
| 363-021-012-000        | District - Wide | 3,011.30  | 3,011.49  | 48.7739        | -          | 48.7739    | -        | -        | 6.9677        | Non Residential     | 6.4 AC PAR 3 PMOR 31-146                         |
| 363-021-013-000        | District - Wide | 3,293.64  | 3,293.85  | 53.3470        | -          | 53.3470    | -        | -        | 7.6210        | Non Residential     | 7.0 AC POR PAR 2 PMOR 31-146                     |
| 363-021-014-000        | District - Wide | 517.58    | 517.61    | 8.3832         | -          | 8.3832     | -        | -        | 1.1976        | Non Residential     | 1.1 AC PAR 1 PMOR 31-146                         |
| 363-022-002-000        | District - Wide | -         | -         | -              | -          | -          | -        | -        | -             | Common Area         | 14.3A COMM AREA CONDO PLN FOR VILLEMONT 05-017C  |
| 363-022-003-000        | District - Wide | 407.24    | 407.27    | 6.5961         | -          | 6.5961     | -        | -        | 0.9423        | Non Residential     | 1.2 AC PAR G - PMOR 32-50                        |
| 363-022-004-000        | District - Wide | 678.74    | 678.78    | 10.9935        | -          | 10.9935    | -        | -        | 1.5705        | Non Residential     | 2.0 AC PAR F - PMOR 32-50                        |
| 363-022-005-000        | District - Wide | 611.02    | 611.05    | 9.8966         | -          | 9.8966     | -        | -        | 1.4138        | Non Residential     | 1.8 AC PAR E - PMOR 32-50                        |

**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE                    | CHARGE    | MAX ASMT  | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE        | LEGAL DESC                                         |
|---------------------------|-------------------------|-----------|-----------|-------------------|---------------|---------------|-------------|-------------|------------------|-----------------|----------------------------------------------------|
| 363-022-006-000           | District - Wide         | 712.92    | 712.97    | 11.5472           | -             | 11.5472       | -           | -           | 1.6496           | Non Residential | 2.1 AC PAR J - PMOR 32-50                          |
| 363-022-007-000           | District - Wide         | 373.40    | 373.43    | 6.0480            | -             | 6.0480        | -           | -           | 0.8640           | Non Residential | 1.1 AC PAR I - PMOR 32-50                          |
| 363-022-008-000           | District - Wide         | 441.08    | 441.11    | 7.1442            | -             | 7.1442        | -           | -           | 1.0206           | Non Residential | 1.3 AC PAR H - PMOR 32-50                          |
| 363-022-009-000           | District - Wide         | -         | -         | -                 | -             | -             | -           | -           | -                | Common Area     | 11.7A COMM AREA CONDO PLN FOR VILLEMONT 05-017C    |
| 363-022-010-000           | District - Wide         | 346.74    | 346.76    | 5.6161            | -             | 5.6161        | -           | -           | 0.8023           | Non Residential | 1.0 AC PAR C PMOR 31-118                           |
| 363-022-011-000           | District - Wide         | 6,934.28  | 6,934.72  | 112.3143          | -             | 112.3143      | -           | -           | 16.0449          | Non Residential | 20.0 AC PAR B PMOR 31-118                          |
| 363-022-012-000           | District - Wide         | 9,569.32  | 9,569.93  | 154.9940          | -             | 154.9940      | -           | -           | 22.1420          | Non Residential | 27.6 AC PAR A PMOR 31-118                          |
| 363-022-016-000           | District - Wide         | 4,978.72  | 4,979.03  | 80.6400           | -             | 80.6400       | -           | -           | 11.5200          | Non Residential | 11.5 AC LOT 8 NCRSP- PAR 49 SUB MOR DD-34          |
| 363-022-017-000           | District - Wide         | 2,035.56  | 2,035.70  | 32.9700           | -             | 32.9700       | -           | -           | 4.7100           | Non Residential | 4.7 AC LOT 7 NCRSP- PAR 49 SUB MOR DD-34           |
| 363-022-018-000           | District - Wide         | 963.76    | 963.82    | 15.6100           | -             | 15.6100       | -           | -           | 2.2300           | Non Residential | 2.2 AC LOT 6 NCRSP- PAR 49 SUB MOR DD-34           |
| 363-022-019-000           | District - Wide         | 11,219.40 | 11,220.10 | 181.7200          | -             | 181.7200      | -           | -           | 25.9600          | Non Residential | 25.9 AC LOT 9 NCRSP- PAR 49 SUB MOR DD-34          |
| 363-022-020-000           | District - Wide         | 1,491.02  | 1,491.12  | 24.1500           | -             | 24.1500       | -           | -           | 3.4500           | Non Residential | 3.5 AC LOT 2 NCRSP- PAR 49 SUB MOR DD-34           |
| 363-022-021-000           | District - Wide         | 674.20    | 674.24    | 10.9200           | -             | 10.9200       | -           | -           | 1.5600           | Non Residential | 1.56 AC POR LOT 1 NCRSP- PARCEL 49 MOR DD-34       |
| 363-022-022-000           | District - Wide         | 501.32    | 501.36    | 8.1200            | -             | 8.1200        | -           | -           | 1.1600           | Non Residential | 1.15 AC POR LOT 1 & 3 NCRSP- PARCEL 49 MOR DD-34   |
| 363-022-023-000           | District - Wide         | 1,581.78  | 1,581.88  | 25.6200           | -             | 25.6200       | -           | -           | 3.6600           | Non Residential | 3.66 AC POR LOTS 3, 4 & 5 NCRSP- PAR 49 MOR DD-34  |
| 363-022-024-000           | District - Wide         | 1,733.04  | 1,733.15  | 28.0700           | -             | 28.0700       | -           | -           | 4.0100           | Non Residential | 4.01 AC POR LOTS 3, 4 & 5 NCRSP- PAR 49 MOR DD-34  |
| 363-030-064-000           | District - Wide         | 4,767.16  | 4,767.46  | 77.2135           | -             | 77.2135       | -           | -           | 11.0305          | Non Residential | 11.7 AC POR LOT 32 & 42 REGIONAL 65 CENTRE         |
| 363-030-070-000           | District - Wide         | 2,771.66  | 2,771.83  | 44.8924           | -             | 44.8924       | -           | -           | 6.4132           | Non Residential | POR PAR 1 PMOR 31-31                               |
| 363-030-071-000           | District - Wide         | 1,096.00  | 1,096.08  | 17.7520           | -             | 17.7520       | -           | -           | 2.5360           | Non Residential | POR PAR 4 PMOR 31-31                               |
| 363-030-073-000           | District - Wide         | -         | -         | -                 | -             | -             | -           | -           | -                | Common Area     | 5.0 AC POR PAR 1 PMOR 31-31                        |
| 363-030-074-000           | District - Wide         | 398.26    | 398.28    | 6.4505            | -             | 6.4505        | -           | -           | 0.9215           | Non Residential | PAR 2 PMOR 31-31                                   |
| 363-030-075-000           | District - Wide         | 714.44    | 714.48    | 11.5717           | -             | 11.5717       | -           | -           | 1.6531           | Non Residential | 1.6 AC PAR 3 PMOR 31-31                            |
| 363-030-076-000           | District - Wide         | -         | -         | -                 | -             | -             | -           | -           | -                | Common Area     | 1.8 AC POR PAR 4 PMOR 31-31                        |
| 363-030-077-000           | District - Wide         | -         | -         | -                 | -             | -             | -           | -           | -                | Common Area     | POR PAR 4 PMOR 31-31                               |
| 363-030-078-000           | District - Wide         | 393.88    | 393.91    | 6.3798            | -             | 6.3798        | -           | -           | 0.9114           | Non Residential | PAR 5 PMOR 31-31                                   |
| 363-030-079-000           | District - Wide         | 276.64    | 276.66    | 4.4807            | -             | 4.4807        | -           | -           | 0.6401           | Non Residential | PAR 6 PMOR 31-31                                   |
| 363-030-080-000           | District - Wide         | 380.70    | 380.73    | 6.1663            | -             | 6.1663        | -           | -           | 0.8809           | Non Residential | PAR 7 PMOR 31-31                                   |
| 363-030-081-000           | District - Wide         | 6,816.10  | 6,816.53  | 110.4000          | -             | 110.4000      | -           | 184         | -                | MF Residential  | 8.5 AC P LOT 21B HIGHLAND RESERVE PH VIII MOR U-50 |
| 363-030-082-000           | District - Wide         | 471.24    | 471.28    | 7.6328            | -             | 7.6328        | -           | -           | 1.0904           | Non Residential | 1.0 AC POR LOT 47 REGIONAL 65 CENTRE               |
| 363-030-089-000           | District - Wide         | 707.18    | 707.23    | 11.4543           | -             | 11.4543       | -           | -           | 1.6363           | Non Residential | 1.6 AC PAR 1 PMOR 34-132                           |
| 363-030-090-000           | District - Wide         | 795.58    | 795.64    | 12.8861           | -             | 12.8861       | -           | -           | 1.8409           | Non Residential | 1.8 AC PAR 2 PMOR 34-132                           |
| 363-040-001-000           | Local & District - Wide | 128.16    | 128.18    | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential  | LOT 1 HIGHLAND RESERVE WEST PARCEL N S-42          |
| 363-040-002-000           | Local & District - Wide | 128.16    | 128.18    | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential  | LOT 2 HIGHLAND RESERVE WEST PARCEL N S-42          |
| 363-040-003-000           | Local & District - Wide | 128.16    | 128.18    | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential  | LOT 3 HIGHLAND RESERVE WEST PARCEL N S-42          |
| 363-040-004-000           | Local & District - Wide | 128.16    | 128.18    | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential  | LOT 4 HIGHLAND RESERVE WEST PARCEL N S-42          |
| 363-040-005-000           | Local & District - Wide | 128.16    | 128.18    | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential  | LOT 5 HIGHLAND RESERVE WEST PARCEL N S-42          |
| 363-040-006-000           | Local & District - Wide | 128.16    | 128.18    | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential  | LOT 6 HIGHLAND RESERVE WEST PARCEL N S-42          |
| 363-040-007-000           | Local & District - Wide | 128.16    | 128.18    | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential  | LOT 7 HIGHLAND RESERVE WEST PARCEL N S-42          |
| 363-040-008-000           | Local & District - Wide | 128.16    | 128.18    | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential  | LOT 8 HIGHLAND RESERVE WEST PARCEL N S-42          |
| 363-040-009-000           | Local & District - Wide | 128.16    | 128.18    | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential  | LOT 9 HIGHLAND RESERVE WEST PARCEL N S-42          |
| 363-040-010-000           | Local & District - Wide | 128.16    | 128.18    | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential  | LOT 10 HIGHLAND RESERVE WEST PARCEL N S-42         |
| 363-040-011-000           | Local & District - Wide | 128.16    | 128.18    | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential  | LOT 11 HIGHLAND RESERVE WEST PARCEL N S-42         |
| 363-040-012-000           | Local & District - Wide | 128.16    | 128.18    | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential  | LOT 12 HIGHLAND RESERVE WEST PARCEL N S-42         |
| 363-040-013-000           | Local & District - Wide | 128.16    | 128.18    | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential  | LOT 13 HIGHLAND RESERVE WEST PARCEL N S-42         |
| 363-040-014-000           | Local & District - Wide | 128.16    | 128.18    | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential  | LOT 33 HIGHLAND RESERVE WEST PARCEL N S-42         |
| 363-040-015-000           | Local & District - Wide | 128.16    | 128.18    | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential  | LOT 34 HIGHLAND RESERVE WEST PARCEL N S-42         |
| 363-040-016-000           | Local & District - Wide | 128.16    | 128.18    | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential  | LOT 35 HIGHLAND RESERVE WEST PARCEL N S-42         |
| 363-040-017-000           | Local & District - Wide | 128.16    | 128.18    | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential  | LOT 36 HIGHLAND RESERVE WEST PARCEL N S-42         |
| 363-040-018-000           | Local & District - Wide | 128.16    | 128.18    | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential  | LOT 37 HIGHLAND RESERVE WEST PARCEL N S-42         |
| 363-040-019-000           | Local & District - Wide | 128.16    | 128.18    | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential  | LOT 38 HIGHLAND RESERVE WEST PARCEL N S-42         |



**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

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**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE                    | CHARGE | MAX ASMT | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE       | LEGAL DESC                                      |
|---------------------------|-------------------------|--------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|----------------|-------------------------------------------------|
| 363-040-076-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 68 HIGHLAND RESERVE WEST PARCEL N PH B S-84 |
| 363-040-077-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 69 HIGHLAND RESERVE WEST PARCEL N PH B S-84 |
| 363-040-078-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 70 HIGHLAND RESERVE WEST PARCEL N PH B S-84 |
| 363-040-079-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 73 HIGHLAND RESERVE WEST PARCEL N PH B S-84 |
| 363-040-080-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 74 HIGHLAND RESERVE WEST PARCEL N PH B S-84 |
| 363-040-081-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 75 HIGHLAND RESERVE WEST PARCEL N PH B S-84 |
| 363-040-082-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 76 HIGHLAND RESERVE WEST PARCEL N PH B S-84 |
| 363-040-083-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 77 HIGHLAND RESERVE WEST PARCEL N PH B S-84 |
| 363-040-084-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 78 HIGHLAND RESERVE WEST PARCEL N PH B S-84 |
| 363-050-001-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 18 DIAMOND OAKS EAST S-44                   |
| 363-050-002-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 19 DIAMOND OAKS EAST S-44                   |
| 363-050-003-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 20 DIAMOND OAKS EAST S-44                   |
| 363-050-004-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 21 DIAMOND OAKS EAST S-44                   |
| 363-050-005-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 22 DIAMOND OAKS EAST S-44                   |
| 363-050-006-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 23 DIAMOND OAKS EAST S-44                   |
| 363-050-007-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 24 DIAMOND OAKS EAST S-44                   |
| 363-050-008-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 25 DIAMOND OAKS EAST S-44                   |
| 363-050-009-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 26 DIAMOND OAKS EAST S-44                   |
| 363-050-010-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 27 DIAMOND OAKS EAST S-44                   |
| 363-050-011-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 28 DIAMOND OAKS EAST S-44                   |
| 363-050-012-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 29 DIAMOND OAKS EAST S-44                   |
| 363-050-013-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 30 DIAMOND OAKS EAST S-44                   |
| 363-050-014-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 31 DIAMOND OAKS EAST S-44                   |
| 363-050-015-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 32 DIAMOND OAKS EAST S-44                   |
| 363-050-016-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 33 DIAMOND OAKS EAST S-44                   |
| 363-050-017-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 34 DIAMOND OAKS EAST S-44                   |
| 363-050-018-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 35 DIAMOND OAKS EAST S-44                   |
| 363-050-019-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 36 DIAMOND OAKS EAST S-44                   |
| 363-050-020-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 37 DIAMOND OAKS EAST S-44                   |
| 363-050-021-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 38 DIAMOND OAKS EAST S-44                   |
| 363-050-022-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 39 DIAMOND OAKS EAST S-44                   |
| 363-050-023-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 40 DIAMOND OAKS EAST S-44                   |
| 363-050-024-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 41 DIAMOND OAKS EAST S-44                   |
| 363-050-025-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 42 DIAMOND OAKS EAST S-44                   |
| 363-050-026-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 43 DIAMOND OAKS EAST S-44                   |
| 363-050-027-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 44 DIAMOND OAKS EAST S-44                   |
| 363-050-028-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 45 DIAMOND OAKS EAST S-44                   |
| 363-050-029-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 46 DIAMOND OAKS EAST S-44                   |
| 363-050-030-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 47 DIAMOND OAKS EAST S-44                   |
| 363-050-031-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 48 DIAMOND OAKS EAST S-44                   |
| 363-050-032-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 49 DIAMOND OAKS EAST S-44                   |
| 363-050-034-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 51 DIAMOND OAKS EAST S-44                   |
| 363-050-036-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 53 DIAMOND OAKS EAST S-44                   |
| 363-050-037-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 54 DIAMOND OAKS EAST S-44                   |
| 363-050-038-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 55 DIAMOND OAKS EAST S-44                   |
| 363-050-039-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 56 DIAMOND OAKS EAST S-44                   |
| 363-050-040-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 57 DIAMOND OAKS EAST S-44                   |
| 363-050-041-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 58 DIAMOND OAKS EAST S-44                   |
| 363-050-042-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 59 DIAMOND OAKS EAST S-44                   |
| 363-050-043-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 60 DIAMOND OAKS EAST S-44                   |

**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE                    | CHARGE | MAX ASMT | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE              | LEGAL DESC                                         |
|---------------------------|-------------------------|--------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|-----------------------|----------------------------------------------------|
| 363-050-044-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 61 DIAMOND OAKS EAST S-44                      |
| 363-050-045-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 62 DIAMOND OAKS EAST S-44                      |
| 363-050-046-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 63 DIAMOND OAKS EAST S-44                      |
| 363-050-047-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 64 DIAMOND OAKS EAST S-44                      |
| 363-050-048-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 65 DIAMOND OAKS EAST S-44                      |
| 363-050-049-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 66 DIAMOND OAKS EAST S-44                      |
| 363-050-050-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 67 DIAMOND OAKS EAST S-44                      |
| 363-050-051-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 68 DIAMOND OAKS EAST S-44                      |
| 363-050-052-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 69 DIAMOND OAKS EAST S-44                      |
| 363-050-053-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 70 DIAMOND OAKS EAST S-44                      |
| 363-050-054-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 71 DIAMOND OAKS EAST S-44                      |
| 363-050-055-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 72 DIAMOND OAKS EAST S-44                      |
| 363-050-056-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 73 DIAMOND OAKS EAST S-44                      |
| 363-050-057-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 74 DIAMOND OAKS EAST S-44                      |
| 363-050-058-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 75 DIAMOND OAKS EAST S-44                      |
| 363-050-059-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 76 DIAMOND OAKS EAST S-44                      |
| 363-050-060-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 77 DIAMOND OAKS EAST S-44                      |
| 363-050-061-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 78 DIAMOND OAKS EAST S-44                      |
| 363-050-062-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 79 DIAMOND OAKS EAST S-44                      |
| 363-050-063-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 80 DIAMOND OAKS EAST S-44                      |
| 363-050-067-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 84 DIAMOND OAKS EAST S-44                      |
| 363-050-068-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 85 DIAMOND OAKS EAST S-44                      |
| 363-050-069-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 86 DIAMOND OAKS EAST S-44                      |
| 363-050-070-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 87 DIAMOND OAKS EAST S-44                      |
| 363-050-071-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 88 DIAMOND OAKS EAST S-44                      |
| 363-050-074-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 50 DIAMOND OAKS EAST S-44                      |
| 363-050-076-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 52 & POR LOT 50 DIAMOND OAKS EAST S-44         |
| 363-050-077-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | POR LOT 83 DIAMOND OAKS EAST S-44                  |
| 363-050-080-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | POR LOT 81 DIAMOND OAKS EAST S-44                  |
| 363-050-082-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | POR LOT 82 DIAMOND OAKS EAST S-44                  |
| 363-050-084-000           | Local & District - Wide | 256.32 | 256.35   | 2.0000            | 2.0000        | 2.0000        | 2           | -           | -                | SF Residential-Duplex | 1.3 AC L 89 P LOTS 81 82&83 S-44 & LOTS 59&60 T-33 |
| 363-060-001-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 1 DIAMOND OAKS EAST S-44                       |
| 363-060-002-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 2 DIAMOND OAKS EAST S-44                       |
| 363-060-003-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 3 DIAMOND OAKS EAST S-44                       |
| 363-060-004-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 4 DIAMOND OAKS EAST S-44                       |
| 363-060-005-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 5 DIAMOND OAKS EAST S-44                       |
| 363-060-006-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 6 DIAMOND OAKS EAST S-44                       |
| 363-060-007-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 7 DIAMOND OAKS EAST S-44                       |
| 363-060-008-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 8 DIAMOND OAKS EAST S-44                       |
| 363-060-009-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 9 DIAMOND OAKS EAST S-44                       |
| 363-060-010-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 10 DIAMOND OAKS EAST S-44                      |
| 363-060-011-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 11 DIAMOND OAKS EAST S-44                      |
| 363-060-012-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 12 DIAMOND OAKS EAST S-44                      |
| 363-060-013-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 13 DIAMOND OAKS EAST S-44                      |
| 363-060-014-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 14 DIAMOND OAKS EAST S-44                      |
| 363-060-015-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 15 DIAMOND OAKS EAST S-44                      |
| 363-060-016-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 16 DIAMOND OAKS EAST S-44                      |
| 363-060-017-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 17 DIAMOND OAKS EAST S-44                      |
| 363-070-003-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 3 HIGHLAND RESERVE WEST S-78                   |
| 363-070-004-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential        | LOT 4 HIGHLAND RESERVE WEST S-78                   |



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**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL NUMBER | ZONE                    | CHARGE | MAX ASMT | DIST-WIDE EDUS | LOCAL EDUS | TOTAL EDUS | SF UNITS | MF UNITS | NON RES ACRES | LAND USE       | LEGAL DESC                              |
|------------------------|-------------------------|--------|----------|----------------|------------|------------|----------|----------|---------------|----------------|-----------------------------------------|
| 363-070-057-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 74 HIGHLAND RESERVE WEST S-78       |
| 363-070-058-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 75 HIGHLAND RESERVE WEST S-78       |
| 363-070-061-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 78 HIGHLAND RESERVE WEST S-78       |
| 363-070-062-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 79 HIGHLAND RESERVE WEST S-78       |
| 363-070-063-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 80 HIGHLAND RESERVE WEST S-78       |
| 363-070-064-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 81 HIGHLAND RESERVE WEST S-78       |
| 363-070-065-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 82 HIGHLAND RESERVE WEST S-78       |
| 363-070-066-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 83 HIGHLAND RESERVE WEST S-78       |
| 363-070-067-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 84 HIGHLAND RESERVE WEST S-78       |
| 363-070-068-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 85 HIGHLAND RESERVE WEST S-78       |
| 363-070-070-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOTS 1 & 2 HIGHLAND RESERVE WEST S-78   |
| 363-070-071-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOTS 61 & 62 HIGHLAND RESERVE WEST S-78 |
| 363-070-072-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOTS 76 & 77 HIGHLAND RESERVE WEST S-78 |
| 363-080-001-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 23 HIGHLAND RESERVE WEST S-78       |
| 363-080-002-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 24 HIGHLAND RESERVE WEST S-78       |
| 363-080-003-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 25 HIGHLAND RESERVE WEST S-78       |
| 363-080-004-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 26 HIGHLAND RESERVE WEST S-78       |
| 363-080-005-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 27 HIGHLAND RESERVE WEST S-78       |
| 363-080-006-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 28 HIGHLAND RESERVE WEST S-78       |
| 363-080-007-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 29 HIGHLAND RESERVE WEST S-78       |
| 363-080-008-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 30 HIGHLAND RESERVE WEST S-78       |
| 363-080-009-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 31 HIGHLAND RESERVE WEST S-78       |
| 363-080-010-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 32 HIGHLAND RESERVE WEST S-78       |
| 363-080-011-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 33 HIGHLAND RESERVE WEST S-78       |
| 363-080-012-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 34 HIGHLAND RESERVE WEST S-78       |
| 363-080-013-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 35 HIGHLAND RESERVE WEST S-78       |
| 363-080-014-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 36 HIGHLAND RESERVE WEST S-78       |
| 363-080-017-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 39 HIGHLAND RESERVE WEST S-78       |
| 363-080-018-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 86 HIGHLAND RESERVE WEST S-78       |
| 363-080-019-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 87 HIGHL                            |

**City of Roseville**  
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**Fiscal Year 2018/19 Preliminary Assessment Roll**

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**City of Roseville**  
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**Fiscal Year 2018/19 Preliminary Assessment Roll**

[illegible]



**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE                    | CHARGE | MAX ASMT | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE       | LEGAL DESC                                 |
|---------------------------|-------------------------|--------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|----------------|--------------------------------------------|
| 363-110-016-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 45 HIGHLAND RESERVE WEST PARCEL P T-29 |
| 363-110-017-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 46 HIGHLAND RESERVE WEST PARCEL P T-29 |
| 363-110-018-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 47 HIGHLAND RESERVE WEST PARCEL P T-29 |
| 363-110-019-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 48 HIGHLAND RESERVE WEST PARCEL P T-29 |
| 363-110-020-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 49 HIGHLAND RESERVE WEST PARCEL P T-29 |
| 363-110-021-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 50 HIGHLAND RESERVE WEST PARCEL P T-29 |
| 363-120-001-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 1 DIAMOND OAKS UNIT NO 12 PH 1 T-33    |
| 363-120-002-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 2 DIAMOND OAKS UNIT NO 12 PH 1 T-33    |
| 363-120-003-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 3 DIAMOND OAKS UNIT NO 12 PH 1 T-33    |
| 363-120-004-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 4 DIAMOND OAKS UNIT NO 12 PH 1 T-33    |
| 363-120-005-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 50 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |
| 363-120-006-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 51 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |
| 363-120-007-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 52 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |
| 363-120-008-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 53 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |
| 363-120-009-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 54 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |
| 363-120-010-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 55 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |
| 363-120-011-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 56 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |
| 363-120-012-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 57 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |
| 363-120-013-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 58 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |
| 363-120-020-000           | Local & District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Exempt         | LOT I DIAMOND OAKS UNIT NO 12 PH 1 T-33    |
| 363-120-021-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | POR LOT 59 DIAMOND OAKS UN 12 PH 1 T-33    |
| 363-120-023-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | POR LOT 60 DIAMOND OAKS UN 12 PH 1 T-33    |
| 363-130-001-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 5 DIAMOND OAKS UNIT NO 12 PH 1 T-33    |
| 363-130-002-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 6 DIAMOND OAKS UNIT NO 12 PH 1 T-33    |
| 363-130-003-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 7 DIAMOND OAKS UNIT NO 12 PH 1 T-33    |
| 363-130-004-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 8 DIAMOND OAKS UNIT NO 12 PH 1 T-33    |
| 363-130-005-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 9 DIAMOND OAKS UNIT NO 12 PH 1 T-33    |
| 363-130-006-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 10 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |
| 363-130-007-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 11 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |
| 363-130-008-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 34 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |
| 363-130-009-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 35 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |
| 363-130-010-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 36 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |
| 363-130-011-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 37 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |
| 363-130-012-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 38 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |
| 363-130-013-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 39 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |
| 363-130-014-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 40 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |
| 363-130-015-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 41 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |
| 363-130-016-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 42 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |
| 363-130-017-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 43 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |
| 363-130-018-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 44 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |
| 363-130-019-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 45 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |
| 363-130-020-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 46 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |
| 363-130-021-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 47 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |
| 363-130-022-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 48 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |
| 363-130-023-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 49 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |
| 363-130-024-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 61 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |
| 363-130-025-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 62 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |
| 363-130-026-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 63 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |
| 363-130-027-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 64 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |
| 363-130-028-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 65 DIAMOND OAKS UNIT NO 12 PH 1 T-33   |

**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

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**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE                    | CHARGE | MAX ASMT | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE       | LEGAL DESC                                     |
|---------------------------|-------------------------|--------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|----------------|------------------------------------------------|
| 363-150-018-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 18 HIGHLAND RESERVE WEST PARCEL J MOR T-34 |
| 363-150-019-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 19 HIGHLAND RESERVE WEST PARCEL J MOR T-34 |
| 363-150-020-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 20 HIGHLAND RESERVE WEST PARCEL J MOR T-34 |
| 363-150-021-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 21 HIGHLAND RESERVE WEST PARCEL J MOR T-34 |
| 363-150-022-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 22 HIGHLAND RESERVE WEST PARCEL J MOR T-34 |
| 363-150-023-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 23 HIGHLAND RESERVE WEST PARCEL J MOR T-34 |
| 363-150-024-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 24 HIGHLAND RESERVE WEST PARCEL J MOR T-34 |
| 363-150-025-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 25 HIGHLAND RESERVE WEST PARCEL J MOR T-34 |
| 363-150-026-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 26 HIGHLAND RESERVE WEST PARCEL J MOR T-34 |
| 363-150-027-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 27 HIGHLAND RESERVE WEST PARCEL J MOR T-34 |
| 363-160-001-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 1 HIGHLAND RESERVE WEST PARCEL L T-35      |
| 363-160-002-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 2 HIGHLAND RESERVE WEST PARCEL L T-35      |
| 363-160-003-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 3 HIGHLAND RESERVE WEST PARCEL L T-35      |
| 363-160-004-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 4 HIGHLAND RESERVE WEST PARCEL L T-35      |
| 363-160-005-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 5 HIGHLAND RESERVE WEST PARCEL L T-35      |
| 363-160-006-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 6 HIGHLAND RESERVE WEST PARCEL L T-35      |
| 363-160-007-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 7 HIGHLAND RESERVE WEST PARCEL L T-35      |
| 363-160-008-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 8 HIGHLAND RESERVE WEST PARCEL L T-35      |
| 363-160-009-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 9 HIGHLAND RESERVE WEST PARCEL L T-35      |
| 363-160-010-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 10 HIGHLAND RESERVE WEST PARCEL L T-35     |
| 363-160-011-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 11 HIGHLAND RESERVE WEST PARCEL L T-35     |
| 363-160-012-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 12 HIGHLAND RESERVE WEST PARCEL L T-35     |
| 363-160-013-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 13 HIGHLAND RESERVE WEST PARCEL L T-35     |
| 363-160-014-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 14 HIGHLAND RESERVE WEST PARCEL L T-35     |
| 363-160-015-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 15 HIGHLAND RESERVE WEST PARCEL L T-35     |
| 363-160-016-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 16 HIGHLAND RESERVE WEST PARCEL L T-35     |
| 363-160-017-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 17 HIGHLAND RESERVE WEST PARCEL L T-35     |
| 363-160-018-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 18 HIGHLAND RESERVE WEST PARCEL L T-35     |
| 363-160-019-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 19 HIGHLAND RESERVE WEST PARCEL L T-35     |
| 363-160-020-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 20 HIGHLAND RESERVE WEST PARCEL L T-35     |
| 363-160-021-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 21 HIGHLAND RESERVE WEST PARCEL L T-35     |
| 363-160-022-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 22 HIGHLAND RESERVE WEST PARCEL L T-35     |
| 363-160-023-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 23 HIGHLAND RESERVE WEST PARCEL L T-35     |
| 363-160-024-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 24 HIGHLAND RESERVE WEST PARCEL L T-35     |
| 363-160-025-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 25 HIGHLAND RESERVE WEST PARCEL L T-35     |
| 363-160-026-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 26 HIGHLAND RESERVE WEST PARCEL L T-35     |
| 363-160-027-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 27 HIGHLAND RESERVE WEST PARCEL L T-35     |
| 363-160-028-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 28 HIGHLAND RESERVE WEST PARCEL L T-35     |
| 363-160-029-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 29 HIGHLAND RESERVE WEST PARCEL L T-35     |
| 363-160-030-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 30 HIGHLAND RESERVE WEST PARCEL L T-35     |
| 363-160-031-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 31 HIGHLAND RESERVE WEST PARCEL L T-35     |
| 363-160-032-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 32 HIGHLAND RESERVE WEST PARCEL L T-35     |
| 363-160-033-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 33 HIGHLAND RESERVE WEST PARCEL L T-35     |
| 363-160-034-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 34 HIGHLAND RESERVE WEST PARCEL L T-35     |
| 363-160-035-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 35 HIGHLAND RESERVE WEST PARCEL L T-35     |
| 363-160-036-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 36 HIGHLAND RESERVE WEST PARCEL L T-35     |
| 363-160-037-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 37 HIGHLAND RESERVE WEST PARCEL L T-35     |
| 363-160-038-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 38 HIGHLAND RESERVE WEST PARCEL L T-35     |
| 363-160-039-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 39 HIGHLAND RESERVE WEST PARCEL L T-35     |
| 363-160-040-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 40 HIGHLAND RESERVE WEST PARCEL L T-35     |



**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE                    | CHARGE | MAX ASMT | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE       | LEGAL DESC                                       |
|---------------------------|-------------------------|--------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|----------------|--------------------------------------------------|
| 363-160-041-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 41 HIGHLAND RESERVE WEST PARCEL L T-35       |
| 363-160-042-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 42 HIGHLAND RESERVE WEST PARCEL L T-35       |
| 363-160-043-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 43 HIGHLAND RESERVE WEST PARCEL L T-35       |
| 363-160-044-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 44 HIGHLAND RESERVE WEST PARCEL L T-35       |
| 363-160-045-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 45 HIGHLAND RESERVE WEST PARCEL L T-35       |
| 363-160-046-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 46 HIGHLAND RESERVE WEST PARCEL L T-35       |
| 363-160-047-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 47 HIGHLAND RESERVE WEST PARCEL L T-35       |
| 363-160-048-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 48 HIGHLAND RESERVE WEST PARCEL L T-35       |
| 363-160-049-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 49 HIGHLAND RESERVE WEST PARCEL L T-35       |
| 363-160-050-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 50 HIGHLAND RESERVE WEST PARCEL L T-35       |
| 363-160-051-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 51 HIGHLAND RESERVE WEST PARCEL L T-35       |
| 363-160-052-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 52 HIGHLAND RESERVE WEST PARCEL L T-35       |
| 363-160-053-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 53 HIGHLAND RESERVE WEST PARCEL L T-35       |
| 363-160-054-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 54 HIGHLAND RESERVE WEST PARCEL L T-35       |
| 363-160-061-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 61 HIGHLAND RESERVE WEST PARCEL L T-35       |
| 363-160-064-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | POR LOT 59 HIGHLAND RESERVE WEST PAR L T-35      |
| 363-160-066-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | POR LOT 58 HIGHLAND RESERVE WEST PAR L T-35      |
| 363-160-068-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | POR LOT 60 HIGHLAND RESERVE WEST PAR L T-35      |
| 363-160-070-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 55 & POR LOT 60 HIGHLAND RES WEST PAR L T-35 |
| 363-160-071-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 56 & POR LOT 59 HIGHLAND RES WEST PARL T-35  |
| 363-160-072-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 57 & POR LOT 58 HIGHLAND RES WEST PARL T-35  |
| 363-170-001-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 9 HIGHLAND RESERVE WEST PAR B T-48           |
| 363-170-002-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 10 HIGHLAND RESERVE WEST PAR B T-48          |
| 363-170-003-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 11 HIGHLAND RESERVE WEST PAR B T-48          |
| 363-170-004-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 12 HIGHLAND RESERVE WEST PAR B T-48          |
| 363-170-005-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 13 HIGHLAND RESERVE WEST PAR B T-48          |
| 363-170-006-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 14 HIGHLAND RESERVE WEST PAR B T-48          |
| 363-170-007-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 15 HIGHLAND RESERVE WEST PAR B T-48          |
| 363-170-010-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 18 HIGHLAND RESERVE WEST PAR B T-48          |
| 363-170-011-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 19 HIGHLAND RESERVE WEST PAR B T-48          |
| 363-170-012-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 20 HIGHLAND RESERVE WEST PAR B T-48          |
| 363-170-017-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 25 HIGHLAND RESERVE WEST PAR B T-48          |
| 363-170-018-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 26 HIGHLAND RESERVE WEST PAR B T-48          |
| 363-170-019-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 27 HIGHLAND RESERVE WEST PAR B T-48          |
| 363-170-020-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 28 HIGHLAND RESERVE WEST PAR B T-48          |
| 363-170-021-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 29 HIGHLAND RESERVE WEST PAR B T-48          |
| 363-170-022-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 30 HIGHLAND RESERVE WEST PAR B T-48          |
| 363-170-023-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 31 HIGHLAND RESERVE WEST PAR B T-48          |
| 363-170-024-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 59 HIGHLAND RESERVE WEST PAR B T-48          |
| 363-170-025-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 60 HIGHLAND RESERVE WEST PAR B T-48          |
| 363-170-026-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 61 HIGHLAND RESERVE WEST PAR B T-48          |
| 363-170-027-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 62 HIGHLAND RESERVE WEST PAR B T-48          |
| 363-170-030-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOTS 16 & 17 HIGHLAND RESERVE WEST PAR B T-48    |
| 363-170-031-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOTS 21 & 22 HIGHLAND RESERVE WEST PAR B T-48    |
| 363-170-032-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOTS 23 & 24 HIGHLAND RESERVE WEST PAR B T-48    |
| 363-170-033-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOTS 63 & 64 HIGHLAND RESERVE WEST PAR B T-48    |
| 363-180-001-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 1 HIGHLAND RESERVE WEST PAR B T-48           |
| 363-180-004-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 4 HIGHLAND RESERVE WEST PAR B T-48           |
| 363-180-005-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 5 HIGHLAND RESERVE WEST PAR B T-48           |
| 363-180-006-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 6 HIGHLAND RESERVE WEST PAR B T-48           |



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**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

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**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE                    | CHARGE | MAX ASMT | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE       | LEGAL DESC                                    |
|---------------------------|-------------------------|--------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|----------------|-----------------------------------------------|
| 363-210-025-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 35 BRIARCLIFF UNIT NO 1 MOR U-15          |
| 363-210-026-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 36 BRIARCLIFF UNIT NO 1 MOR U-15          |
| 363-210-027-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 37 BRIARCLIFF UNIT NO 1 MOR U-15          |
| 363-210-028-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 38 BRIARCLIFF UNIT NO 1 MOR U-15          |
| 363-210-029-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 39 BRIARCLIFF UNIT NO 1 MOR U-15          |
| 363-210-030-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 40 BRIARCLIFF UNIT NO 1 MOR U-15          |
| 363-210-031-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 41 BRIARCLIFF UNIT NO 1 MOR U-15          |
| 363-210-032-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 42 BRIARCLIFF UNIT NO 1 MOR U-15          |
| 363-220-001-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 4 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26  |
| 363-220-002-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 5 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26  |
| 363-220-003-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 6 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26  |
| 363-220-004-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 7 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26  |
| 363-220-005-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 8 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26  |
| 363-220-006-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 9 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26  |
| 363-220-007-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 10 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-220-008-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 11 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-220-009-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 12 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-220-010-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 13 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-220-011-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 14 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-220-012-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 15 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-220-013-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 16 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-220-014-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 17 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-220-015-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 18 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-220-016-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 19 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-220-017-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 20 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-220-018-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 21 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-220-019-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 22 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-220-020-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 29 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-220-021-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 30 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-220-022-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 31 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-220-023-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 32 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-220-024-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 33 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-220-025-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 34 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-220-026-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 35 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-220-027-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 36 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-220-028-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 37 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-220-029-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 44 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-220-030-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 45 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-220-031-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 46 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-230-001-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 1 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26  |
| 363-230-002-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 2 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26  |
| 363-230-003-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 3 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26  |
| 363-230-004-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 23 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-230-005-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 24 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-230-006-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 25 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-230-007-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 26 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-230-008-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 27 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-230-009-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 28 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-230-010-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 38 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-230-011-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 39 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |

**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE                    | CHARGE | MAX ASMT | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE       | LEGAL DESC                                    |
|---------------------------|-------------------------|--------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|----------------|-----------------------------------------------|
| 363-230-012-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 40 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-230-013-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 41 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-230-014-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 42 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-230-015-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 43 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-230-016-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 47 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-230-017-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 48 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-230-018-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 49 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-230-019-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 50 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-230-020-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 51 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-230-021-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 52 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-230-022-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 53 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-230-023-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 54 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-230-024-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 55 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-230-025-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 56 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-230-026-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 57 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-230-027-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 58 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-230-028-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LT 59 HIGHLAND RESERVE PAR 17A UNIT NO 1 U-26 |
| 363-240-001-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 76 BRIARCLIFF UNIT NO 2 MOR U-27          |
| 363-240-002-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 77 BRIARCLIFF UNIT NO 2 MOR U-27          |
| 363-240-003-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 78 BRIARCLIFF UNIT NO 2 MOR U-27          |
| 363-240-004-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 79 BRIARCLIFF UNIT NO 2 MOR U-27          |
| 363-240-005-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 80 BRIARCLIFF UNIT NO 2 MOR U-27          |
| 363-240-006-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 81 BRIARCLIFF UNIT NO 2 MOR U-27          |
| 363-240-007-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 82 BRIARCLIFF UNIT NO 2 MOR U-27          |
| 363-240-008-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 92 BRIARCLIFF UNIT NO 2 MOR U-27          |
| 363-240-009-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 93 BRIARCLIFF UNIT NO 2 MOR U-27          |
| 363-240-010-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 94 BRIARCLIFF UNIT NO 2 MOR U-27          |
| 363-240-011-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 95 BRIARCLIFF UNIT NO 2 MOR U-27          |
| 363-240-012-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 96 BRIARCLIFF UNIT NO 2 MOR U-27          |
| 363-240-013-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 97 BRIARCLIFF UNIT NO 2 MOR U-27          |
| 363-240-014-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 104 BRIARCLIFF UNIT NO 2 MOR U-27         |
| 363-240-015-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 105 BRIARCLIFF UNIT NO 2 MOR U-27         |
| 363-240-016-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 119 BRIARCLIFF UNIT NO 2 MOR U-27         |
| 363-240-017-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 120 BRIARCLIFF UNIT NO 2 MOR U-27         |
| 363-240-018-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 121 BRIARCLIFF UNIT NO 2 MOR U-27         |
| 363-240-019-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 122 BRIARCLIFF UNIT NO 2 MOR U-27         |
| 363-240-020-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 123 BRIARCLIFF UNIT NO 2 MOR U-27         |
| 363-240-021-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 124 BRIARCLIFF UNIT NO 2 MOR U-27         |
| 363-240-022-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 125 BRIARCLIFF UNIT NO 2 MOR U-27         |
| 363-240-023-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 129 BRIARCLIFF UNIT NO 2 MOR U-27         |
| 363-240-024-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 130 BRIARCLIFF UNIT NO 2 MOR U-27         |
| 363-240-025-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 131 BRIARCLIFF UNIT NO 2 MOR U-27         |
| 363-240-026-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 132 BRIARCLIFF UNIT NO 2 MOR U-27         |
| 363-240-027-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 133 BRIARCLIFF UNIT NO 2 MOR U-27         |
| 363-240-028-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 134 BRIARCLIFF UNIT NO 2 MOR U-27         |
| 363-240-029-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 135 BRIARCLIFF UNIT NO 2 MOR U-27         |
| 363-240-030-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 136 BRIARCLIFF UNIT NO 2 MOR U-27         |
| 363-240-031-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 137 BRIARCLIFF UNIT NO 2 MOR U-27         |
| 363-240-032-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 138 BRIARCLIFF UNIT NO 2 MOR U-27         |
| 363-240-033-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 139 BRIARCLIFF UNIT NO 2 MOR U-27         |

| ASSESSOR PARCEL<br>NUMBER | ZONE                    | CHARGE | MAX ASMT | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE       | LEGAL DESC                            |
|---------------------------|-------------------------|--------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|----------------|---------------------------------------|
| 363-240-034-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 140 BRIARCLIFF UNIT NO 2 MOR U-27 |
| 363-240-035-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 141 BRIARCLIFF UNIT NO 2 MOR U-27 |
| 363-240-036-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 142 BRIARCLIFF UNIT NO 2 MOR U-27 |
| 363-240-037-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 143 BRIARCLIFF UNIT NO 2 MOR U-27 |
| 363-240-038-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 144 BRIARCLIFF UNIT NO 2 MOR U-27 |
| 363-240-039-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 145 BRIARCLIFF UNIT NO 2 MOR U-27 |
| 363-240-040-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 146 BRIARCLIFF UNIT NO 2 MOR U-27 |
| 363-240-041-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 147 BRIARCLIFF UNIT NO 2 MOR U-27 |
| 363-240-042-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 148 BRIARCLIFF UNIT NO 2 MOR U-27 |
| 363-240-043-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 149 BRIARCLIFF UNIT NO 2 MOR U-27 |
| 363-240-044-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 150 BRIARCLIFF UNIT NO 2 MOR U-27 |
| 363-240-045-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 151 BRIARCLIFF UNIT NO 2 MOR U-27 |
| 363-240-046-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 152 BRIARCLIFF UNIT NO 2 MOR U-27 |
| 363-240-047-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 153 BRIARCLIFF UNIT NO 2 MOR U-27 |
| 363-240-048-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 154 BRIARCLIFF UNIT NO 2 MOR U-27 |
| 363-240-049-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 155 BRIARCLIFF UNIT NO 2 MOR U-27 |
| 363-240-050-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 156 BRIARCLIFF UNIT NO 2 MOR U-27 |
| 363-240-051-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 157 BRIARCLIFF UNIT NO 2 MOR U-27 |
| 363-240-052-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 158 BRIARCLIFF UNIT NO 2 MOR U-27 |
| 363-240-053-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 159 BRIARCLIFF UNIT NO 2 MOR U-27 |
| 363-240-054-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 160 BRIARCLIFF UNIT NO 2 MOR U-27 |
| 363-240-055-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 161 BRIARCLIFF UNIT NO 2 MOR U-27 |
| 363-240-056-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 162 BRIARCLIFF UNIT NO 2 MOR U-27 |
| 363-240-057-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 163 BRIARCLIFF UNIT NO 2 MOR U-27 |
| 363-240-058-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 164 BRIARCLIFF UNIT NO 2 MOR U-27 |
| 363-240-059-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 165 BRIARCLIFF UNIT NO 2 MOR U-27 |
| 363-240-060-000           | Local & District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Open Space     | POR LOT A OPEN SPACE U-27             |
| 363-240-061-000           | Local & District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Open Space     | POR LOT E OPEN SPACE U-27             |
| 363-240-062-000           | Local & District - Wide | -      | -        | -                 | -             | -             | -           | -           | -                | Open Space     | POR LOT F OPEN SPACE U-27             |
| 363-250-001-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 83 BRIARCLIFF UNIT NO 2           |



| ASSESSOR PARCEL NUMBER | ZONE                    | CHARGE | MAX ASMT | DIST-WIDE EDUS | LOCAL EDUS | TOTAL EDUS | SF UNITS | MF UNITS | NON RES ACRES | LAND USE       | LEGAL DESC                                     |
|------------------------|-------------------------|--------|----------|----------------|------------|------------|----------|----------|---------------|----------------|------------------------------------------------|
| 363-250-022-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 112 BRIARCLIFF UNIT NO 2 MOR U-27          |
| 363-250-023-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 113 BRIARCLIFF UNIT NO 2 MOR U-27          |
| 363-250-024-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 114 BRIARCLIFF UNIT NO 2 MOR U-27          |
| 363-250-025-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 115 BRIARCLIFF UNIT NO 2 MOR U-27          |
| 363-250-026-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 116 BRIARCLIFF UNIT NO 2 MOR U-27          |
| 363-250-027-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 117 BRIARCLIFF UNIT NO 2 MOR U-27          |
| 363-250-028-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 118 BRIARCLIFF UNIT NO 2 MOR U-27          |
| 363-250-029-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 126 BRIARCLIFF UNIT NO 2 MOR U-27          |
| 363-250-030-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 127 BRIARCLIFF UNIT NO 2 MOR U-27          |
| 363-250-031-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 128 BRIARCLIFF UNIT NO 2 MOR U-27          |
| 363-260-001-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 1 HIGHLAND RESERVE WEST PARCEL Q MOR U-41  |
| 363-260-002-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 2 HIGHLAND RESERVE WEST PARCEL Q MOR U-41  |
| 363-260-003-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 3 HIGHLAND RESERVE WEST PARCEL Q MOR U-41  |
| 363-260-004-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 4 HIGHLAND RESERVE WEST PARCEL Q MOR U-41  |
| 363-260-005-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 5 HIGHLAND RESERVE WEST PARCEL Q MOR U-41  |
| 363-260-006-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 6 HIGHLAND RESERVE WEST PARCEL Q MOR U-41  |
| 363-260-007-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 7 HIGHLAND RESERVE WEST PARCEL Q MOR U-41  |
| 363-260-008-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 8 HIGHLAND RESERVE WEST PARCEL Q MOR U-41  |
| 363-260-009-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 9 HIGHLAND RESERVE WEST PARCEL Q MOR U-41  |
| 363-260-010-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 10 HIGHLAND RESERVE WEST PARCEL Q MOR U-41 |
| 363-260-011-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 11 HIGHLAND RESERVE WEST PARCEL Q MOR U-41 |
| 363-260-012-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 12 HIGHLAND RESERVE WEST PARCEL Q MOR U-41 |
| 363-260-013-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 13 HIGHLAND RESERVE WEST PARCEL Q MOR U-41 |
| 363-260-014-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 14 HIGHLAND RESERVE WEST PARCEL Q MOR U-41 |
| 363-260-015-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 15 HIGHLAND RESERVE WEST PARCEL Q MOR U-41 |
| 363-260-016-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 16 HIGHLAND RESERVE WEST PARCEL Q MOR U-41 |
| 363-260-017-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 17 HIGHLAND RESERVE WEST PARCEL Q MOR U-41 |
| 363-260-018-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 18 HIGHLAND RESERVE WEST PARCEL Q MOR U-41 |
| 363-260-019-000        | Local & District - Wide | 128.16 | 128.18   | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 19 HIGHLAND RESERVE WEST PARCEL Q MOR U-41 |
| 363-260-020-000        | Local & District        |        |          |                |            |            |          |          |               |                |                                                |



**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

[illegible]

**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

[illegible]

**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE                    | CHARGE | MAX ASMT | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE       | LEGAL DESC                            |
|---------------------------|-------------------------|--------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|----------------|---------------------------------------|
| 363-310-005-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 5 HIGHLAND RES PAR 17B UN 1 U-48  |
| 363-310-006-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 6 HIGHLAND RES PAR 17B UN 1 U-48  |
| 363-310-007-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 7 HIGHLAND RES PAR 17B UN 1 U-48  |
| 363-310-008-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 8 HIGHLAND RES PAR 17B UN 1 U-48  |
| 363-310-009-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 9 HIGHLAND RES PAR 17B UN 1 U-48  |
| 363-310-010-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 10 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-310-011-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 11 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-310-012-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 12 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-310-013-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 13 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-310-014-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 14 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-310-015-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 15 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-310-016-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 16 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-310-017-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 17 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-001-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 23 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-002-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 24 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-003-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 25 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-004-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 26 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-005-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 27 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-006-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 28 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-007-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 29 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-008-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 30 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-009-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 31 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-010-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 32 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-011-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 33 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-012-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 34 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-013-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 39 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-014-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 40 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-015-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 41 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-016-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 42 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-017-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 43 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-018-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 44 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-019-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 45 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-020-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 46 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-021-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 47 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-022-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 48 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-023-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 49 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-024-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 50 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-025-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 51 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-026-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 52 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-027-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 53 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-028-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 54 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-029-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 55 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-030-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 56 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-031-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 57 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-320-032-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 58 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-330-001-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 18 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-330-002-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 19 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-330-003-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 20 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-330-004-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 21 HIGHLAND RES PAR 17B UN 1 U-48 |
| 363-330-005-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 22 HIGHLAND RES PAR 17B UN 1 U-48 |



**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE                    | CHARGE | MAX ASMT | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE       | LEGAL DESC                                  |
|---------------------------|-------------------------|--------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|----------------|---------------------------------------------|
| 363-330-006-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 35 HIGHLAND RES PAR 17B UN 1 U-48       |
| 363-330-007-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 36 HIGHLAND RES PAR 17B UN 1 U-48       |
| 363-330-008-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 37 HIGHLAND RES PAR 17B UN 1 U-48       |
| 363-330-009-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 38 HIGHLAND RES PAR 17B UN 1 U-48       |
| 363-330-010-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 59 HIGHLAND RES PAR 17B UN 1 U-48       |
| 363-330-011-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 60 HIGHLAND RES PAR 17B UN 1 U-48       |
| 363-330-012-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 61 HIGHLAND RES PAR 17B UN 1 U-48       |
| 363-330-013-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 62 HIGHLAND RES PAR 17B UN 1 U-48       |
| 363-330-014-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 63 HIGHLAND RES PAR 17B UN 1 U-48       |
| 363-330-015-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 64 HIGHLAND RES PAR 17B UN 1 U-48       |
| 363-330-016-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 65 HIGHLAND RES PAR 17B UN 1 U-48       |
| 363-330-017-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 66 HIGHLAND RES PAR 17B UN 1 U-48       |
| 363-330-018-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 67 HIGHLAND RES PAR 17B UN 1 U-48       |
| 363-330-019-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 68 HIGHLAND RES PAR 17B UN 1 U-48       |
| 363-330-020-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 69 HIGHLAND RES PAR 17B UN 1 U-48       |
| 363-340-001-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 81 DIAMOND OAKS UNIT 12 PH II MOR U-58  |
| 363-340-002-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 82 DIAMOND OAKS UNIT 12 PH II MOR U-58  |
| 363-340-003-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 83 DIAMOND OAKS UNIT 12 PH II MOR U-58  |
| 363-340-004-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 84 DIAMOND OAKS UNIT 12 PH II MOR U-58  |
| 363-340-005-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 85 DIAMOND OAKS UNIT 12 PH II MOR U-58  |
| 363-340-006-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 86 DIAMOND OAKS UNIT 12 PH II MOR U-58  |
| 363-340-007-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 87 DIAMOND OAKS UNIT 12 PH II MOR U-58  |
| 363-340-008-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 88 DIAMOND OAKS UNIT 12 PH II MOR U-58  |
| 363-340-009-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 89 DIAMOND OAKS UNIT 12 PH II MOR U-58  |
| 363-340-010-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 90 DIAMOND OAKS UNIT 12 PH II MOR U-58  |
| 363-340-011-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 91 DIAMOND OAKS UNIT 12 PH II MOR U-58  |
| 363-340-012-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 92 DIAMOND OAKS UNIT 12 PH II MOR U-58  |
| 363-340-013-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 93 DIAMOND OAKS UNIT 12 PH II MOR U-58  |
| 363-340-014-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 94 DIAMOND OAKS UNIT 12 PH II MOR U-58  |
| 363-340-015-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 95 DIAMOND OAKS UNIT 12 PH II MOR U-58  |
| 363-340-016-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 96 DIAMOND OAKS UNIT 12 PH II MOR U-58  |
| 363-340-017-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 97 DIAMOND OAKS UNIT 12 PH II MOR U-58  |
| 363-340-018-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 98 DIAMOND OAKS UNIT 12 PH II MOR U-58  |
| 363-340-019-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 99 DIAMOND OAKS UNIT 12 PH II MOR U-58  |
| 363-340-020-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 100 DIAMOND OAKS UNIT 12 PH II MOR U-58 |
| 363-340-021-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 101 DIAMOND OAKS UNIT 12 PH II MOR U-58 |
| 363-340-022-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 102 DIAMOND OAKS UNIT 12 PH II MOR U-58 |
| 363-340-023-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 103 DIAMOND OAKS UNIT 12 PH II MOR U-58 |
| 363-340-024-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 104 DIAMOND OAKS UNIT 12 PH II MOR U-58 |
| 363-340-025-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 105 DIAMOND OAKS UNIT 12 PH II MOR U-58 |
| 363-340-026-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 106 DIAMOND OAKS UNIT 12 PH II MOR U-58 |
| 363-340-027-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 107 DIAMOND OAKS UNIT 12 PH II MOR U-58 |
| 363-340-028-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 108 DIAMOND OAKS UNIT 12 PH II MOR U-58 |
| 363-340-029-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 109 DIAMOND OAKS UNIT 12 PH II MOR U-58 |
| 363-340-030-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 110 DIAMOND OAKS UNIT 12 PH II MOR U-58 |
| 363-340-031-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 111 DIAMOND OAKS UNIT 12 PH II MOR U-58 |
| 363-340-032-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 126 DIAMOND OAKS UNIT 12 PH II MOR U-58 |
| 363-340-033-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 127 DIAMOND OAKS UNIT 12 PH II MOR U-58 |
| 363-340-034-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 128 DIAMOND OAKS UNIT 12 PH II MOR U-58 |
| 363-340-035-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 129 DIAMOND OAKS UNIT 12 PH II MOR U-58 |

**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE                    | CHARGE | MAX ASMT | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE       | LEGAL DESC                                      |
|---------------------------|-------------------------|--------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|----------------|-------------------------------------------------|
| 363-350-001-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 77 DIAMOND OAKS UNIT 12 PH II MOR U-58      |
| 363-350-002-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 78 DIAMOND OAKS UNIT 12 PH II MOR U-58      |
| 363-350-003-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 79 DIAMOND OAKS UNIT 12 PH II MOR U-58      |
| 363-350-004-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 80 DIAMOND OAKS UNIT 12 PH II MOR U-58      |
| 363-350-005-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 112 DIAMOND OAKS UNIT 12 PH II MOR U-58     |
| 363-350-006-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 113 DIAMOND OAKS UNIT 12 PH II MOR U-58     |
| 363-350-007-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 114 DIAMOND OAKS UNIT 12 PH II MOR U-58     |
| 363-350-008-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 115 DIAMOND OAKS UNIT 12 PH II MOR U-58     |
| 363-350-009-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 116 DIAMOND OAKS UNIT 12 PH II MOR U-58     |
| 363-350-010-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 117 DIAMOND OAKS UNIT 12 PH II MOR U-58     |
| 363-350-011-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 118 DIAMOND OAKS UNIT 12 PH II MOR U-58     |
| 363-350-012-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 119 DIAMOND OAKS UNIT 12 PH II MOR U-58     |
| 363-350-013-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 120 DIAMOND OAKS UNIT 12 PH II MOR U-58     |
| 363-350-014-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 121 DIAMOND OAKS UNIT 12 PH II MOR U-58     |
| 363-350-015-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 122 DIAMOND OAKS UNIT 12 PH II MOR U-58     |
| 363-350-016-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 123 DIAMOND OAKS UNIT 12 PH II MOR U-58     |
| 363-350-017-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 124 DIAMOND OAKS UNIT 12 PH II MOR U-58     |
| 363-350-018-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 125 DIAMOND OAKS UNIT 12 PH II MOR U-58     |
| 363-350-019-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 130 DIAMOND OAKS UNIT 12 PH II MOR U-58     |
| 363-350-020-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 131 DIAMOND OAKS UNIT 12 PH II MOR U-58     |
| 363-350-021-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 132 DIAMOND OAKS UNIT 12 PH II MOR U-58     |
| 363-350-022-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 133 DIAMOND OAKS UNIT 12 PH II MOR U-58     |
| 363-360-001-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 134 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-002-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 135 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-003-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 136 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-004-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 137 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-005-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 138 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-006-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 139 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-007-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 140 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-008-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 141 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-009-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 142 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-010-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 143 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-011-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 144 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-012-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 145 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-013-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 146 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-014-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 147 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-015-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 148 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-016-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 149 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-017-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 150 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-018-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 162 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-019-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 163 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-020-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 164 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-021-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 165 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-022-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 166 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-023-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 167 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-024-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 168 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-025-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 169 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-026-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 170 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-027-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 171 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-028-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 172 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |

**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE                    | CHARGE | MAX ASMT | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE       | LEGAL DESC                                      |
|---------------------------|-------------------------|--------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|----------------|-------------------------------------------------|
| 363-360-029-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 173 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-030-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 174 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-031-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 175 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-032-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 176 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-033-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 177 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-034-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 181 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-035-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 182 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-036-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 183 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-037-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 184 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-360-038-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 185 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-370-001-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 151 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-370-002-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 152 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-370-003-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 153 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-370-004-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 154 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-370-005-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 155 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-370-006-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 156 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-370-007-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 157 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-370-008-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 158 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-370-009-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 159 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-370-010-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 160 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-370-011-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 161 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-370-012-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 178 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-370-013-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 179 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-370-014-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 180 DIAMOND OAKS UNIT NO.12 PH III MOR U-59 |
| 363-380-001-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 60 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60   |
| 363-380-002-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 61 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60   |
| 363-380-003-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 62 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60   |
| 363-380-004-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 63 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60   |
| 363-380-005-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 64 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60   |
| 363-380-006-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 65 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60   |
| 363-380-007-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 66 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60   |
| 363-380-008-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 67 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60   |
| 363-380-009-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 68 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60   |
| 363-380-010-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 69 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60   |
| 363-380-011-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 70 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60   |
| 363-380-012-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 71 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60   |
| 363-380-013-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 72 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60   |
| 363-380-014-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 73 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60   |
| 363-380-015-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 74 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60   |
| 363-380-016-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 75 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60   |
| 363-380-017-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 76 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60   |
| 363-380-018-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 77 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60   |
| 363-380-019-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 78 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60   |
| 363-380-020-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 79 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60   |
| 363-380-021-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 80 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60   |
| 363-380-022-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 81 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60   |
| 363-380-023-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 82 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60   |
| 363-380-024-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 83 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60   |
| 363-380-025-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 84 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60   |
| 363-380-026-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 85 HIGHLAND RESERVE PARCEL 17A UN. 2 U-60   |



**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

[illegible]



| ASSESSOR PARCEL<br>NUMBER | ZONE                    | CHARGE | MAX ASMT | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE       | LEGAL DESC                                 |
|---------------------------|-------------------------|--------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|----------------|--------------------------------------------|
| 363-390-023-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 23 PROMONTORY POINTE U-77              |
| 363-390-024-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 24 PROMONTORY POINTE U-77              |
| 363-390-025-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 25 PROMONTORY POINTE U-77              |
| 363-390-026-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 26 PROMONTORY POINTE U-77              |
| 363-390-027-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 27 PROMONTORY POINTE U-77              |
| 363-390-028-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 28 PROMONTORY POINTE U-77              |
| 363-390-029-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 29 PROMONTORY POINTE U-77              |
| 363-390-030-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 30 PROMONTORY POINTE U-77              |
| 363-390-031-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 31 PROMONTORY POINTE U-77              |
| 363-390-032-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 32 PROMONTORY POINTE U-77              |
| 363-400-001-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 70 HIGHLAND RESERVE LOT 17B UNIT 2 V-5 |
| 363-400-002-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 71 HIGHLAND RESERVE LOT 17B UNIT 2 V-5 |
| 363-400-003-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 72 HIGHLAND RESERVE LOT 17B UNIT 2 V-5 |
| 363-400-004-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 73 HIGHLAND RESERVE LOT 17B UNIT 2 V-5 |
| 363-400-005-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 74 HIGHLAND RESERVE LOT 17B UNIT 2 V-5 |
| 363-400-006-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 75 HIGHLAND RESERVE LOT 17B UNIT 2 V-5 |
| 363-400-007-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 76 HIGHLAND RESERVE LOT 17B UNIT 2 V-5 |
| 363-400-008-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 77 HIGHLAND RESERVE LOT 17B UNIT 2 V-5 |
| 363-400-009-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 78 HIGHLAND RESERVE LOT 17B UNIT 2 V-5 |
| 363-400-010-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 79 HIGHLAND RESERVE LOT 17B UNIT 2 V-5 |
| 363-400-011-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 80 HIGHLAND RESERVE LOT 17B UNIT 2 V-5 |
| 363-400-012-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 81 HIGHLAND RESERVE LOT 17B UNIT 2 V-5 |
| 363-400-013-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 82 HIGHLAND RESERVE LOT 17B UNIT 2 V-5 |
| 363-400-014-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 83 HIGHLAND RESERVE LOT 17B UNIT 2 V-5 |
| 363-400-015-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 84 HIGHLAND RESERVE LOT 17B UNIT 2 V-5 |
| 363-400-016-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 85 HIGHLAND RESERVE LOT 17B UNIT 2 V-5 |
| 363-400-017-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 86 HIGHLAND RESERVE LOT 17B UNIT 2 V-5 |
| 363-400-018-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 87 HIGHLAND RESERVE LOT 17B UNIT 2 V-5 |
| 363-400-019-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 88 HIGHLAND RESERVE LOT 17B UNIT 2 V-5 |
| 363-                      |                         |        |          |                   |               |               |             |             |                  |                |                                            |

**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE                    | CHARGE | MAX ASMT | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE       | LEGAL DESC                                |
|---------------------------|-------------------------|--------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|----------------|-------------------------------------------|
| 363-410-006-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 6 HIGHLAND RESERVE WEST PAR O V-6     |
| 363-410-007-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 7 HIGHLAND RESERVE WEST PAR O V-6     |
| 363-410-008-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 8 HIGHLAND RESERVE WEST PAR O V-6     |
| 363-410-009-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 9 HIGHLAND RESERVE WEST PAR O V-6     |
| 363-410-010-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 10 HIGHLAND RESERVE WEST PAR O V-6    |
| 363-410-011-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 11 HIGHLAND RESERVE WEST PAR O V-6    |
| 363-410-012-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 12 HIGHLAND RESERVE WEST PAR O V-6    |
| 363-410-013-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 13 HIGHLAND RESERVE WEST PAR O V-6    |
| 363-410-014-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 14 HIGHLAND RESERVE WEST PAR O V-6    |
| 363-410-015-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 15 HIGHLAND RESERVE WEST PAR O V-6    |
| 363-410-016-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 16 HIGHLAND RESERVE WEST PAR O V-6    |
| 363-410-017-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 17 HIGHLAND RESERVE WEST PAR O V-6    |
| 363-410-018-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 18 HIGHLAND RESERVE WEST PAR O V-6    |
| 363-410-019-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 19 HIGHLAND RESERVE WEST PAR O V-6    |
| 363-410-020-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 20 HIGHLAND RESERVE WEST PAR O V-6    |
| 363-410-021-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 21 HIGHLAND RESERVE WEST PAR O V-6    |
| 363-410-022-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 22 HIGHLAND RESERVE WEST PAR O V-6    |
| 363-410-023-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 23 HIGHLAND RESERVE WEST PAR O V-6    |
| 363-410-024-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 24 HIGHLAND RESERVE WEST PAR O V-6    |
| 363-420-001-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 1 HIGHLAND RESERVE WEST-PARS MORV-24  |
| 363-420-002-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 2 HIGHLAND RESERVE WEST-PARS MORV-24  |
| 363-420-003-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 3 HIGHLAND RESERVE WEST-PARS MORV-24  |
| 363-420-004-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 4 HIGHLAND RESERVE WEST-PARS MORV-24  |
| 363-420-005-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 5 HIGHLAND RESERVE WEST-PARS MORV-24  |
| 363-420-006-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 6 HIGHLAND RESERVE WEST-PARS MORV-24  |
| 363-420-007-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 7 HIGHLAND RESERVE WEST-PARS MORV-24  |
| 363-420-008-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 8 HIGHLAND RESERVE WEST-PARS MORV-24  |
| 363-420-009-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 9 HIGHLAND RESERVE WEST-PARS MORV-24  |
| 363-420-010-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 10 HIGHLAND RESERVE WEST-PARS MORV-24 |
| 363-420-011-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 11 HIGHLAND RESERVE WEST-PARS MORV-24 |
| 363-420-012-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 12 HIGHLAND RESERVE WEST-PARS MORV-24 |
| 363-420-013-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 13 HIGHLAND RESERVE WEST-PARS MORV-24 |
| 363-420-014-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 14 HIGHLAND RESERVE WEST-PARS MORV-24 |
| 363-420-015-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 15 HIGHLAND RESERVE WEST-PARS MORV-24 |
| 363-420-016-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 16 HIGHLAND RESERVE WEST-PARS MORV-24 |
| 363-420-017-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 17 HIGHLAND RESERVE WEST-PARS MORV-24 |
| 363-420-018-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 18 HIGHLAND RESERVE WEST-PARS MORV-24 |
| 363-420-019-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 19 HIGHLAND RESERVE WEST-PARS MORV-24 |
| 363-420-020-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 20 HIGHLAND RESERVE WEST-PARS MORV-24 |
| 363-420-021-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 21 HIGHLAND RESERVE WEST-PARS MORV-24 |
| 363-420-022-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 22 HIGHLAND RESERVE WEST-PARS MORV-24 |
| 363-420-023-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 23 HIGHLAND RESERVE WEST-PARS MORV-24 |
| 363-420-024-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 24 HIGHLAND RESERVE WEST-PARS MORV-24 |
| 363-420-025-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 25 HIGHLAND RESERVE WEST-PARS MORV-24 |
| 363-420-026-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 26 HIGHLAND RESERVE WEST-PARS MORV-24 |
| 363-420-027-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 27 HIGHLAND RESERVE WEST-PARS MORV-24 |
| 363-420-028-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 28 HIGHLAND RESERVE WEST-PARS MORV-24 |
| 363-420-029-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 29 HIGHLAND RESERVE WEST-PARS MORV-24 |
| 363-420-030-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 30 HIGHLAND RESERVE WEST-PARS MORV-24 |
| 363-420-031-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 31 HIGHLAND RESERVE WEST-PARS MORV-24 |

**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE                    | CHARGE | MAX ASMT | DIST-WIDE<br>EDUS | LOCAL<br>EDUS | TOTAL<br>EDUS | SF<br>UNITS | MF<br>UNITS | NON RES<br>ACRES | LAND USE       | LEGAL DESC                                     |
|---------------------------|-------------------------|--------|----------|-------------------|---------------|---------------|-------------|-------------|------------------|----------------|------------------------------------------------|
| 363-420-032-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 32 HIGHLAND RESERVE WEST-PARCEL S MOR V-24 |
| 363-420-033-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 33 HIGHLAND RESERVE WEST-PARS MORV-24      |
| 363-420-034-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 34 HIGHLAND RESERVE WEST-PARS MORV-24      |
| 363-430-001-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 1 DIAMOND OAKS UNIT 13, MOR V-33           |
| 363-430-002-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 2 DIAMOND OAKS UNIT 13, MOR V-33           |
| 363-430-003-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 3 DIAMOND OAKS UNIT 13, MOR V-33           |
| 363-430-004-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 4 DIAMOND OAKS UNIT 13, MOR V-33           |
| 363-430-005-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 5 DIAMOND OAKS UNIT 13, MOR V-33           |
| 363-430-006-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 6 DIAMOND OAKS UNIT 13, MOR V-33           |
| 363-430-007-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 7 DIAMOND OAKS UNIT 13, MOR V-33           |
| 363-430-008-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT8 DIAMOND OAKS UNIT 13, MOR V-33            |
| 363-430-009-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT9 DIAMOND OAKS UNIT 13, MOR V-33            |
| 363-430-010-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 10 DIAMOND OAKS UNIT 13, MOR V-33          |
| 363-430-011-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 11 DIAMOND OAKS UNIT 13, MOR V-33          |
| 363-430-012-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 12 DIAMOND OAKS UNIT 13, MOR V-33          |
| 363-430-013-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 13 DIAMOND OAKS UNIT 13, MOR V-33          |
| 363-430-014-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 14 DIAMOND OAKS UNIT 13, MOR V-33          |
| 363-430-015-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 15 DIAMOND OAKS UNIT 13, MOR V-33          |
| 363-430-016-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 16 DIAMOND OAKS UNIT 13, MOR V-33          |
| 363-430-017-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 17 DIAMOND OAKS UNIT 13, MOR V-33          |
| 363-430-018-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 18 DIAMOND OAKS UNIT 13, MOR V-33          |
| 363-430-019-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 19 DIAMOND OAKS UNIT 13, MOR V-33          |
| 363-430-020-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 20 DIAMOND OAKS UNIT 13, MOR V-33          |
| 363-430-021-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 21 DIAMOND OAKS UNIT 13, MOR V-33          |
| 363-440-001-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 8 HIGHLAND RESERVE WEST PAR V MOR V-36     |
| 363-440-002-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 9 HIGHLAND RESERVE WEST PAR V MOR V-36     |
| 363-440-003-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 10 HIGHLAND RESERVE WEST PAR V MOR V-36    |
| 363-440-004-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 11 HIGHLAND RESERVE WEST PAR V MOR V-36    |
| 363-440-005-000           | Local & District - Wide | 128.16 | 128.18   | 1.0000            | 1.0000        | 1.0000        | 1           | -           | -                | SF Residential | LOT 12 H                                       |



**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

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**City of Roseville**  
**North Central Roseville Specific Plan Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL NUMBER | ZONE                    | CHARGE    | MAX ASMT  | DIST-WIDE EDUS | LOCAL EDUS | TOTAL EDUS | SF UNITS | MF UNITS | NON RES ACRES | LAND USE       | LEGAL DESC                                        |
|------------------------|-------------------------|-----------|-----------|----------------|------------|------------|----------|----------|---------------|----------------|---------------------------------------------------|
| 363-470-016-000        | Local & District - Wide | 128.16    | 128.18    | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 16 HIGHLAND RESERVE WEST PAR E PH 1 MOR V-4   |
| 363-470-017-000        | Local & District - Wide | 128.16    | 128.18    | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 17 HIGHLAND RESERVE WEST PAR E PH 1 MOR V-4   |
| 363-470-018-000        | Local & District - Wide | 128.16    | 128.18    | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 18 HIGHLAND RESERVE WEST PAR E PH 1 MOR V-4   |
| 363-470-019-000        | Local & District - Wide | 128.16    | 128.18    | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 19 HIGHLAND RESERVE WEST PAR E PH 1 MOR V-4   |
| 363-470-020-000        | Local & District - Wide | 128.16    | 128.18    | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 20 HIGHLAND RESERVE WEST PAR E PH 1 MOR V-4   |
| 363-470-021-000        | Local & District - Wide | 128.16    | 128.18    | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 21 HIGHLAND RESERVE WEST PAR E PH 1 MOR V-4   |
| 363-470-022-000        | Local & District - Wide | 128.16    | 128.18    | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 22 HIGHLAND RESERVE WEST PAR E PH 1 MOR V-4   |
| 363-470-023-000        | Local & District - Wide | 128.16    | 128.18    | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 23 HIGHLAND RESERVE WEST PAR E PH 1 MOR V-4   |
| 363-470-024-000        | Local & District - Wide | 128.16    | 128.18    | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 24 HIGHLAND RESERVE WEST PAR E PH 1 MOR V-4   |
| 363-470-025-000        | Local & District - Wide | 128.16    | 128.18    | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 25 HIGHLAND RESERVE WEST PAR E PH 1 MOR V-4   |
| 363-470-026-000        | Local & District - Wide | 128.16    | 128.18    | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 26 HIGHLAND RESERVE WEST PAR E PH 1 MOR V-4   |
| 363-470-027-000        | Local & District - Wide | 128.16    | 128.18    | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 71 HIGHLAND RESERVE WEST PAR E PH 1 MOR V-4   |
| 363-470-028-000        | Local & District - Wide | 128.16    | 128.18    | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 72 HIGHLAND RESERVE WEST PAR E PH 1 MOR V-4   |
| 363-470-029-000        | Local & District - Wide | 128.16    | 128.18    | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | LOT 73 HIGHLAND RESERVE WEST PAR E PH 1 MOR V-4   |
| 363-470-031-000        | Local & District - Wide | 128.16    | 128.18    | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | POR LOT 12 HIGHLAND RESERVE WEST PAR E PH 1 V-4:  |
| 363-470-032-000        | Local & District - Wide | 128.16    | 128.18    | 1.0000         | 1.0000     | 1.0000     | 1        | -        | -             | SF Residential | L 11 &P LOT12 HIGHLAND RESERVE WEST PAR E PH1V-4  |
| 493-010-002-000        | District - Wide         | 12,446.78 | 12,447.57 | 201.6000       | -          | 201.6000   | -        | 336      | -             | MF Residential | 17.8 AC LOT A PMOR 35-20 THE PRESERVE AT CREEKSII |

| Summary Fields     | Value      |
|--------------------|------------|
| ACTIVE PARCELS     | 3,617      |
| LEVIED PARCELS     | 3,489      |
| CHARGE             | 632,701.60 |
| MAX ASMT           | 663,081.94 |
| DISTRICT-WIDE EDUS | 7,465.39   |
| LOCAL EDUS         | 2,113.00   |
| TOTAL EDUS         | 7,583.39   |
| SF UNITS           | 2,231      |
| MF UNITS           | 2,387      |
| NON RES ACRES      | 560.03     |

## RESOLUTION NO. 18-211

### **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 2018/2019**

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. 18-211**

**PASSED, APPROVED, AND ADOPTED THIS** \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_,  
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. \_\_\_\_\_ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

\_\_\_\_\_,  
City Clerk  
City of Roseville



## RESOLUTION NO. 18-212

### **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 2018/2019**

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, 2018, and ending June 30, 2019, 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, 2018, and ending June 30, 2019, 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, 2018, and ending June 30, 2019, 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, 2018, and ending June 30, 2019.

**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. 18-212**

**PASSED, APPROVED, AND ADOPTED THIS** \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_,  
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. \_\_\_\_\_ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

\_\_\_\_\_,  
City Clerk  
City of Roseville



# **City of Roseville**

## **Northwest Roseville Specific Plan Landscaping and Lighting District**

**2018/19 ENGINEER'S ANNUAL LEVY REPORT**

Intent Meeting: May 2, 2018  
Public Hearing: June 6, 2018

27368 Via Industria  
Suite 200  
Temecula, CA 92590  
T 951.587.3500 | 800.755.6864  
F 951.587.3510

[www.willdan.com/financial](http://www.willdan.com/financial)



# ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

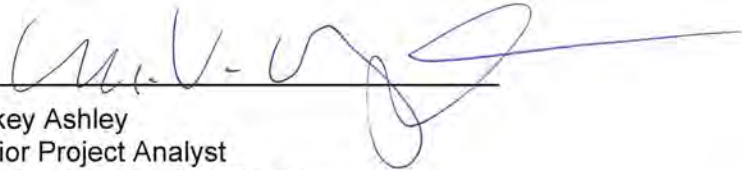
**Northwest Roseville Specific Plan**  
**Landscaping and Lighting District**

City of Roseville  
Placer County, State of California

This Report describes the District and any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2018/19 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 11<sup>th</sup> day of APRIL, 2018

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

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### 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, 2018 through June 30, 2019. 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 2018/19.

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 of \$100 per residential unit. 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 of \$147.20 per residential unit. 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 the 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 EBUs, 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.*

The Maximum Annual Assessment is not to exceed \$100.00 per unit for Zone A and \$147.20 per unit for 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, rights-of-way 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 District. 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. 2018/19 BUDGET

| DESCRIPTION                                  | Zone A <sup>(1)</sup> | Zone B <sup>(2)</sup> | TOTAL                 |
|----------------------------------------------|-----------------------|-----------------------|-----------------------|
| <b><u>DIRECT COSTS</u></b>                   |                       |                       |                       |
| Contract Maintenance - Landscaping           | 187,000.00            | 12,200.00             | \$199,200.00          |
| Repair & Maintenance - Landscaping/Parks     | 93,418.00             | 1,447.00              | 94,865.00             |
| Utilities                                    | 120,351.00            | 3,811.50              | 124,162.50            |
| Stormwater Management/Drainage               | -                     | 1,278.00              | 1,278.00              |
| Rehab Reserve Project - Landscape Rehab      | 140,000.00            | -                     | 140,000.00            |
| <b>Total Direct Costs</b>                    | <b>\$540,769.00</b>   | <b>\$18,736.50</b>    | <b>\$559,505.50</b>   |
| <b><u>ADMINISTRATION COSTS</u></b>           |                       |                       |                       |
| 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           | 9,524.39              | 497.61                | 10,022.00             |
| Consultant Incidental Expenses               | 620.00                | 40.00                 | 660.00                |
| Public Hearing Publishing Costs              | 412.00                | 392.00                | 804.00                |
| <b>Total Administrative Costs</b>            | <b>\$66,476.39</b>    | <b>\$3,576.97</b>     | <b>\$70,053.36</b>    |
| <b>Total Direct and Administration Costs</b> | <b>\$607,245.39</b>   | <b>\$22,313.47</b>    | <b>\$629,558.86</b>   |
| <b><u>BUDGET ADJUSTMENTS</u></b>             |                       |                       |                       |
| Replenishment/(Use) of Operating Reserve     | (\$5,045.39)          | (\$3,177.47)          | (\$8,222.86)          |
| Contribution for /(Use of) Rehab Reserve     | (140,000.00)          | 0.00                  | (140,000.00)          |
| Rounding Adjustment                          |                       |                       | 0.00                  |
| <b>Total Adjustments</b>                     | <b>(\$145,045.39)</b> | <b>(\$3,177.47)</b>   | <b>(\$148,222.86)</b> |
| <b>BALANCE TO LEVY</b>                       | <b>\$462,200.00</b>   | <b>\$19,136.00</b>    | <b>\$481,336.00</b>   |

(1) The Dunmore Junction Subdivision was annexed into Zone A.

(2) The Legacy Subdivision was annexed into Zone B.

#### B. 2018/19 ASSESSMENT RATES

| DESCRIPTION                                       | Zone A           | Zone B          | TOTAL            |
|---------------------------------------------------|------------------|-----------------|------------------|
| <b><u>FY 2018/19 APPLIED ASSESSMENT RATES</u></b> |                  |                 |                  |
| 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        |                  |
| <b>Potential Maximum Assessment Per Zone</b>      | <b>\$462,200</b> | <b>\$19,136</b> | <b>\$481,336</b> |

### C. 2018/19 FUND BALANCE INFORMATION

| DESCRIPTION                                              | Zone A              | Zone B             | TOTAL               |
|----------------------------------------------------------|---------------------|--------------------|---------------------|
| <b><u>OPERATING RESERVE</u></b>                          |                     |                    |                     |
| Beginning Operating Reserve Balance 7-1-2018 (est.)      | \$261,593.22        | \$14,252.69        | \$275,845.91        |
| add: Replenish from FY 18/19 Levy                        |                     |                    | 0.00                |
| less: Use for FY 18/19 Expenses                          | (5,045.39)          | (3,177.47)         | (8,222.86)          |
| Transfer from/(to) the Rehab Reserve                     | 47,074.86           | 14.77              | 47,089.63           |
| <b>Ending Operating Reserve Balance 6-30-2019 (est.)</b> | <b>\$303,622.69</b> | <b>\$11,089.99</b> | <b>\$314,712.68</b> |
| <b><u>REHABILITATION RESERVE</u></b>                     |                     |                    |                     |
| Beginning Rehab Reserve Balance 7-1-2018 (est.)          | \$391,695.83        | \$14.77            | \$391,710.60        |
| add: Collect from FY 18/19 Levy                          |                     |                    | 0.00                |
| less: Use for FY 18/19 Rehab Projects                    | (140,000.00)        | 0.00               | (140,000.00)        |
| Transfer from/(to) the Operating Reserve                 | (47,074.86)         | (14.77)            | (47,089.63)         |
| <b>Ending Rehab Reserve Balance 6-30-2019 (est.)</b>     | <b>\$204,620.97</b> | <b>\$0.00</b>      | <b>\$204,620.97</b> |

### 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 7-1-2018 (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, 2018 to December 31, 2018, 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 18/19 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, 2018 (the beginning of the Fiscal Year) through December 31, 2018. If zero, this line item may not be shown in the budget.

**Use for FY 18/19 Expenses** – The amount of the Operating Reserve to be used to fund FY 18/19 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, 2018 (the beginning of the Fiscal Year) through December 31, 2018. 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 6-30-2019 (est.)** - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2019. 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 7-1-2018 (est.)** — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2018. 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 18/19 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 18/19 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 6-30-2019 (est.)** - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2019. 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. For each Zone showing a projected ending Rehabilitation Reserve balance, a five-year Capital Improvement Plan showing the projected costs of the rehabilitation, restoration and /or replacement of District improvements and other allowable costs, excluding FY 2018/19, is shown below.

**Zone A.** Repair, replacement and/or refurbishment of fencing improvements: \$30,000 and \$20,000 in FYs 2021/22 and 2022/23, respectively; replacement, repair, renovation and/or refurbishment of plants, landscape & related materials: \$5,000, \$10,000, \$20,000 and \$20,000 in FYs 2019/20, 2020/21, 2021/22 and 2022/23, respectively; and, grid tree pruning, removal and replacement of declining trees \$25,000 in each of FYs 2019/20, 2020/21, 2021/22 and 2022/23.

**Zone B.** The Zone's projected reserves are not sufficient to fund capital improvement expenditures.

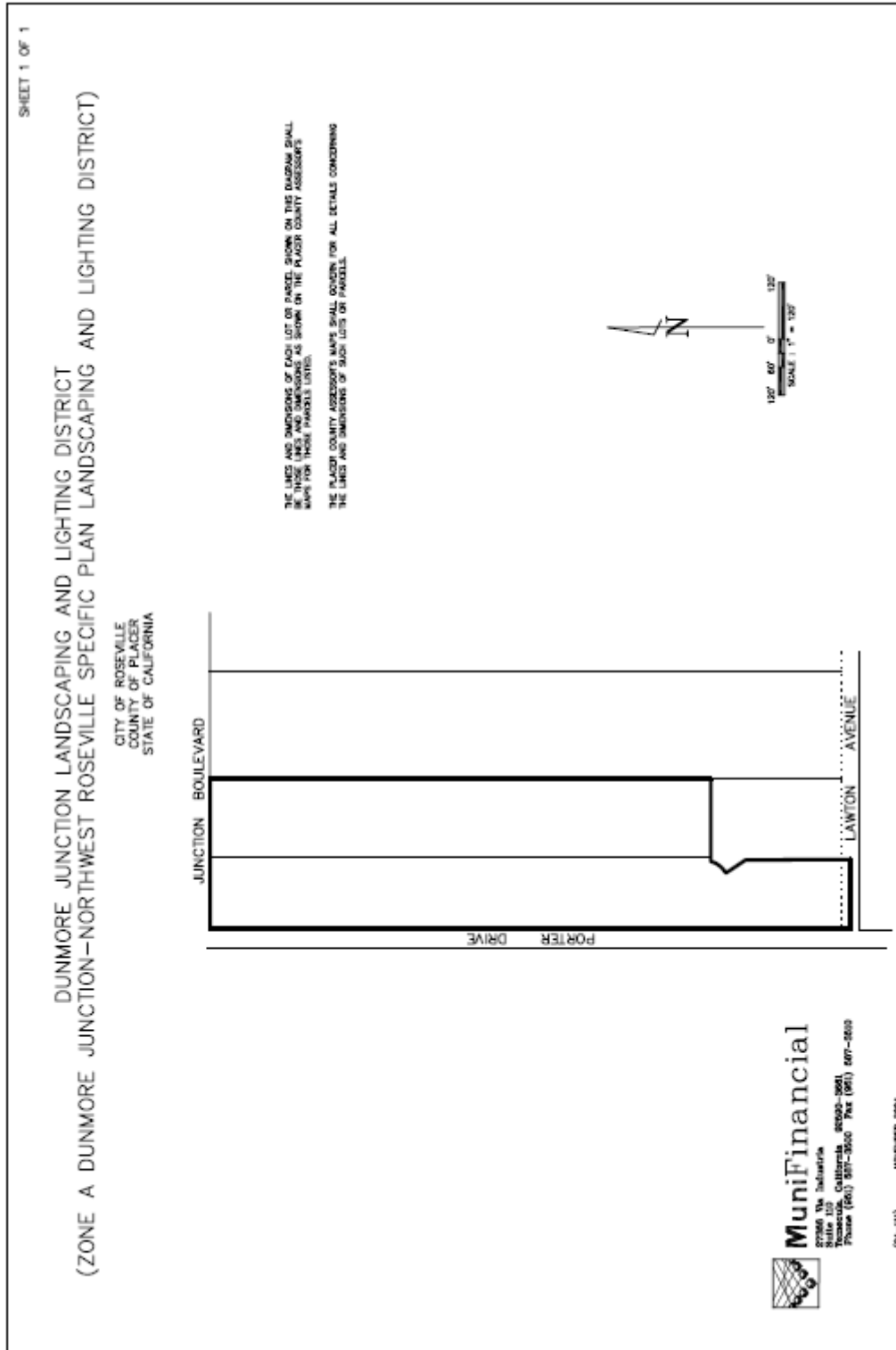
From time to time, funds held in a Rehabilitation Reserve may be needed to respond to changing needs due to the condition of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks and Recreation Department or equivalent, in order to provide for the maintenance and / or operation of the improvements.

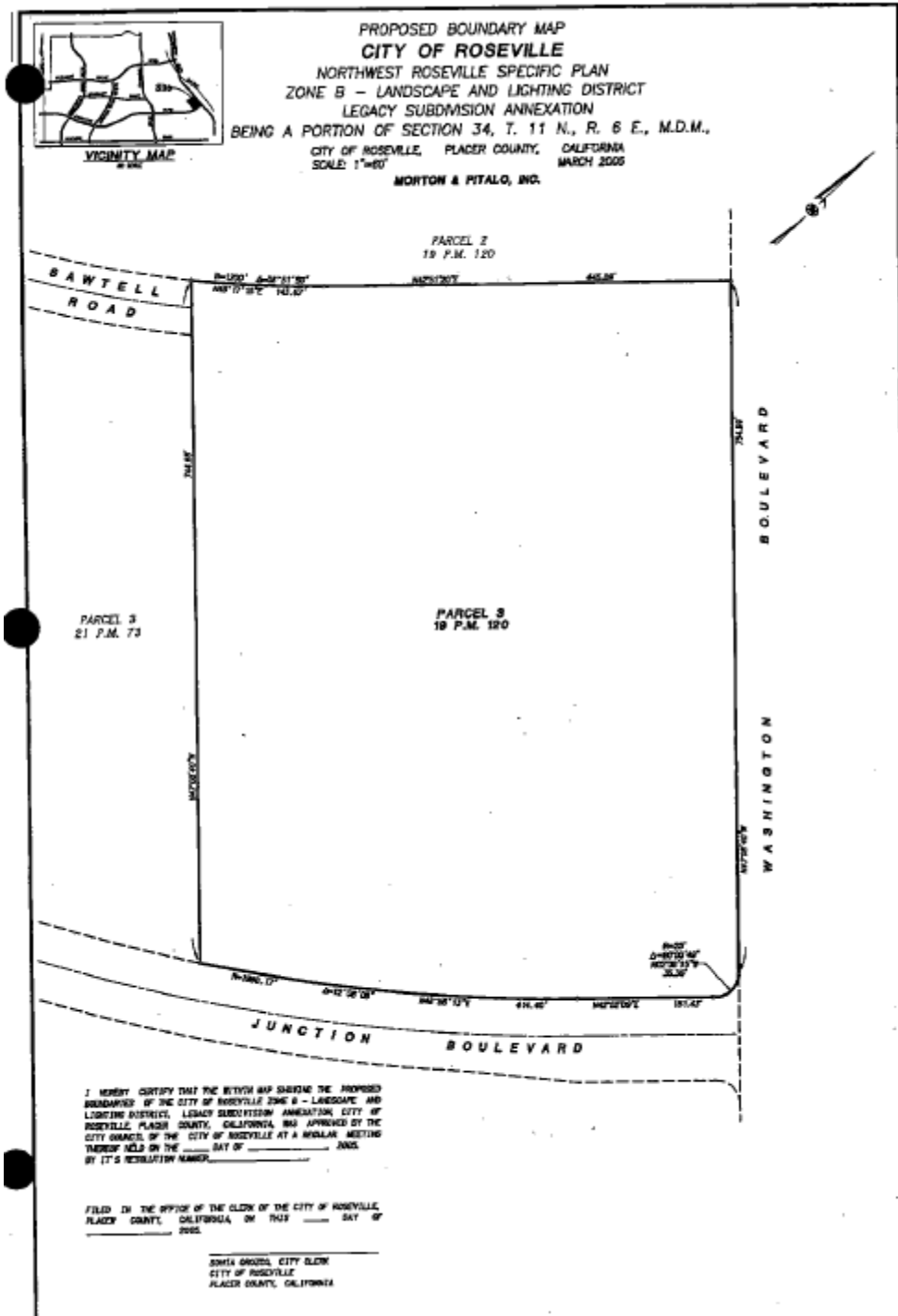
## APPENDIX A – DISTRICT BOUNDARY MAP

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.







## APPENDIX B — 2018/19 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 2018/19. 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 2018/19 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 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                                  |
|---------------------------|------|--------|-----------------------|-----------------|----------------------------------------------------|
| 011-270-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 1 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16     |
| 011-270-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 2 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16     |
| 011-270-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 3 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16     |
| 011-270-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 4 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16     |
| 011-270-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 5 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16     |
| 011-270-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 6 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16     |
| 011-270-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 7 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16     |
| 011-270-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 8 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16     |
| 011-270-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 9 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16     |
| 011-270-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 10 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16    |
| 011-270-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 11 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16    |
| 011-270-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 12 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16    |
| 011-270-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 13 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16    |
| 011-270-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 14 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16    |
| 011-270-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 15 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16    |
| 011-270-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 16 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16    |
| 011-270-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 17 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16    |
| 011-270-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 18 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16    |
| 011-270-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 19 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16    |
| 011-270-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 20 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16    |
| 011-270-021-000           | A    | -      | -                     | 0.0             | LOT A PUE DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16 |
| 011-280-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 21 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16    |
| 011-280-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 22 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16    |
| 011-280-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 23 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16    |
| 011-280-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 24 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16    |
| 011-280-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 25 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16    |
| 011-280-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 29 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16    |
| 011-280-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 30 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16    |
| 011-280-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 31 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16    |
| 011-280-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 33 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16    |
| 011-280-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 34 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16    |
| 011-280-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 35 DUNMORE ROSEVILLE PORTER DRIVE MOR AA-16    |
| 011-280-017-000           | A    | 100.00 | 100.00                | 1.0             | POR LOT 26 DUNMORE ROSEVILLE PORTER DR AA-16       |
| 011-280-019-000           | A    | 100.00 | 100.00                | 1.0             | POR LOT 27 DUNMORE ROSEVILLE PORTER DR AA-16       |
| 011-280-024-000           | A    | 100.00 | 100.00                | 1.0             | POR LOT 28 DUNMORE ROSEVILLE PORTER DRIVE MORAA-   |
| 011-280-026-000           | A    | 100.00 | 100.00                | 1.0             | POR LOT 28 & 32 DUNMORE ROSEVILLE PORTER DR AA-16  |
| 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                  |
| 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                  |



**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                             |
|---------------------------|------|--------|-----------------------|-----------------|-----------------------------------------------|
| 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             |
| 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 PG 71 |
| 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-27     |
| 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                   |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION            |
|---------------------------|------|--------|-----------------------|-----------------|------------------------------|
| 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 |
| 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 |
| 475-060-001-000           | 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    |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                          |
|---------------------------|------|--------|-----------------------|-----------------|--------------------------------------------|
| 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                  |
| 475-060-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 34 PARKLAND ESTATES MOR 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             | LOT 41 PARKLAND ESTATES MOR 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 PCL A LOT 44 PARKLAND ESTATES MOR 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             |
| 475-090-001-000           | A    | 100.00 | 100.00                | 1.0             | L 1 PARKLAND ESTATES Q-88                  |
| 475-090-002-000           | A    | 100.00 | 100.00                | 1.0             | L 2 PARKLAND ESTATES Q-88                  |
| 475-090-003-000           | A    | 100.00 | 100.00                | 1.0             | L 3 PARKLAND ESTATES Q-88                  |
| 475-090-004-000           | A    | 100.00 | 100.00                | 1.0             | L 4 PARKLAND ESTATES Q-88                  |
| 475-090-005-000           | A    | 100.00 | 100.00                | 1.0             | L 5 PARKLAND ESTATES Q-88                  |
| 475-090-006-000           | A    | 100.00 | 100.00                | 1.0             | L 6 PARKLAND ESTATES Q-88                  |
| 475-090-007-000           | A    | 100.00 | 100.00                | 1.0             | L 7 PARKLAND ESTATES Q-88                  |
| 475-090-008-000           | A    | 100.00 | 100.00                | 1.0             | L 8 PARKLAND ESTATES Q-88                  |
| 475-090-009-000           | A    | 100.00 | 100.00                | 1.0             | L 9 PARKLAND ESTATES Q-88                  |
| 475-090-010-000           | A    | 100.00 | 100.00                | 1.0             | L10 PARKLAND ESTATES Q-88                  |
| 475-090-011-000           | A    | 100.00 | 100.00                | 1.0             | L11 PARKLAND ESTATES Q-88                  |
| 475-090-012-000           | A    | 100.00 | 100.00                | 1.0             | L65 PARKLAND ESTATES Q-88                  |
| 475-090-013-000           | A    | 100.00 | 100.00                | 1.0             | L66 PARKLAND ESTATES Q-88                  |
| 475-090-014-000           | A    | 100.00 | 100.00                | 1.0             | L67 PARKLAND ESTATES Q-88                  |
| 475-090-015-000           | A    | 100.00 | 100.00                | 1.0             | L68 PARKLAND ESTATES Q-88                  |
| 475-090-016-000           | A    | 100.00 | 100.00                | 1.0             | L69 PARKLAND ESTATES Q-88                  |
| 475-090-017-000           | A    | 100.00 | 100.00                | 1.0             | L70 PARKLAND ESTATES Q-88                  |
| 475-090-018-000           | A    | 100.00 | 100.00                | 1.0             | L71 PARKLAND ESTATES Q-88                  |
| 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             | LOT 3 AUTUMN GLEN UNIT #1 MOR Q-16         |
| 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                     |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                   |
|---------------------------|------|--------|-----------------------|-----------------|-------------------------------------|
| 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             | LOT 32 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-100-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 33 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-100-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 34 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-100-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 35 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-100-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 36 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-100-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 37 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-100-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 38 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-100-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 39 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-100-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 40 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-100-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 41 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-100-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 42 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-100-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 43 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-100-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 44 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-100-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 45 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-100-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 46 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-100-029-000           | A    | 100.00 | 100.00                | 1.0             | LOT 47 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-100-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 48 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-100-031-000           | A    | 100.00 | 100.00                | 1.0             | LOT 49 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-100-032-000           | A    | 100.00 | 100.00                | 1.0             | LOT 50 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-100-033-000           | A    | 100.00 | 100.00                | 1.0             | LOT 51 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-100-034-000           | A    | 100.00 | 100.00                | 1.0             | LOT 52 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-100-035-000           | A    | 100.00 | 100.00                | 1.0             | LOT 53 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-100-036-000           | A    | 100.00 | 100.00                | 1.0             | LOT 54 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-100-037-000           | A    | 100.00 | 100.00                | 1.0             | LOT 55 AUTUMN GLEN UNIT 2 Q-23      |
| 476-100-038-000           | A    | 100.00 | 100.00                | 1.0             | LOT 56 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-100-039-000           | A    | 100.00 | 100.00                | 1.0             | LOT 57 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-100-040-000           | A    | 100.00 | 100.00                | 1.0             | LOT 58 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-100-041-000           | A    | 100.00 | 100.00                | 1.0             | LOT 59 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-100-042-000           | A    | 100.00 | 100.00                | 1.0             | LOT 60 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-100-043-000           | A    | 100.00 | 100.00                | 1.0             | LOT 61 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-100-044-000           | A    | 100.00 | 100.00                | 1.0             | LOT 62 AUTUMN GLEN UNIT 2 Q-23      |
| 476-100-045-000           | A    | 100.00 | 100.00                | 1.0             | LOT 63 AUTUMN GLEN UNIT 2 MOR 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             | LOT 83 AUTUMN GLEN UNIT 3 MOR Q-24  |
| 476-100-048-000           | A    | 100.00 | 100.00                | 1.0             | LOT 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             | LOT 86 AUTUMN GLEN UNIT 3 MOR Q-24  |
| 476-100-051-000           | A    | 100.00 | 100.00                | 1.0             | LOT 87 AUTUMN GLEN UNIT 3 MOR Q-24  |
| 476-100-052-000           | A    | 100.00 | 100.00                | 1.0             | LOT 88 AUTUMN GLEN UNIT 3 MOR Q-24  |
| 476-100-053-000           | A    | 100.00 | 100.00                | 1.0             | LOT 89 AUTUMN GLEN UNIT 3 MOR Q-24  |
| 476-100-054-000           | A    | 100.00 | 100.00                | 1.0             | LOT 90 AUTUMN GLEN UNIT 3 MOR Q-24  |
| 476-100-055-000           | A    | 100.00 | 100.00                | 1.0             | LOT 91 AUTUMN GLEN UNIT 3 MOR Q-24  |
| 476-100-056-000           | A    | 100.00 | 100.00                | 1.0             | LOT 92 AUTUMN GLEN UNIT 3 MOR Q-24  |
| 476-100-057-000           | A    | 100.00 | 100.00                | 1.0             | LOT 93 AUTUMN GLEN UNIT 3 MOR Q-24  |
| 476-100-058-000           | A    | 100.00 | 100.00                | 1.0             | LOT 94 AUTUMN GLEN UNIT 3 MOR Q-24  |
| 476-100-059-000           | A    | 100.00 | 100.00                | 1.0             | LOT 95 AUTUMN GLEN UNIT 3 MOR Q-24  |
| 476-100-060-000           | A    | 100.00 | 100.00                | 1.0             | LOT 96 AUTUMN GLEN UNIT 3 MOR Q-24  |
| 476-100-061-000           | A    | 100.00 | 100.00                | 1.0             | LOT 97 AUTUMN GLEN UNIT 3 MOR Q-24  |
| 476-100-062-000           | A    | 100.00 | 100.00                | 1.0             | LOT 98 AUTUMN GLEN UNIT 3 MOR Q-24  |
| 476-100-063-000           | A    | 100.00 | 100.00                | 1.0             | LOT 99 AUTUMN GLEN UNIT 3 MOR Q-24  |
| 476-100-064-000           | A    | 100.00 | 100.00                | 1.0             | LOT 100 AUTUMN GLEN UNIT 3 MOR Q-24 |
| 476-100-065-000           | A    | 100.00 | 100.00                | 1.0             | LOT 101 AUTUMN GLEN UNIT 3 MOR 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             | LOT 103 AUTUMN GLEN UNIT 3 MOR Q-24 |
| 476-100-068-000           | A    | 100.00 | 100.00                | 1.0             | LOT 104 AUTUMN GLEN UNIT 3 MOR Q-24 |
| 476-110-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 11 AUTUMN GLEN UNIT 1 MOR Q-16  |
| 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             |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                   |
|---------------------------|------|--------|-----------------------|-----------------|-------------------------------------|
| 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             |
| 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             | LOT 22 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-110-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 23 AUTUMN GLEN UNIT 2 MOR 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             | LOT 25 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-110-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 26 AUTUMN GLEN UNIT 2 MOR 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             | LOT 31 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-110-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 64 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-110-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 65 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-110-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 66 AUTUMN GLEN UNIT 2 MOR 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             | LOT 68 AUTUMN GLEN UNIT 2 MOR 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             | LOT 70 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-110-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 71 AUTUMN GLEN UNIT 2 MOR Q-23  |
| 476-110-031-000           | A    | 100.00 | 100.00                | 1.0             | LOT 72 AUTUMN GLEN UNIT 2 MOR 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             | LOT 74 AUTUMN GLEN UNIT 3 MOR Q24   |
| 476-110-034-000           | A    | 100.00 | 100.00                | 1.0             | LOT 75 AUTUMN GLEN UNIT 3 MOR Q24   |
| 476-110-035-000           | A    | 100.00 | 100.00                | 1.0             | LOT 76 AUTUMN GLEN UNIT 3 MOR Q24   |
| 476-110-036-000           | A    | 100.00 | 100.00                | 1.0             | LOT 77 AUTUMN GLEN UNIT 3 MOR Q24   |
| 476-110-037-000           | A    | 100.00 | 100.00                | 1.0             | LOT 78 AUTUMN GLEN UNIT 3 MOR Q24   |
| 476-110-038-000           | A    | 100.00 | 100.00                | 1.0             | LOT 79 AUTUMN GLEN UNIT 3 MOR Q24   |
| 476-110-039-000           | A    | 100.00 | 100.00                | 1.0             | LOT 80 AUTUMN GLEN UNIT 3 MOR Q24   |
| 476-110-040-000           | A    | 100.00 | 100.00                | 1.0             | LOT 81 AUTUMN GLEN UNIT 3 MOR Q24   |
| 476-110-041-000           | A    | 100.00 | 100.00                | 1.0             | LOT 105 AUTUMN GLEN UNIT 3 MOR Q-24 |
| 476-110-042-000           | A    | 100.00 | 100.00                | 1.0             | L 106 AUTUMN GLEN UNIT 3 MOR Q-24   |
| 476-110-043-000           | A    | 100.00 | 100.00                | 1.0             | LOT 107 AUTUMN GLEN UNIT 3 MOR Q-24 |
| 476-110-044-000           | A    | 100.00 | 100.00                | 1.0             | LOT 108 AUTUMN GLEN UNIT 3 MOR Q-24 |
| 476-110-045-000           | A    | 100.00 | 100.00                | 1.0             | LOT 109 AUTUMN GLEN UNIT 3 MOR Q-24 |
| 476-110-046-000           | A    | 100.00 | 100.00                | 1.0             | LOT 110 AUTUMN GLEN UNIT 3 MOR Q-24 |
| 476-110-047-000           | A    | 100.00 | 100.00                | 1.0             | LOT 111 AUTUMN GLEN UNIT 3 MOR Q-24 |
| 476-110-048-000           | A    | 100.00 | 100.00                | 1.0             | LOT 112 AUTUMN GLEN UNIT 3 MOR Q-24 |
| 476-110-049-000           | A    | 100.00 | 100.00                | 1.0             | LOT 113 AUTUMN GLEN UNIT 3 MOR 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             | LOT 115 AUTUMN GLEN UNIT 3 MOR Q-24 |
| 476-110-052-000           | A    | 100.00 | 100.00                | 1.0             | LOT 116 AUTUMN GLEN UNIT 3 MOR Q-24 |
| 476-110-053-000           | A    | 100.00 | 100.00                | 1.0             | LOT 117 AUTUMN GLEN UNIT 3 MOR Q-24 |
| 476-110-054-000           | A    | 100.00 | 100.00                | 1.0             | LOT 118 AUTUMN GLEN UNIT 3 MOR Q-24 |
| 476-110-055-000           | A    | 100.00 | 100.00                | 1.0             | LOT 119 AUTUMN GLEN UNIT 3 MOR Q-24 |
| 476-110-056-000           | A    | 100.00 | 100.00                | 1.0             | LOT 120 AUTUMN GLEN UNIT 3 MOR Q-24 |
| 476-110-057-000           | A    | 100.00 | 100.00                | 1.0             | LOT 121 AUTUMN GLEN UNIT 3 MOR Q-24 |
| 476-110-058-000           | A    | 100.00 | 100.00                | 1.0             | LOT 122 AUTUMN GLEN UNIT 3 MOR Q-24 |
| 476-110-059-000           | A    | 100.00 | 100.00                | 1.0             | LOT 123 AUTUMN GLEN UNIT 3 MOR Q-24 |
| 476-110-060-000           | A    | 100.00 | 100.00                | 1.0             | LOT 124 AUTUMN GLEN UNIT 3 MOR Q-24 |
| 476-110-061-000           | A    | 100.00 | 100.00                | 1.0             | LOT 125 AUTUMN GLEN UNIT 3 MOR Q-24 |
| 476-110-062-000           | A    | 100.00 | 100.00                | 1.0             | LOT 126 AUTUMN GLEN UNIT 3 MOR Q-24 |
| 476-110-063-000           | A    | 100.00 | 100.00                | 1.0             | LOT 127 AUTUMN GLEN UNIT 3 MOR Q-24 |
| 476-110-064-000           | A    | 100.00 | 100.00                | 1.0             | LOT 128 AUTUMN GLEN UNIT 3 MOR Q-24 |
| 476-110-065-000           | A    | 100.00 | 100.00                | 1.0             | LOT 129 AUTUMN GLEN UNIT 3 MOR Q-24 |
| 476-110-066-000           | A    | 100.00 | 100.00                | 1.0             | LOT 130 AUTUMN GLEN UNIT 3 MOR Q-24 |



**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                   |
|---------------------------|------|--------|-----------------------|-----------------|-------------------------------------|
| 476-110-067-000           | A    | 100.00 | 100.00                | 1.0             | LOT 131 AUTUMN GLEN UNIT 3 MOR 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             | LOT 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             | LOT 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             | LOT 27 SILVERADO OAKS #4 MOR 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         |
| 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     |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                  |
|---------------------------|------|--------|-----------------------|-----------------|------------------------------------|
| 476-120-062-000           | A    | 100.00 | 100.00                | 1.0             | LOT 62 SILVERADO OAKS #4 MOR 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       |
| 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             | LOT 112 SILVERADO OAKS #4 MOR 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       |



**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                               |
|---------------------------|------|--------|-----------------------|-----------------|-------------------------------------------------|
| 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             | LOT 132 SILVERADO OAKS #4 MOR 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             | LOT 134 SILVERADO OAKS #4 MOR 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             | LOT 136 SILVERADO OAKS #4 MOR 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             | LOT 117 SILVERADO OAKS #5 PH B MOR BK R PG 27   |
| 476-150-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 118 SILVERADO OAKS #5 PH B MOR R-27         |
| 476-150-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 119 SILVERADO OAKS #5 PH B MOR BK R PG 27   |
| 476-150-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 20 SILVERADO OAKS #5 PH B MOR BK R PG 27    |
| 476-150-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 121 SILVERADO OAKS #5 PH B MOR BK R PG 27   |
| 476-150-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 122 SILVERADO OAKS #5 PH B MOR BK R PG 27   |
| 476-150-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 123 SILVERADO OAKS #5 PH B MOR R-27         |
| 476-150-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 124 SILVERADO OAKS #5 PH B MOR BK R PG 27   |
| 476-150-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 125 SILVERADO OAKS #5 PH B MOR BK R PG 27   |
| 476-150-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 126 SILVERADO OAKS #5 PH B MOR BK R PG 27   |
| 476-150-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 127 SILVERADO OAKS #5 PH B MOR BK R PG 27   |
| 476-150-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 128 SILVERADO OAKS #5 PH B MOR R-27         |
| 476-150-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 129 SILVERADO OAKS #5 PH B MOR BK R PG 27   |
| 476-150-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 130 SILVERADO OAKS #5 PH B MOR BK R PG 27   |
| 476-150-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 131 SILVERADO OAKS #5 PH B MOR BK R PG 27   |
| 476-150-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 132 SILVERADO OAKS UNIT #5 PHASE B MOR R-27 |
| 476-150-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 133 SILVERADO OAKS #5 PH B MOR BK R PG 27   |
| 476-150-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 134 SILVERADO OAKS #5 PH B MOR BK R PG 27   |
| 476-150-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 135 SILVERADO OAKS #5 PH B MOR BK R PG 27   |
| 476-150-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 136 SILVERADO OAKS #5 PH B MOR BK R PG 27   |
| 476-150-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 137 SILVERADO OAKS #5 PH B MOR BK R PG 27   |
| 476-150-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 138 SILVERADO OAKS #5 PH B MOR BK R PG 27   |
| 476-150-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 139 SILVERADO OAKS #5 PH B MOR BK R PG 27   |
| 476-150-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 140 SILVERADO OAKS #5 PH B MOR BK R PG 27   |
| 476-150-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 141 SILVERADO OAKS #5 PH B MOR BK R PG 27   |
| 476-150-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 142 SILVERADO OAKS #5 PH B MOR BK R PG 27   |
| 476-150-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 143 SILVERADO OAKS #5 PH B MOR BK R PG 27   |
| 476-150-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 144 SILVERADO OAKS #5 PH B MOR R-28         |
| 476-150-029-000           | A    | 100.00 | 100.00                | 1.0             | LOT 145 SILVERADO OAKS #5 PH B MOR BK R PG 27   |
| 476-150-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 146 SILVERADO OAKS #5 PH B MOR BK R PG 27   |
| 476-150-031-000           | A    | 100.00 | 100.00                | 1.0             | LOT 147 SILVERADO OAKS #5 PH B MOR BK R PG 27   |
| 476-150-032-000           | A    | 100.00 | 100.00                | 1.0             | LOT 148 SILVERADO OAKS #5 PH B MOR R-27         |
| 476-150-033-000           | A    | 100.00 | 100.00                | 1.0             | LOT 149 SILVERADO OAKS #5 PH B MOR R-27         |
| 476-150-034-000           | A    | 100.00 | 100.00                | 1.0             | LOT 150 SILVERADO OAKS #5 PH B MOR BK R PG 27   |
| 476-150-035-000           | A    | 100.00 | 100.00                | 1.0             | LOT 151 SILVERADO OAKS #5 PH B MOR BK R PG 27   |
| 476-150-036-000           | A    | 100.00 | 100.00                | 1.0             | LOT 152 SILVERADO OAKS #5 PH B MOR BK R PG 27   |
| 476-160-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 109 SILVERADO OAKS #5 PH B MOR BK R PG 27   |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                             |
|---------------------------|------|--------|-----------------------|-----------------|-----------------------------------------------|
| 476-160-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 110 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-160-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 111 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-160-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 112 SILVERADO OAKS #5 PH B MOR R-27       |
| 476-160-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 113 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-160-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 114 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-160-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 115 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-160-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 116 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-160-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 153 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-160-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 154 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-160-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 155 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-160-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 156 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-160-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 157 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-160-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 158 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-160-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 159 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-160-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 160 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-160-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 161 SILVERADO OAKS #5 PH B MOR R-27       |
| 476-160-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 162 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-160-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 163 SILVERADO OAKS #5 PH B MOR            |
| 476-160-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 164 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-160-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 165 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-160-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 166 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-160-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 167 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-160-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 168 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-160-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 169 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-160-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 170 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-160-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 171 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-160-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 172 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-160-029-000           | A    | 100.00 | 100.00                | 1.0             | LOT 173 SILVERADO OAKS #5 PH MOR BK R PG 27   |
| 476-160-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 174 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-160-031-000           | A    | 100.00 | 100.00                | 1.0             | LOT 175 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-160-032-000           | A    | 100.00 | 100.00                | 1.0             | LOT 176 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-160-033-000           | A    | 100.00 | 100.00                | 1.0             | LOT 177 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-160-034-000           | A    | 100.00 | 100.00                | 1.0             | LOT 178 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-160-035-000           | A    | 100.00 | 100.00                | 1.0             | LOT 195 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-160-036-000           | A    | 100.00 | 100.00                | 1.0             | LOT 196 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-160-037-000           | A    | 100.00 | 100.00                | 1.0             | LOT 197 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 78 SILVERADO OAKS #5 PH B MOR BK R PG 27  |
| 476-170-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 79 SILVERADO OAKS #5 PH B MOR BK R PG 27  |
| 476-170-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 80 SILVERADO OAKS #5 PH B MOR BK R PG 27  |
| 476-170-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 81 SILVERADO OAKS #5 PH B MOR BK R PG 27  |
| 476-170-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 82 SILVERADO OAKS #5 PH B MOR R-27        |
| 476-170-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 83 SILVERADO OAKS #5 PH B MOR BK R PG 27  |
| 476-170-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 84 SILVERADO OAKS #5 PH B MOR BK R PG 27  |
| 476-170-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 85 SILVERADO OAKS #5 PH B MOR BK R PG 27  |
| 476-170-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 86 SILVERADO OAKS #5 PH B MOR BK R PG 27  |
| 476-170-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 87 SILVERADO OAKS #5 PH B MOR BK R PG 27  |
| 476-170-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 88 SILVERADO OAKS #5 PH B MOR BK R PG 27  |
| 476-170-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 89 SILVERADO OAKS #5 PH B MOR BK R PG 27  |
| 476-170-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 90 SILVERADO OAKS #5 PH B MOR BK R PG 27  |
| 476-170-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 91 SILVERADO OAKS #5 PH B MOR BK R PG 27  |
| 476-170-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 92 SILVERADO OAKS #5 PH B MOR BK R PG 27  |
| 476-170-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 93 SILVERADO OAKS #5 PH B MOR BK R PG 27  |
| 476-170-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 94 SILVERADO OAKS #5 PH B MOR BK R PG 27  |
| 476-170-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 95 SILVERADO OAKS #5 PH B MOR BK R PG 27  |
| 476-170-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 96 SILVERADO OAKS #5 PH B MOR BK R PG 27  |
| 476-170-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 97 SILVERADO OAKS #5 PH B MOR BK R PG 27  |
| 476-170-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 98 SILVERADO OAKS #5 PH B MOR BK R PG 27  |
| 476-170-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 99 SILVERADO OAKS #5 PH B MOR BK R PG 27  |
| 476-170-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 100 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 101 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 102 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 103 SILVERADO OAKS #5 PH B MOR BK R PG 27 |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                             |
|---------------------------|------|--------|-----------------------|-----------------|-----------------------------------------------|
| 476-170-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 104 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 105 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-029-000           | A    | 100.00 | 100.00                | 1.0             | LOT 106 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 107 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-031-000           | A    | 100.00 | 100.00                | 1.0             | LOT 108 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-032-000           | A    | 100.00 | 100.00                | 1.0             | LOT 179 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-033-000           | A    | 100.00 | 100.00                | 1.0             | LOT 180 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-034-000           | A    | 100.00 | 100.00                | 1.0             | LOT 181 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-035-000           | A    | 100.00 | 100.00                | 1.0             | LOT 182 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-036-000           | A    | 100.00 | 100.00                | 1.0             | LOT 183 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-037-000           | A    | 100.00 | 100.00                | 1.0             | LOT 184 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-038-000           | A    | 100.00 | 100.00                | 1.0             | LOT 185 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-039-000           | A    | 100.00 | 100.00                | 1.0             | LOT 186 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-040-000           | A    | 100.00 | 100.00                | 1.0             | LOT 187 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-041-000           | A    | 100.00 | 100.00                | 1.0             | LOT 188 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-042-000           | A    | 100.00 | 100.00                | 1.0             | LOT 189 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-043-000           | A    | 100.00 | 100.00                | 1.0             | LOT 190 SILVERADO OAKS #5 PH B MOR R-27       |
| 476-170-044-000           | A    | 100.00 | 100.00                | 1.0             | LOT 191 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-045-000           | A    | 100.00 | 100.00                | 1.0             | LOT 192 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-046-000           | A    | 100.00 | 100.00                | 1.0             | LOT 193 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-047-000           | A    | 100.00 | 100.00                | 1.0             | LOT 194 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-048-000           | A    | 100.00 | 100.00                | 1.0             | LOT 198 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-049-000           | A    | 100.00 | 100.00                | 1.0             | LOT 199 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-050-000           | A    | 100.00 | 100.00                | 1.0             | LOT 200 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-051-000           | A    | 100.00 | 100.00                | 1.0             | LOT 201 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-052-000           | A    | 100.00 | 100.00                | 1.0             | LOT 202 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-053-000           | A    | 100.00 | 100.00                | 1.0             | LOT 203 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-054-000           | A    | 100.00 | 100.00                | 1.0             | LOT 204 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-055-000           | A    | 100.00 | 100.00                | 1.0             | LOT 205 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-056-000           | A    | 100.00 | 100.00                | 1.0             | LOT 206 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-057-000           | A    | 100.00 | 100.00                | 1.0             | LOT 207 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-058-000           | A    | 100.00 | 100.00                | 1.0             | LOT 208 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-059-000           | A    | 100.00 | 100.00                | 1.0             | LOT 209 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-060-000           | A    | 100.00 | 100.00                | 1.0             | LOT 210 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-061-000           | A    | 100.00 | 100.00                | 1.0             | LOT 211 SILVERADO OAKS #5 PH B MOR BK R BK 27 |
| 476-170-062-000           | A    | 100.00 | 100.00                | 1.0             | LOT 212 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-063-000           | A    | 100.00 | 100.00                | 1.0             | LOT 213 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-064-000           | A    | 100.00 | 100.00                | 1.0             | LOT 214 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-065-000           | A    | 100.00 | 100.00                | 1.0             | LOT 215 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-066-000           | A    | 100.00 | 100.00                | 1.0             | LOT 216 SILVERADO OAKS #5 PH B MOR R-27       |
| 476-170-067-000           | A    | 100.00 | 100.00                | 1.0             | LOT 217 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-068-000           | A    | 100.00 | 100.00                | 1.0             | LOT 218 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-069-000           | A    | 100.00 | 100.00                | 1.0             | LOT 219 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-070-000           | A    | 100.00 | 100.00                | 1.0             | LOT 220 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-071-000           | A    | 100.00 | 100.00                | 1.0             | LOT 221 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-170-072-000           | A    | 100.00 | 100.00                | 1.0             | LOT 222 SILVERADO OAKS #5 PH B MOR BK R PG 27 |
| 476-180-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 1 SILVERADO OAKS #5 PH A MOR BK R PG 26   |
| 476-180-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 2 SILVERADO OAKS #5 PH A MOR BK R PG 26   |
| 476-180-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 3 SILVERADO OAKS #5 PH A MOR BK R PG 26   |
| 476-180-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 4 SILVERADO OAKS #5 PH A MOR BK R PG 26   |
| 476-180-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 5 SILVERADO OAKS #5 PH A MOR BK R PG 26   |
| 476-180-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 6 SILVERADO OAKS #5 PH A MOR R-26         |
| 476-180-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 7 SILVERADO OAKS #5 PH A MOR BK R PG 26   |
| 476-180-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 8 SILVERADO OAKS #5 PH A MOR BK R PG 26   |
| 476-180-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 9 SILVERADO OAKS #5 PH A MOR BK R PG 26   |
| 476-180-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 10 SILVERADO OAKS #5 PH A MOR R-26        |
| 476-180-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 11 SILVERADO OAKS #5 PH A MOR BK R PG 26  |
| 476-180-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 12 SILVERADO OAKS #5 PH A MOR BK R PG 26  |
| 476-180-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 13 SILVERADO OAKS #5 PH A MOR BK R PG 26  |
| 476-180-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 14 SILVERADO OAKS #5 PH A MOR BK R PG 26  |
| 476-180-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 15 SILVERADO OAKS #5 PH A MOR BK R PG 26  |
| 476-180-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 16 SILVERADO OAKS #5 PH A MOR BK R PG 26  |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                               |
|---------------------------|------|--------|-----------------------|-----------------|-------------------------------------------------|
| 476-180-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 17 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-018-000           | A    | 100.00 | 100.00                | 1.0             | LKOT 18 SILVERADO OAKS #5 PH A MOR BK R PG 26   |
| 476-180-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 19 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 20 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 21 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 22 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 23 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 24 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 25 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 26 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 27 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 28 SILVERADO OAKS #5 PH A MOR R-26          |
| 476-180-029-000           | A    | 100.00 | 100.00                | 1.0             | LOT 29 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 30 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-031-000           | A    | 100.00 | 100.00                | 1.0             | LOT 31 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-032-000           | A    | 100.00 | 100.00                | 1.0             | LOT 32 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-033-000           | A    | 100.00 | 100.00                | 1.0             | LOT 33 SILVERADO OAKS #5 PH A MOR R26           |
| 476-180-034-000           | A    | 100.00 | 100.00                | 1.0             | LOT 34 SILVERADO OAKS #5 PH A MOR R-26          |
| 476-180-035-000           | A    | 100.00 | 100.00                | 1.0             | LOT 35 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-036-000           | A    | 100.00 | 100.00                | 1.0             | LOT 36 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-037-000           | A    | 100.00 | 100.00                | 1.0             | LOT 37 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-038-000           | A    | 100.00 | 100.00                | 1.0             | LOT 38 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-039-000           | A    | 100.00 | 100.00                | 1.0             | LOT 39 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-040-000           | A    | 100.00 | 100.00                | 1.0             | LOT 40 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-041-000           | A    | 100.00 | 100.00                | 1.0             | LOT 41 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-042-000           | A    | 100.00 | 100.00                | 1.0             | LOT 42 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-043-000           | A    | 100.00 | 100.00                | 1.0             | LOT 43 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-044-000           | A    | 100.00 | 100.00                | 1.0             | LOT 44 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-045-000           | A    | 100.00 | 100.00                | 1.0             | LOT 45 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-046-000           | A    | 100.00 | 100.00                | 1.0             | LOT 46 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-047-000           | A    | 100.00 | 100.00                | 1.0             | LOT 47 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-048-000           | A    | 100.00 | 100.00                | 1.0             | LOT 48 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-049-000           | A    | 100.00 | 100.00                | 1.0             | LOT 49 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-050-000           | A    | 100.00 | 100.00                | 1.0             | LOT 50 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-051-000           | A    | 100.00 | 100.00                | 1.0             | LKOT 51 SILVERADO OAKS #5 PH A MOR BK R PG 26   |
| 476-180-052-000           | A    | 100.00 | 100.00                | 1.0             | LOT 52 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-053-000           | A    | 100.00 | 100.00                | 1.0             | LOT 53 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-054-000           | A    | 100.00 | 100.00                | 1.0             | LOT 54 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-055-000           | A    | 100.00 | 100.00                | 1.0             | LOT 55 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-056-000           | A    | 100.00 | 100.00                | 1.0             | LOT 56 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-057-000           | A    | 100.00 | 100.00                | 1.0             | LOT 57 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-058-000           | A    | 100.00 | 100.00                | 1.0             | LOT 58 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-059-000           | A    | 100.00 | 100.00                | 1.0             | LOT 59 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-060-000           | A    | 100.00 | 100.00                | 1.0             | LOT 60 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-061-000           | A    | 100.00 | 100.00                | 1.0             | LOT 61 SILVERADO OAKS #5 PH A MOR R-26          |
| 476-180-062-000           | A    | 100.00 | 100.00                | 1.0             | LOT 62 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-063-000           | A    | 100.00 | 100.00                | 1.0             | LOT 63 SILVERADO OAKS #5 PH A MOR R-26          |
| 476-180-064-000           | A    | 100.00 | 100.00                | 1.0             | LOT 64 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-065-000           | A    | 100.00 | 100.00                | 1.0             | LOT 65 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-066-000           | A    | 100.00 | 100.00                | 1.0             | LOT 66 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-067-000           | A    | 100.00 | 100.00                | 1.0             | LOT 67 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-068-000           | A    | 100.00 | 100.00                | 1.0             | LOT 68 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-069-000           | A    | 100.00 | 100.00                | 1.0             | LOT 69 SILVERADO OAKS #5 PHASE A MOR BK R PG 26 |
| 476-180-070-000           | A    | 100.00 | 100.00                | 1.0             | LOT 70 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-071-000           | A    | 100.00 | 100.00                | 1.0             | LOT 71 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-072-000           | A    | 100.00 | 100.00                | 1.0             | LOT 72 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-073-000           | A    | 100.00 | 100.00                | 1.0             | LOT 73 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-074-000           | A    | 100.00 | 100.00                | 1.0             | LOT 74 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-075-000           | A    | 100.00 | 100.00                | 1.0             | LOT 75 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-076-000           | A    | 100.00 | 100.00                | 1.0             | LOT 76 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-180-077-000           | A    | 100.00 | 100.00                | 1.0             | LOT 77 SILVERADO OAKS #5 PH A MOR BK R PG 26    |
| 476-200-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 1 KERRY DOWNS UNIT 1 R-69                   |



**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                                 |
|---------------------------|------|--------|-----------------------|-----------------|---------------------------------------------------|
| 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 R-69      |
| 476-200-034-000           | A    | 100.00 | 100.00                | 1.0             | LOT 72 & POR 78 & 79 KERRY DOWNS UNIT 1 R-69      |
| 476-200-035-000           | A    | 100.00 | 100.00                | 1.0             | LOT 73 & POR 77 & 78 KERRY DOWNS UNIT #1 MOR R-69 |
| 476-200-036-000           | A    | 100.00 | 100.00                | 1.0             | LOT 74 & POR 76 & 77 KERRY DOWNS UNIT 1 R-69      |
| 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                 |
| 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                 |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                    |
|---------------------------|------|--------|-----------------------|-----------------|--------------------------------------|
| 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 MOR 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 MOR 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 MOR R-71    |
| 476-220-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 28 SILVERADO VILLAGE R-71        |
| 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 MOR 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        |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION              |
|---------------------------|------|--------|-----------------------|-----------------|--------------------------------|
| 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  |
| 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 |



**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                  |
|---------------------------|------|--------|-----------------------|-----------------|------------------------------------|
| 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 MOR 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        |
| 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     |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                |
|---------------------------|------|--------|-----------------------|-----------------|----------------------------------|
| 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-2       |
| 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     |
| 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    |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                 |
|---------------------------|------|--------|-----------------------|-----------------|-----------------------------------|
| 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     |
| 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      |
| 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      |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                 |
|---------------------------|------|--------|-----------------------|-----------------|-----------------------------------|
| 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 MOR 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     |
| 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     |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION             |
|---------------------------|------|--------|-----------------------|-----------------|-------------------------------|
| 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 PROSPECTOR 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 PROSPECTOR 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 PROSPECTOR 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 |
| 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 PROSPECTOR POINT R-72 |
| 476-290-076-000           | A    | 100.00 | 100.00                | 1.0             | LOT 221 PROSPECTOR 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 |



**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                        |
|---------------------------|------|--------|-----------------------|-----------------|------------------------------------------|
| 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 MOR 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     |
| 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 MOR 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     |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                     |
|---------------------------|------|--------|-----------------------|-----------------|---------------------------------------|
| 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 |
| 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 |



**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                     |
|---------------------------|------|--------|-----------------------|-----------------|---------------------------------------|
| 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 |
| 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 |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                         |
|---------------------------|------|--------|-----------------------|-----------------|-------------------------------------------|
| 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     |
| 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 MOR 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   |
| 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   |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION             |             |
|---------------------------|------|--------|-----------------------|-----------------|-------------------------------|-------------|
| 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 |
| 476-350-058-000           | A    | 100.00 | 100.00                | 1.0             | LOT 100 SILVERADO OAKS UNIT 6 | PHASE A S-9 |
| 476-350-059-000           | A    | 100.00 | 100.00                | 1.0             | LOT 101 SILVERADO OAKS UNIT 6 | PHASE A S-9 |
| 476-350-060-000           | A    | 100.00 | 100.00                | 1.0             | LOT 102 SILVERADO OAKS UNIT 6 | PHASE A S-9 |
| 476-350-061-000           | A    | 100.00 | 100.00                | 1.0             | LOT 103 SILVERADO OAKS UNIT 6 | PHASE A S-9 |
| 476-350-062-000           | A    | 100.00 | 100.00                | 1.0             | LOT 104 SILVERADO OAKS UNIT 6 | PHASE A S-9 |
| 476-350-063-000           | A    | 100.00 | 100.00                | 1.0             | LOT 105 SILVERADO OAKS UNIT 6 | PHASE A S-9 |
| 476-350-064-000           | A    | 100.00 | 100.00                | 1.0             | LOT 106 SILVERADO OAKS UNIT 6 | PHASE A S-9 |
| 476-350-065-000           | A    | 100.00 | 100.00                | 1.0             | LOT 107 SILVERADO OAKS UNIT 6 | PHASE A S-9 |
| 476-350-066-000           | A    | 100.00 | 100.00                | 1.0             | LOT 108 SILVERADO OAKS UNIT 6 | PHASE A S-9 |
| 476-350-067-000           | A    | 100.00 | 100.00                | 1.0             | LOT 109 SILVERADO OAKS UNIT 6 | PHASE A S-9 |
| 476-350-068-000           | A    | 100.00 | 100.00                | 1.0             | LOT 110 SILVERADO OAKS UNIT 6 | PHASE A S-9 |
| 476-350-069-000           | A    | 100.00 | 100.00                | 1.0             | LOT 111 SILVERADO OAKS UNIT 6 | PHASE A S-9 |
| 476-350-070-000           | A    | 100.00 | 100.00                | 1.0             | LOT 112 SILVERADO OAKS UNIT 6 | PHASE A S-9 |
| 476-350-071-000           | A    | 100.00 | 100.00                | 1.0             | LOT 113 SILVERADO OAKS UNIT 6 | PHASE A S-9 |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION             |              |
|---------------------------|------|--------|-----------------------|-----------------|-------------------------------|--------------|
| 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  |
| 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-10 |
| 476-370-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 115 SILVERADO OAKS UNIT 6 | PHASE B S-10 |
| 476-370-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 116 SILVERADO OAKS UNIT 6 | PHASE B S-10 |
| 476-370-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 117 SILVERADO OAKS UNIT 6 | PHASE B S-10 |
| 476-370-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 118 SILVERADO OAKS UNIT 6 | PHASE B S-10 |
| 476-370-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 119 SILVERADO OAKS UNIT 6 | PHASE B S-10 |
| 476-370-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 120 SILVERADO OAKS UNIT 6 | PHASE B S-10 |
| 476-370-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 121 SILVERADO OAKS UNIT 6 | PHASE B S-10 |
| 476-370-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 122 SILVERADO OAKS UNIT 6 | PHASE B S-10 |
| 476-370-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 123 SILVERADO OAKS UNIT 6 | PHASE B S-10 |
| 476-370-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 124 SILVERADO OAKS UNIT 6 | PHASE B S-10 |
| 476-370-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 125 SILVERADO OAKS UNIT 6 | PHASE B S-10 |
| 476-370-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 126 SILVERADO OAKS UNIT 6 | PHASE B S-10 |
| 476-370-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 127 SILVERADO OAKS UNIT 6 | PHASE B S-10 |
| 476-370-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 128 SILVERADO OAKS UNIT 6 | PHASE B S-10 |
| 476-370-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 129 SILVERADO OAKS UNIT 6 | PHASE B S-10 |
| 476-370-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 130 SILVERADO OAKS UNIT 6 | PHASE B S-10 |
| 476-370-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 131 SILVERADO OAKS UNIT 6 | PHASE B S-10 |
| 476-370-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 208 SILVERADO OAKS UNIT 6 | PHASE B S-10 |
| 476-370-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 209 SILVERADO OAKS UNIT 6 | PHASE B S-10 |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

[illegible]



**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                          |
|---------------------------|------|--------|-----------------------|-----------------|--------------------------------------------|
| 476-380-044-000           | A    | 100.00 | 100.00                | 1.0             | LOT 175 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-045-000           | A    | 100.00 | 100.00                | 1.0             | LOT 176 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-046-000           | A    | 100.00 | 100.00                | 1.0             | LOT 177 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-047-000           | A    | 100.00 | 100.00                | 1.0             | LOT 178 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-048-000           | A    | 100.00 | 100.00                | 1.0             | LOT 179 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-049-000           | A    | 100.00 | 100.00                | 1.0             | LOT 180 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-050-000           | A    | 100.00 | 100.00                | 1.0             | LOT 181 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-051-000           | A    | 100.00 | 100.00                | 1.0             | LOT 182 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-052-000           | A    | 100.00 | 100.00                | 1.0             | LOT 183 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-053-000           | A    | 100.00 | 100.00                | 1.0             | LOT 184 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-054-000           | A    | 100.00 | 100.00                | 1.0             | LOT 185 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-055-000           | A    | 100.00 | 100.00                | 1.0             | LOT 186 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-056-000           | A    | 100.00 | 100.00                | 1.0             | LOT 187 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-057-000           | A    | 100.00 | 100.00                | 1.0             | LOT 188 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-058-000           | A    | 100.00 | 100.00                | 1.0             | LOT 189 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-059-000           | A    | 100.00 | 100.00                | 1.0             | LOT 190 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-060-000           | A    | 100.00 | 100.00                | 1.0             | LOT 191 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-061-000           | A    | 100.00 | 100.00                | 1.0             | LOT 192 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-062-000           | A    | 100.00 | 100.00                | 1.0             | LOT 193 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-063-000           | A    | 100.00 | 100.00                | 1.0             | LOT 194 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-064-000           | A    | 100.00 | 100.00                | 1.0             | LOT 195 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-065-000           | A    | 100.00 | 100.00                | 1.0             | LOT 196 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-066-000           | A    | 100.00 | 100.00                | 1.0             | LOT 197 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-067-000           | A    | 100.00 | 100.00                | 1.0             | LOT 198 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-068-000           | A    | 100.00 | 100.00                | 1.0             | LOT 199 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-069-000           | A    | 100.00 | 100.00                | 1.0             | LOT 200 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-070-000           | A    | 100.00 | 100.00                | 1.0             | LOT 201 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-071-000           | A    | 100.00 | 100.00                | 1.0             | LOT 202 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-072-000           | A    | 100.00 | 100.00                | 1.0             | LOT 203 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-073-000           | A    | 100.00 | 100.00                | 1.0             | LOT 204 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-074-000           | A    | 100.00 | 100.00                | 1.0             | LOT 205 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-075-000           | A    | 100.00 | 100.00                | 1.0             | LOT 206 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 476-380-076-000           | A    | 100.00 | 100.00                | 1.0             | LOT 207 SILVERADO OAKS UNIT 6 PHASE B S-10 |
| 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         |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                             |
|---------------------------|------|--------|-----------------------|-----------------|-----------------------------------------------|
| 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 PCL 2 LOT 80 KERRY DOWNS UNIT #2 MOR 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               |
| 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              |



**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                        |
|---------------------------|------|--------|-----------------------|-----------------|------------------------------------------|
| 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         |
| 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         |
| 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 |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                         |
|---------------------------|------|--------|-----------------------|-----------------|-------------------------------------------|
| 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-97 |
| 476-460-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 11 SILVERADO OAKS UNIT NO 10 MOR V-97 |
| 476-460-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 12 SILVERADO OAKS UNIT NO 10 MOR V-97 |
| 476-460-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 13 SILVERADO OAKS UNIT NO 10 MOR V-97 |
| 476-460-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 14 SILVERADO OAKS UNIT NO 10 MOR V-97 |
| 476-460-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 15 SILVERADO OAKS UNIT NO 10 MOR V-97 |
| 476-460-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 16 SILVERADO OAKS UNIT NO 10 MOR V-97 |
| 476-460-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 17 SILVERADO OAKS UNIT NO 10 MOR V-97 |
| 476-460-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 18 SILVERADO OAKS UNIT NO 10 MOR V-97 |
| 476-460-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 19 SILVERADO OAKS UNIT NO 10 MOR V-97 |
| 476-460-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 20 SILVERADO OAKS UNIT NO 10 MOR V-97 |
| 476-460-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 21 SILVERADO OAKS UNIT NO 10 MOR V-97 |
| 476-460-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 22 SILVERADO OAKS UNIT NO 10 MOR V-97 |
| 476-460-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 23 SILVERADO OAKS UNIT NO 10 MOR V-97 |
| 476-460-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 24 SILVERADO OAKS UNIT NO 10 MOR V-97 |
| 476-460-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 25 SILVERADO OAKS UNIT NO 10 MOR V-97 |
| 476-460-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 26 SILVERADO OAKS UNIT NO 10 MOR V-97 |
| 476-460-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 27 SILVERADO OAKS UNIT NO 10 MOR V-97 |
| 476-460-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 28 SILVERADO OAKS UNIT NO 10 MOR V-97 |
| 477-010-039-000           | A    | 100.00 | 100.00                | 1.0             | LOT 10 PLEASANT GROVE UNIT 3 Q82          |
| 477-010-040-000           | A    | 100.00 | 100.00                | 1.0             | LOT 11 PLEASANT GROVE UNIT 3 Q82          |
| 477-010-041-000           | A    | 100.00 | 100.00                | 1.0             | LOT 12 PLEASANT GROVE UNIT 3 Q82          |
| 477-010-042-000           | A    | 100.00 | 100.00                | 1.0             | LOT 13 PLEASANT GROVE UNIT 3 Q82          |
| 477-010-043-000           | A    | 100.00 | 100.00                | 1.0             | LOT 14 PLEASANT GROVE UNIT 3 Q82          |
| 477-010-044-000           | A    | 100.00 | 100.00                | 1.0             | LOT15 PLEASANT GROVE UNIT 3 Q82           |
| 477-010-045-000           | A    | 100.00 | 100.00                | 1.0             | LOT 16 PLEASANT GROVE UNIT 3 Q82          |
| 477-010-046-000           | A    | 100.00 | 100.00                | 1.0             | LOT 17 PLEASANT GROVE UNIT 3 Q82          |
| 477-010-047-000           | A    | 100.00 | 100.00                | 1.0             | LOT 18 PLEASANT GROVE UNIT 3 Q82          |
| 477-010-048-000           | A    | 100.00 | 100.00                | 1.0             | LOT 19 PLEASANT GROVE UNIT 3 Q82          |
| 477-010-049-000           | A    | 100.00 | 100.00                | 1.0             | LOT 20 PLEASANT GROVE UNIT 3 Q82          |
| 477-010-050-000           | A    | 100.00 | 100.00                | 1.0             | LOT 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             | LOT 23 PLEASANT GROVE UNIT 3 Q82          |
| 477-010-053-000           | A    | 100.00 | 100.00                | 1.0             | LOT 24 PLEASANT GROVE UNIT 3 Q82          |
| 477-010-054-000           | A    | 100.00 | 100.00                | 1.0             | LOT 25 PLEASANT GROVE UNIT 3 Q82          |
| 477-010-055-000           | A    | 100.00 | 100.00                | 1.0             | LOT 26 PLEASANT GROVE UNIT 3 Q82          |
| 477-010-056-000           | A    | 100.00 | 100.00                | 1.0             | LOT 27 PLEASANT GROVE UNIT 3 Q82          |
| 477-010-057-000           | A    | 100.00 | 100.00                | 1.0             | LOT 28 PLEASANT GROVE UNIT 3 Q82          |
| 477-010-058-000           | A    | 100.00 | 100.00                | 1.0             | LOT 29 PLEASANT GROVE UNIT 3 Q82          |
| 477-010-059-000           | A    | 100.00 | 100.00                | 1.0             | LOT 30 PLEASANT GROVE UNIT 3 Q82          |
| 477-010-060-000           | A    | 100.00 | 100.00                | 1.0             | LOT 31 PLEASANT GROVE UNIT 3 Q82          |
| 477-010-061-000           | A    | 100.00 | 100.00                | 1.0             | LOT 32 PLEASANT GROVE UNIT 3 Q82          |
| 477-010-062-000           | A    | 100.00 | 100.00                | 1.0             | LOT 33 PLEASANT GROVE UNIT 3 Q82          |
| 477-030-056-000           | A    | 100.00 | 100.00                | 1.0             | LOT 1 PLEASANT GROVE UNIT 3 Q82           |
| 477-030-057-000           | A    | 100.00 | 100.00                | 1.0             | LOT 2 PLEASANT GROVE UNIT 3 Q82           |
| 477-030-058-000           | A    | 100.00 | 100.00                | 1.0             | LOT 3 PLEASANT GROVE UNIT 3 Q82           |
| 477-030-059-000           | A    | 100.00 | 100.00                | 1.0             | LOT 4 PLEASANT GROVE UNIT 3 Q82           |
| 477-030-060-000           | A    | 100.00 | 100.00                | 1.0             | LOT 5 PLEASANT GROVE UNIT 3 Q82           |
| 477-030-061-000           | A    | 100.00 | 100.00                | 1.0             | LOT 6 PLEASANT GROVE UNIT 3 Q82           |
| 477-030-062-000           | A    | 100.00 | 100.00                | 1.0             | LOT 7 PLEASANT GROVE UNIT 3 Q82           |
| 477-030-063-000           | A    | 100.00 | 100.00                | 1.0             | LOT 8 PLEASANT GROVE UNIT 3 Q82           |
| 477-030-064-000           | A    | 100.00 | 100.00                | 1.0             | LOT 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             | LOT 34 PLEASANT GROVE UNIT 3 Q82          |
| 477-120-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 35 PLEASANT GROVE UNIT 3 Q82          |
| 477-120-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 36 PLEASANT GROVE UNIT 3 Q-82         |
| 477-120-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 37 PLEASANT GROVE UNIT 3 Q82          |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                           |
|---------------------------|------|--------|-----------------------|-----------------|---------------------------------------------|
| 477-120-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 38 PLEASANT GROVE UNIT 3 Q82            |
| 477-120-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 39 PLEASANT GROVE UNIT 3 Q82            |
| 477-120-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 40 PLEASANT GROVE UNIT 3 Q82            |
| 477-120-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 41 PLEASANT GROVE UNIT 3 Q82            |
| 477-120-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 42 PLEASANT GROVE UNIT 3 Q82            |
| 477-120-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 43 PLEASANT GROVE UNIT 3 Q82            |
| 477-120-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 44 PLEASANT GROVE UNIT 3 Q82            |
| 477-120-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 45 PLEASANT GROVE UNIT 3 Q82            |
| 477-120-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 46 PLEASANT GROVE UNIT 3 Q82            |
| 477-120-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 47 PLEASANT GROVE UNIT 3 Q82            |
| 477-120-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 117 PLEASANT GROVE UNIT 3 Q82           |
| 477-120-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 118 PLEASANT GROVE UNIT 3 Q82           |
| 477-120-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 119 PLEASANT GROVE UNIT 3 Q82           |
| 477-120-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 120 PLEASANT GROVE UNIT 3 Q82           |
| 477-130-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 48 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 49 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 50 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 51 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 52 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 53 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 54 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 55 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 56 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 57 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 58 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 59 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 60 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 61 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 62 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 63 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 64 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 65 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 66 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 67 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 68 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 69 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 70 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 71 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 72 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 73 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 74 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 75 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-029-000           | A    | 100.00 | 100.00                | 1.0             | LOT 76 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 77 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-031-000           | A    | 100.00 | 100.00                | 1.0             | LOT 78 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-032-000           | A    | 100.00 | 100.00                | 1.0             | LOT 79 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-033-000           | A    | 100.00 | 100.00                | 1.0             | LOT 80 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-034-000           | A    | 100.00 | 100.00                | 1.0             | LOT 81 PLEASANT GROVE UNIT 3 MOR BK Q PG 82 |
| 477-130-035-000           | A    | 100.00 | 100.00                | 1.0             | LOT 82 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-036-000           | A    | 100.00 | 100.00                | 1.0             | LOT 83 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-037-000           | A    | 100.00 | 100.00                | 1.0             | LOT 84 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-038-000           | A    | 100.00 | 100.00                | 1.0             | LOT 85 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-039-000           | A    | 100.00 | 100.00                | 1.0             | LOT 86 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-040-000           | A    | 100.00 | 100.00                | 1.0             | LOT 87 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-041-000           | A    | 100.00 | 100.00                | 1.0             | LOT 88 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-042-000           | A    | 100.00 | 100.00                | 1.0             | LOT 89 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-043-000           | A    | 100.00 | 100.00                | 1.0             | LOT 90 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-044-000           | A    | 100.00 | 100.00                | 1.0             | LOT 91 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-045-000           | A    | 100.00 | 100.00                | 1.0             | LOT 92 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-046-000           | A    | 100.00 | 100.00                | 1.0             | LOT 93 PLEASANT GROVE UNIT 3 Q82            |
| 477-130-047-000           | A    | 100.00 | 100.00                | 1.0             | LOT 94 PLEASANT GROVE UNIT 3 Q-82           |
| 477-130-048-000           | A    | 100.00 | 100.00                | 1.0             | LOT 95 PLEASANT GROVE UNIT 3 Q82            |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                                  |
|---------------------------|------|--------|-----------------------|-----------------|----------------------------------------------------|
| 477-130-049-000           | A    | 100.00 | 100.00                | 1.0             | LOT 96 PLEASANT GROVE UNIT 3 Q82                   |
| 477-130-050-000           | A    | 100.00 | 100.00                | 1.0             | LOT 97 PLEASANT GROVE UNIT 3 Q82                   |
| 477-130-051-000           | A    | 100.00 | 100.00                | 1.0             | LOT 98 PLEASANT GROVE UNIT 3 Q82                   |
| 477-130-052-000           | A    | 100.00 | 100.00                | 1.0             | LOT 99 PLEASANT GROVE UNIT 3 Q82                   |
| 477-130-053-000           | A    | 100.00 | 100.00                | 1.0             | LOT 100 PLEASANT GROVE UNIT 3 Q82                  |
| 477-130-054-000           | A    | 100.00 | 100.00                | 1.0             | LOT 101 PLEASANT GROVE UNIT 3 Q82                  |
| 477-130-055-000           | A    | 100.00 | 100.00                | 1.0             | LOT 102 PLEASANT GROVE UNIT 3 Q82                  |
| 477-130-056-000           | A    | 100.00 | 100.00                | 1.0             | LOT 103 PLEASANT GROVE UNIT 3 Q82                  |
| 477-130-057-000           | A    | 100.00 | 100.00                | 1.0             | LOT 104 PLEASANT GROVE UNIT 3 Q82                  |
| 477-130-058-000           | A    | 100.00 | 100.00                | 1.0             | LOT 105 PLEASANT GROVE UNIT 3 Q82                  |
| 477-130-059-000           | A    | 100.00 | 100.00                | 1.0             | LOT 106 PLEASANT GROVE UNIT 3 Q82                  |
| 477-130-060-000           | A    | 100.00 | 100.00                | 1.0             | LOT 107 PLEASANT GROVE UNIT 3 Q82                  |
| 477-130-061-000           | A    | 100.00 | 100.00                | 1.0             | LOT 108 PLEASANT GROVE UNIT 3 Q82                  |
| 477-130-062-000           | A    | 100.00 | 100.00                | 1.0             | LOT 109 PLEASANT GROVE UNIT 3 Q82                  |
| 477-130-063-000           | A    | 100.00 | 100.00                | 1.0             | LOT 110 PLEASANT GROVE UNIT 3 MOR Q-82             |
| 477-130-064-000           | A    | 100.00 | 100.00                | 1.0             | LOT 111 PLEASANT GROVE UNIT 3 Q82                  |
| 477-130-065-000           | A    | 100.00 | 100.00                | 1.0             | LOT 112 PLEASANT GROVE UNIT 3 Q82                  |
| 477-130-066-000           | A    | 100.00 | 100.00                | 1.0             | LOT 113 PLEASANT GROVE UNIT 3 Q82                  |
| 477-130-067-000           | A    | 100.00 | 100.00                | 1.0             | LOT 114 PLEASANT GROVE UNIT 3 Q82                  |
| 477-130-068-000           | A    | 100.00 | 100.00                | 1.0             | LOT 115 PLEASANT GROVE UNIT 3 Q82                  |
| 477-130-069-000           | A    | 100.00 | 100.00                | 1.0             | LOT 116 PLEASANT GROVE UNIT 3 Q82                  |
| 477-141-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 1 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)    |
| 477-141-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 2 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)    |
| 477-141-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 3 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)    |
| 477-141-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 4 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)    |
| 477-141-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 5 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)    |
| 477-141-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 6 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)    |
| 477-141-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 7 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)    |
| 477-141-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 8 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)    |
| 477-141-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 9 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)    |
| 477-141-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 10 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)   |
| 477-141-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 11 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)   |
| 477-141-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 12 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)   |
| 477-141-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 13 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)   |
| 477-141-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 14 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)   |
| 477-141-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 15 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)   |
| 477-141-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 16 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)   |
| 477-141-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 17 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)   |
| 477-141-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 83 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)   |
| 477-141-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 84 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)   |
| 477-141-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 85 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)   |
| 477-141-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 86 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)   |
| 477-141-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 87 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)   |
| 477-141-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 88 WOODCREEK OAKS UNIT #6 (AMENDED MAP) T-28   |
| 477-141-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 89 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)   |
| 477-141-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 90 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)   |
| 477-141-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 91 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)   |
| 477-141-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 92 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)   |
| 477-141-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 93 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)   |
| 477-141-029-000           | A    | 100.00 | 100.00                | 1.0             | LOT 94 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)   |
| 477-141-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 95 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)   |
| 477-141-031-000           | A    | 100.00 | 100.00                | 1.0             | LOT 96 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)   |
| 477-141-032-000           | A    | 100.00 | 100.00                | 1.0             | LOT 97 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)   |
| 477-141-033-000           | A    | 100.00 | 100.00                | 1.0             | LOT 98 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)   |
| 477-141-034-000           | A    | 100.00 | 100.00                | 1.0             | LOT 99 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)   |
| 477-141-035-000           | A    | 100.00 | 100.00                | 1.0             | LOT 100 WOODCREEK OAKS UNIT #6 T-28 (AMENDED MAP)  |
| 477-151-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 18 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP) |
| 477-151-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 19 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP) |
| 477-151-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 20 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP) |
| 477-151-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 21 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP) |
| 477-151-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 22 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP) |
| 477-151-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 23 WOODCREEK OAKS UNIT NO 6 T-28 (AMENDED MAP) |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

[illegible]



**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                             |
|---------------------------|------|--------|-----------------------|-----------------|-----------------------------------------------|
| 477-160-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 4 WOODCREEK OAKS UNIT #7 PHASE A R-74     |
| 477-160-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 5 WOODCREEK OAKS UNIT #7 PHASE A R-74     |
| 477-160-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 6 WOODCREEK OAKS UNIT #7 PHASE A R-74     |
| 477-160-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 7 WOODCREEK OAKS UNIT #7 PHASE A R-74     |
| 477-160-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 8 WOODCREEK OAKS UNIT #7 PHASE A R-74     |
| 477-160-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 9 WOODCREEK OAKS UNIT #7 PHASE A R-74     |
| 477-160-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 10 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 11 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 12 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 13 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 14 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 15 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 16 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 17 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 18 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 19 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 20 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 21 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 35 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 36 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 37 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 38 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 39 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 40 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 41 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-029-000           | A    | 100.00 | 100.00                | 1.0             | LOT 42 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 43 WOODCREEK OAKS UNIT#7 PHASE A MOR R 74 |
| 477-160-031-000           | A    | 100.00 | 100.00                | 1.0             | LOT 44 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-032-000           | A    | 100.00 | 100.00                | 1.0             | LOT 45 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-033-000           | A    | 100.00 | 100.00                | 1.0             | LOT 46 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-034-000           | A    | 100.00 | 100.00                | 1.0             | LOT 47 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-035-000           | A    | 100.00 | 100.00                | 1.0             | LOT 48 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-036-000           | A    | 100.00 | 100.00                | 1.0             | LOT 49 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-037-000           | A    | 100.00 | 100.00                | 1.0             | LOT 50 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-038-000           | A    | 100.00 | 100.00                | 1.0             | LOT 51 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-039-000           | A    | 100.00 | 100.00                | 1.0             | LOT 52 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-040-000           | A    | 100.00 | 100.00                | 1.0             | LOT 53 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-041-000           | A    | 100.00 | 100.00                | 1.0             | LOT 54 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-042-000           | A    | 100.00 | 100.00                | 1.0             | LOT 55 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-043-000           | A    | 100.00 | 100.00                | 1.0             | LOT 56 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-044-000           | A    | 100.00 | 100.00                | 1.0             | LOT 57 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-045-000           | A    | 100.00 | 100.00                | 1.0             | LOT 58 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-046-000           | A    | 100.00 | 100.00                | 1.0             | LOT 59 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-047-000           | A    | 100.00 | 100.00                | 1.0             | LOT 60 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-048-000           | A    | 100.00 | 100.00                | 1.0             | LOT 61 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-049-000           | A    | 100.00 | 100.00                | 1.0             | LOT 62 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-050-000           | A    | 100.00 | 100.00                | 1.0             | LOT 63 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-051-000           | A    | 100.00 | 100.00                | 1.0             | LOT 64 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-052-000           | A    | 100.00 | 100.00                | 1.0             | LOT 65 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-053-000           | A    | 100.00 | 100.00                | 1.0             | LOT 66 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-054-000           | A    | 100.00 | 100.00                | 1.0             | LOT 67 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-055-000           | A    | 100.00 | 100.00                | 1.0             | LOT 68 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-056-000           | A    | 100.00 | 100.00                | 1.0             | LOT 69 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-057-000           | A    | 100.00 | 100.00                | 1.0             | LOT 70 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-058-000           | A    | 100.00 | 100.00                | 1.0             | LOT 71 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-059-000           | A    | 100.00 | 100.00                | 1.0             | LOT 72 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-060-000           | A    | 100.00 | 100.00                | 1.0             | LOT 73 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-061-000           | A    | 100.00 | 100.00                | 1.0             | LOT 74 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-062-000           | A    | 100.00 | 100.00                | 1.0             | LOT 75 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-063-000           | A    | 100.00 | 100.00                | 1.0             | LOT 76 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-064-000           | A    | 100.00 | 100.00                | 1.0             | LOT 77 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-065-000           | A    | 100.00 | 100.00                | 1.0             | LOT 78 WOODCREEK OAKS UNIT #7 PHASE A R-74    |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                             |
|---------------------------|------|--------|-----------------------|-----------------|-----------------------------------------------|
| 477-160-066-000           | A    | 100.00 | 100.00                | 1.0             | LOT 79 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-067-000           | A    | 100.00 | 100.00                | 1.0             | LOT 80 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-068-000           | A    | 100.00 | 100.00                | 1.0             | LOT 81 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-069-000           | A    | 100.00 | 100.00                | 1.0             | LOT 82 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-160-070-000           | A    | 100.00 | 100.00                | 1.0             | LOT 83 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-170-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 22 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-170-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 23 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-170-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 24 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-170-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 25 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-170-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 26 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-170-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 27 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-170-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 28 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-170-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 29 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-170-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 30 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-170-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 31 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-170-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 32 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-170-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 33 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-170-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 34 WOODCREEK OAKS UNIT #7 PHASE A R-74    |
| 477-180-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 1 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 2 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 3 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 4 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 5 WOODCREEK OAKS VILLAGE 8 UNIT A MOR S-3 |
| 477-180-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 6 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 7 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 8 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 9 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 40 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 41 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 42 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 43 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 44 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 45 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 46 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 47 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 48 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 49 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 50 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 51 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 52 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 53 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 54 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 55 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 56 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 57 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 58 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-029-000           | A    | 100.00 | 100.00                | 1.0             | LOT 59 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 60 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-031-000           | A    | 100.00 | 100.00                | 1.0             | LOT 61 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-032-000           | A    | 100.00 | 100.00                | 1.0             | LOT 62 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-033-000           | A    | 100.00 | 100.00                | 1.0             | LOT 63 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-034-000           | A    | 100.00 | 100.00                | 1.0             | LOT 64 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-035-000           | A    | 100.00 | 100.00                | 1.0             | LOT 65 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-036-000           | A    | 100.00 | 100.00                | 1.0             | LOT 66 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-037-000           | A    | 100.00 | 100.00                | 1.0             | LOT 67 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-038-000           | A    | 100.00 | 100.00                | 1.0             | LOT 68 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-039-000           | A    | 100.00 | 100.00                | 1.0             | LOT 69 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-040-000           | A    | 100.00 | 100.00                | 1.0             | LOT 70 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-041-000           | A    | 100.00 | 100.00                | 1.0             | LOT 71 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-042-000           | A    | 100.00 | 100.00                | 1.0             | LOT 72 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-043-000           | A    | 100.00 | 100.00                | 1.0             | LOT 73 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |
| 477-180-044-000           | A    | 100.00 | 100.00                | 1.0             | LOT 74 WOODCREEK OAKS VILLAGE 8 UNIT A S-3    |



**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                               |
|---------------------------|------|--------|-----------------------|-----------------|-------------------------------------------------|
| 477-180-045-000           | A    | 100.00 | 100.00                | 1.0             | LOT 75 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-180-046-000           | A    | 100.00 | 100.00                | 1.0             | LOT 76 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-180-047-000           | A    | 100.00 | 100.00                | 1.0             | LOT 77 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-180-048-000           | A    | 100.00 | 100.00                | 1.0             | LOT 78 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-180-049-000           | A    | 100.00 | 100.00                | 1.0             | LOT 79 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-180-050-000           | A    | 100.00 | 100.00                | 1.0             | LOT 80 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-180-051-000           | A    | 100.00 | 100.00                | 1.0             | LOT 81 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-180-052-000           | A    | 100.00 | 100.00                | 1.0             | LOT 82 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-180-053-000           | A    | 100.00 | 100.00                | 1.0             | LOT 83 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-180-054-000           | A    | 100.00 | 100.00                | 1.0             | LOT 91 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-180-055-000           | A    | 100.00 | 100.00                | 1.0             | LOT 92 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-180-056-000           | A    | 100.00 | 100.00                | 1.0             | LOT 93 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-180-057-000           | A    | 100.00 | 100.00                | 1.0             | LOT 103 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-058-000           | A    | 100.00 | 100.00                | 1.0             | LOT 104 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-059-000           | A    | 100.00 | 100.00                | 1.0             | LOT 105 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-060-000           | A    | 100.00 | 100.00                | 1.0             | LOT 106 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-061-000           | A    | 100.00 | 100.00                | 1.0             | LOT 107 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-062-000           | A    | 100.00 | 100.00                | 1.0             | LOT 108 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-063-000           | A    | 100.00 | 100.00                | 1.0             | LOT 109 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-064-000           | A    | 100.00 | 100.00                | 1.0             | LOT 110 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-065-000           | A    | 100.00 | 100.00                | 1.0             | LOT 111 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-066-000           | A    | 100.00 | 100.00                | 1.0             | LOT 112 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-067-000           | A    | 100.00 | 100.00                | 1.0             | LOT 113 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-068-000           | A    | 100.00 | 100.00                | 1.0             | LOT 114 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-069-000           | A    | 100.00 | 100.00                | 1.0             | LOT 115 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-070-000           | A    | 100.00 | 100.00                | 1.0             | LOT 116 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-071-000           | A    | 100.00 | 100.00                | 1.0             | LOT 117 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-072-000           | A    | 100.00 | 100.00                | 1.0             | LOT 118 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-073-000           | A    | 100.00 | 100.00                | 1.0             | LOT 119 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-074-000           | A    | 100.00 | 100.00                | 1.0             | LOT 120 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-075-000           | A    | 100.00 | 100.00                | 1.0             | LOT 121 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-076-000           | A    | 100.00 | 100.00                | 1.0             | LOT 122 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-078-000           | A    | 100.00 | 100.00                | 1.0             | LOT 124 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-079-000           | A    | 100.00 | 100.00                | 1.0             | LOT 125 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-080-000           | A    | 100.00 | 100.00                | 1.0             | LOT 126 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-081-000           | A    | 100.00 | 100.00                | 1.0             | LOT 127 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-082-000           | A    | 100.00 | 100.00                | 1.0             | LOT 149 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-083-000           | A    | 100.00 | 100.00                | 1.0             | LOT 150 WOODCREEK OAKS VILLAGE 8 UNIT A S-3     |
| 477-180-085-000           | A    | 100.00 | 100.00                | 1.0             | POR LOT 123 WOODCREEK OAKS VILLAGE 8 UNIT A S-3 |
| 477-190-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 10 WOODCREEK OAKS VILLAGE 8 UNIT A MOR S-3  |
| 477-190-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 11 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-190-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 12 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-190-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 13 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-190-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 14 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-190-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 15 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-190-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 16 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-190-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 17 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-190-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 18 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-190-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 19 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-190-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 20 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-190-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 21 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-190-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 22 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-190-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 23 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-190-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 24 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-190-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 25 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-190-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 26 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-190-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 27 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-190-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 28 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-190-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 29 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-190-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 30 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-190-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 31 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |
| 477-190-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 32 WOODCREEK OAKS VILLAGE 8 UNIT A S-3      |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                           |
|---------------------------|------|--------|-----------------------|-----------------|---------------------------------------------|
| 477-190-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 33 WOODCREEK OAKS VILLAGE 8 UNIT A S-3  |
| 477-190-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 34 WOODCREEK OAKS VILLAGE 8 UNIT A S-3  |
| 477-190-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 35 WOODCREEK OAKS VILLAGE 8 UNIT A S-3  |
| 477-190-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 36 WOODCREEK OAKS VILLAGE 8 UNIT A S-3  |
| 477-190-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 37 WOODCREEK OAKS VILLAGE 8 UNIT A S-3  |
| 477-190-029-000           | A    | 100.00 | 100.00                | 1.0             | LOT 38 WOODCREEK OAKS VILLAGE 8 UNIT A S-3  |
| 477-190-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 39 WOODCREEK OAKS VILLAGE 8 UNIT A S-3  |
| 477-190-031-000           | A    | 100.00 | 100.00                | 1.0             | LOT 84 WOODCREEK OAKS VILLAGE 8 UNIT A S-3  |
| 477-190-032-000           | A    | 100.00 | 100.00                | 1.0             | LOT 85 WOODCREEK OAKS VILLAGE 8 UNIT A S-3  |
| 477-190-033-000           | A    | 100.00 | 100.00                | 1.0             | LOT 86 WOODCREEK OAKS VILLAGE 8 UNIT A S-3  |
| 477-190-034-000           | A    | 100.00 | 100.00                | 1.0             | LOT 87 WOODCREEK OAKS VILLAGE 8 UNIT A S-3  |
| 477-190-035-000           | A    | 100.00 | 100.00                | 1.0             | LOT 88 WOODCREEK OAKS VILLAGE 8 UNIT A S-3  |
| 477-190-036-000           | A    | 100.00 | 100.00                | 1.0             | LOT 89 WOODCREEK OAKS VILLAGE 8 UNIT A S-3  |
| 477-190-037-000           | A    | 100.00 | 100.00                | 1.0             | LOT 90 WOODCREEK OAKS VILLAGE 8 UNIT A S-3  |
| 477-190-038-000           | A    | 100.00 | 100.00                | 1.0             | LOT 94 WOODCREEK OAKS VILLAGE 8 UNIT A S-3  |
| 477-190-039-000           | A    | 100.00 | 100.00                | 1.0             | LOT 95 WOODCREEK OAKS VILLAGE 8 UNIT A S-3  |
| 477-190-040-000           | A    | 100.00 | 100.00                | 1.0             | LOT 96 WOODCREEK OAKS VILLAGE 8 UNIT A S-3  |
| 477-190-041-000           | A    | 100.00 | 100.00                | 1.0             | LOT 97 WOODCREEK OAKS VILLAGE 8 UNIT A S-3  |
| 477-190-042-000           | A    | 100.00 | 100.00                | 1.0             | LOT 98 WOODCREEK OAKS VILLAGE 8 UNIT A S-3  |
| 477-190-043-000           | A    | 100.00 | 100.00                | 1.0             | LOT 99 WOODCREEK OAKS VILLAGE 8 UNIT A S-3  |
| 477-190-044-000           | A    | 100.00 | 100.00                | 1.0             | LOT 100 WOODCREEK OAKS VILLAGE 8 UNIT A S-3 |
| 477-190-045-000           | A    | 100.00 | 100.00                | 1.0             | LOT 101 WOODCREEK OAKS VILLAGE 8 UNIT A S-3 |
| 477-190-046-000           | A    | 100.00 | 100.00                | 1.0             | LOT 102 WOODCREEK OAKS VILLAGE 8 UNIT A S-3 |
| 477-190-047-000           | A    | 100.00 | 100.00                | 1.0             | LOT 128 WOODCREEK OAKS VILLAGE 8 UNIT A S-3 |
| 477-190-048-000           | A    | 100.00 | 100.00                | 1.0             | LOT 129 WOODCREEK OAKS VILLAGE 8 UNIT A S-3 |
| 477-190-049-000           | A    | 100.00 | 100.00                | 1.0             | LOT 130 WOODCREEK OAKS VILLAGE 8 UNIT A S-3 |
| 477-190-050-000           | A    | 100.00 | 100.00                | 1.0             | LOT 131 WOODCREEK OAKS VILLAGE 8 UNIT A S-3 |
| 477-190-051-000           | A    | 100.00 | 100.00                | 1.0             | LOT 132 WOODCREEK OAKS VILLAGE 8 UNIT A S-3 |
| 477-190-052-000           | A    | 100.00 | 100.00                | 1.0             | LOT 133 WOODCREEK OAKS VILLAGE 8 UNIT A S-3 |
| 477-190-053-000           | A    | 100.00 | 100.00                | 1.0             | LOT 134 WOODCREEK OAKS VILLAGE 8 UNIT A S-3 |
| 477-190-054-000           | A    | 100.00 | 100.00                | 1.0             | LOT 135 WOODCREEK OAKS VILLAGE 8 UNIT A S-3 |
| 477-190-055-000           | A    | 100.00 | 100.00                | 1.0             | LOT 136 WOODCREEK OAKS VILLAGE 8 UNIT A S-3 |
| 477-190-056-000           | A    | 100.00 | 100.00                | 1.0             | LOT 137 WOODCREEK OAKS VILLAGE 8 UNIT A S-3 |
| 477-190-057-000           | A    | 100.00 | 100.00                | 1.0             | LOT 138 WOODCREEK OAKS VILLAGE 8 UNIT A S-3 |
| 477-190-058-000           | A    | 100.00 | 100.00                | 1.0             | LOT 139 WOODCREEK OAKS VILLAGE 8 UNIT A S-3 |
| 477-190-059-000           | A    | 100.00 | 100.00                | 1.0             | LOT 140 WOODCREEK OAKS VILLAGE 8 UNIT A S-3 |
| 477-190-060-000           | A    | 100.00 | 100.00                | 1.0             | LOT 141 WOODCREEK OAKS VILLAGE 8 UNIT A S-3 |
| 477-190-061-000           | A    | 100.00 | 100.00                | 1.0             | LOT 142 WOODCREEK OAKS VILLAGE 8 UNIT A S-3 |
| 477-190-062-000           | A    | 100.00 | 100.00                | 1.0             | LOT 143 WOODCREEK OAKS VILLAGE 8 UNIT A S-3 |
| 477-190-063-000           | A    | 100.00 | 100.00                | 1.0             | LOT 144 WOODCREEK OAKS VILLAGE 8 UNIT A S-3 |
| 477-190-064-000           | A    | 100.00 | 100.00                | 1.0             | LOT 145 WOODCREEK OAKS VILLAGE 8 UNIT A S-3 |
| 477-190-065-000           | A    | 100.00 | 100.00                | 1.0             | LOT 146 WOODCREEK OAKS VILLAGE 8 UNIT A S-3 |
| 477-190-066-000           | A    | 100.00 | 100.00                | 1.0             | LOT 147 WOODCREEK OAKS VILLAGE 8 UNIT A S-3 |
| 477-190-067-000           | A    | 100.00 | 100.00                | 1.0             | LOT 148 WOODCREEK OAKS VILLAGE 8 UNIT A S-3 |
| 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                |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                 |
|---------------------------|------|--------|-----------------------|-----------------|-----------------------------------|
| 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 MOR 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 |
| 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 MOR 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      |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION              |
|---------------------------|------|--------|-----------------------|-----------------|--------------------------------|
| 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 |
| 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   |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                               |
|---------------------------|------|--------|-----------------------|-----------------|-------------------------------------------------|
| 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                    |
| 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 1 R-87 |
| 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            |



**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                    |
|---------------------------|------|--------|-----------------------|-----------------|--------------------------------------|
| 477-240-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 167 WOODCREEK OAKS UNIT 9-A S-13 |
| 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-A S-13 |
| 477-240-036-000           | A    | 100.00 | 100.00                | 1.0             | LOT 186 WOODCREEK OAKS UNIT 9-A S-13 |
| 477-240-037-000           | A    | 100.00 | 100.00                | 1.0             | LOT 187 WOODCREEK OAKS UNIT 9-A S-13 |
| 477-240-038-000           | A    | 100.00 | 100.00                | 1.0             | LOT 188 WOODCREEK OAKS UNIT 9-A S-13 |
| 477-240-039-000           | A    | 100.00 | 100.00                | 1.0             | LOT 189 WOODCREEK OAKS UNIT 9-A 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  |
| 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  |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                       |
|---------------------------|------|--------|-----------------------|-----------------|-----------------------------------------|
| 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    |
| 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     |



**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                            |
|---------------------------|------|--------|-----------------------|-----------------|----------------------------------------------|
| 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         |
| 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 S-16 |
| 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          |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                   |
|---------------------------|------|--------|-----------------------|-----------------|-------------------------------------|
| 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 |
| 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 |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                           |
|---------------------------|------|--------|-----------------------|-----------------|---------------------------------------------|
| 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         |
| 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-27 |
| 477-320-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 12 WOODCREEK OAKS VILLAGE #12 PH A S-27 |
| 477-320-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 13 WOODCREEK OAKS VILLAGE #12 PH A S-27 |
| 477-320-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 14 WOODCREEK OAKS VILLAGE #12 PH A S-27 |
| 477-320-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 15 WOODCREEK OAKS VILLAGE #12 PH A S-27 |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                                |
|---------------------------|------|--------|-----------------------|-----------------|--------------------------------------------------|
| 477-320-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 16 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 17 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 18 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 19 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 20 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 21 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 24 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 26 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 27 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 28 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 29 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 30 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 31 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 32 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 33 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 34 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 35 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 36 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 37 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 38 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-029-000           | A    | 100.00 | 100.00                | 1.0             | LOT 39 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 40 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-031-000           | A    | 100.00 | 100.00                | 1.0             | LOT 41 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-032-000           | A    | 100.00 | 100.00                | 1.0             | LOT 42 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-033-000           | A    | 100.00 | 100.00                | 1.0             | LOT 43 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-034-000           | A    | 100.00 | 100.00                | 1.0             | LOT 44 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-035-000           | A    | 100.00 | 100.00                | 1.0             | LOT 45 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-036-000           | A    | 100.00 | 100.00                | 1.0             | LOT 46 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-037-000           | A    | 100.00 | 100.00                | 1.0             | LOT 47 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-038-000           | A    | 100.00 | 100.00                | 1.0             | LOT 48 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-039-000           | A    | 100.00 | 100.00                | 1.0             | LOT 49 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-040-000           | A    | 100.00 | 100.00                | 1.0             | LOT 50 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-041-000           | A    | 100.00 | 100.00                | 1.0             | LOT 51 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-042-000           | A    | 100.00 | 100.00                | 1.0             | LOT 52 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-043-000           | A    | 100.00 | 100.00                | 1.0             | LOT 53 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-044-000           | A    | 100.00 | 100.00                | 1.0             | LOT 54 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-045-000           | A    | 100.00 | 100.00                | 1.0             | LOT 55 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-046-000           | A    | 100.00 | 100.00                | 1.0             | LOT 56 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-047-000           | A    | 100.00 | 100.00                | 1.0             | LOT 57 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-320-051-000           | A    | 100.00 | 100.00                | 1.0             | POR LOT 23 WOODCREEK OAKS VILLAGE #12 PH A S-27  |
| 477-320-052-000           | A    | 100.00 | 100.00                | 1.0             | L22&PORLOTS23,25WOODCREEK OAKS VILLAGE#12 PHA S- |
| 477-320-053-000           | A    | 100.00 | 100.00                | 1.0             | POR LOT 25 WOODCREEK OAKS VILLAGE #12 PH A S-27  |
| 477-330-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 1 WOODCREEK OAKS VILLAGE #12 PH A S-27       |
| 477-330-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 2 WOODCREEK OAKS VILLAGE #12 PH A S-27       |
| 477-330-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 3 WOODCREEK OAKS VILLAGE #12 PH A S-27       |
| 477-330-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 4 WOODCREEK OAKS VILLAGE #12 PH A S-27       |
| 477-330-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 5 WOODCREEK OAKS VILLAGE #12 PH A S-27       |
| 477-330-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 6 WOODCREEK OAKS VILLAGE #12 PH A S-27       |
| 477-330-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 7 WOODCREEK OAKS VILLAGE #12 PH A S-27       |
| 477-330-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 8 WOODCREEK OAKS VILLAGE #12 PH A S-27       |
| 477-330-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 9 WOODCREEK OAKS VILLAGE #12 PH A S-27       |
| 477-330-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 10 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-330-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 61 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-330-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 62 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-330-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 63 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-330-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 64 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-330-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 65 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-330-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 66 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-330-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 67 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-330-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 68 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-330-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 69 WOODCREEK OAKS VILLAGE #12 PH A S-27      |
| 477-330-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 70 WOODCREEK OAKS VILLAGE #12 PH A S-27      |



**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                                   |
|---------------------------|------|--------|-----------------------|-----------------|-----------------------------------------------------|
| 477-330-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 71 WOODCREEK OAKS VILLAGE #12 PH A S-27         |
| 477-330-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 72 WOODCREEK OAKS VILLAGE #12 PH A S-27         |
| 477-330-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 73 WOODCREEK OAKS VILLAGE #12 PH A S-27         |
| 477-330-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 74 WOODCREEK OAKS VILLAGE #12 PH A S-27         |
| 477-330-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 75 WOODCREEK OAKS VILLAGE #12 PH A S-27         |
| 477-330-029-000           | A    | 100.00 | 100.00                | 1.0             | LOT 76 WOODCREEK OAKS VILLAGE #12 PH A S-27         |
| 477-330-032-000           | A    | 100.00 | 100.00                | 1.0             | POR LOTS 59&60 WOODCREEK OAKS VILLAGE #12 PHA S-27  |
| 477-330-033-000           | A    | 100.00 | 100.00                | 1.0             | PORLOTS58 59 60 121&122WOODCREEK OAKS VILL#12PHA&60 |
| 477-330-034-000           | A    | 100.00 | 100.00                | 1.0             | POR LOTS 58 59 & 121 WOODCREEK OAKS VILL#12 PH A&B  |
| 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              |
| 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              |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                      |
|---------------------------|------|--------|-----------------------|-----------------|----------------------------------------|
| 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          |
| 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          |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                           |
|---------------------------|------|--------|-----------------------|-----------------|---------------------------------------------|
| 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               |
| 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-51 |
| 477-370-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 78 WOODCREEK OAKS VILLAGE #12 PH B S-51 |
| 477-370-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 79 WOODCREEK OAKS VILLAGE #12 PH B S-51 |
| 477-370-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 80 WOODCREEK OAKS VILLAGE #12 PH B S-51 |
| 477-370-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 81 WOODCREEK OAKS VILLAGE #12 PH B S-51 |
| 477-370-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 82 WOODCREEK OAKS VILLAGE #12 PH B S-51 |
| 477-370-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 83 WOODCREEK OAKS VILLAGE #12 PH B S-51 |
| 477-370-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 84 WOODCREEK OAKS VILLAGE #12 PH B S-51 |
| 477-370-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 85 WOODCREEK OAKS VILLAGE #12 PH B S-51 |
| 477-370-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 86 WOODCREEK OAKS VILLAGE #12 PH B S-51 |
| 477-370-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 87 WOODCREEK OAKS VILLAGE #12 PH B S-51 |
| 477-370-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 88 WOODCREEK OAKS VILLAGE #12 PH B S-51 |
| 477-370-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 89 WOODCREEK OAKS VILLAGE #12 PH B S-51 |
| 477-370-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 90 WOODCREEK OAKS VILLAGE #12 PH B S-51 |
| 477-370-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 91 WOODCREEK OAKS VILLAGE #12 PH B S-51 |
| 477-370-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 92 WOODCREEK OAKS VILLAGE #12 PH B S-51 |
| 477-370-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 93 WOODCREEK OAKS VILLAGE #12 PH B S-51 |
| 477-370-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 94 WOODCREEK OAKS VILLAGE #12 PH B S-51 |
| 477-370-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 95 WOODCREEK OAKS VILLAGE #12 PH B S-51 |
| 477-370-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 96 WOODCREEK OAKS VILLAGE #12 PH B S-51 |
| 477-370-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 97 WOODCREEK OAKS VILLAGE #12 PH B S-51 |
| 477-370-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 98 WOODCREEK OAKS VILLAGE #12 PH B S-51 |



**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                                  |
|---------------------------|------|--------|-----------------------|-----------------|----------------------------------------------------|
| 477-370-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 99 WOODCREEK OAKS VILLAGE #12 PH B S-51        |
| 477-370-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 100 WOODCREEK OAKS VILLAGE #12 PH B S-51       |
| 477-370-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 101 WOODCREEK OAKS VILLAGE #12 PH B S-51       |
| 477-370-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 102 WOODCREEK OAKS VILLAGE #12 PH B S-51       |
| 477-370-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 103 WOODCREEK OAKS VILLAGE #12 PH B S-51       |
| 477-370-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 104 WOODCREEK OAKS VILLAGE #12 PH B S-51       |
| 477-370-029-000           | A    | 100.00 | 100.00                | 1.0             | LOT 105 WOODCREEK OAKS VILLAGE #12 PH B S-51       |
| 477-370-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 106 WOODCREEK OAKS VILLAGE #12 PH B S-51       |
| 477-370-031-000           | A    | 100.00 | 100.00                | 1.0             | LOT 107 WOODCREEK OAKS VILLAGE #12 PH B S-51       |
| 477-370-032-000           | A    | 100.00 | 100.00                | 1.0             | LOT 108 WOODCREEK OAKS VILLAGE #12 PH B S-51       |
| 477-370-033-000           | A    | 100.00 | 100.00                | 1.0             | LOT 109 WOODCREEK OAKS VILLAGE #12 PH B S-51       |
| 477-370-034-000           | A    | 100.00 | 100.00                | 1.0             | LOT 110 WOODCREEK OAKS VILLAGE #12 PH B S-51       |
| 477-370-038-000           | A    | 100.00 | 100.00                | 1.0             | LOT 114 WOODCREEK OAKS VILLAGE #12 PH B S-51       |
| 477-370-039-000           | A    | 100.00 | 100.00                | 1.0             | LOT 115 WOODCREEK OAKS VILLAGE #12 PH B S-51       |
| 477-370-040-000           | A    | 100.00 | 100.00                | 1.0             | LOT 116 WOODCREEK OAKS VILLAGE #12 PH B S-51       |
| 477-370-041-000           | A    | 100.00 | 100.00                | 1.0             | LOT 126 WOODCREEK OAKS VILLAGE #12 PH B S-51       |
| 477-370-042-000           | A    | 100.00 | 100.00                | 1.0             | LOT 127 WOODCREEK OAKS VILLAGE #12 PH B S-51       |
| 477-370-043-000           | A    | 100.00 | 100.00                | 1.0             | LOT 128 WOODCREEK OAKS VILLAGE #12 PH B S-51       |
| 477-370-044-000           | A    | 100.00 | 100.00                | 1.0             | LOT 129 WOODCREEK OAKS VILLAGE #12 PH B S-51       |
| 477-370-045-000           | A    | 100.00 | 100.00                | 1.0             | LOT 130 WOODCREEK OAKS VILLAGE #12 PH B S-51       |
| 477-370-046-000           | A    | 100.00 | 100.00                | 1.0             | LOT 131 WOODCREEK OAKS VILLAGE #12 PH B S-51       |
| 477-370-047-000           | A    | 100.00 | 100.00                | 1.0             | LOT 132 WOODCREEK OAKS VILLAGE #12 PH B S-51       |
| 477-370-048-000           | A    | 100.00 | 100.00                | 1.0             | LOT 133 WOODCREEK OAKS VILLAGE #12 PH B S-51       |
| 477-370-052-000           | A    | 100.00 | 100.00                | 1.0             | POR LOT 111 WOODCREEK OAKS VILLAGE #12 PH B S-51   |
| 477-370-053-000           | A    | 100.00 | 100.00                | 1.0             | POR LOTS111&112 WOODCREEK OAKS VILLAGE#12 PHB S-51 |
| 477-370-054-000           | A    | 100.00 | 100.00                | 1.0             | LOT 113&POR112 WOODCREEK OAKS VILLAGE#12 PH B S-51 |
| 477-380-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 134 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 135 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 136 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 137 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 138 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 139 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 140 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 141 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 142 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 143 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 144 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 145 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 146 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 147 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 148 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 149 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 150 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 151 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 152 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 153 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 154 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 155 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 156 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 157 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 158 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 159 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 160 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 161 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-029-000           | A    | 100.00 | 100.00                | 1.0             | LOT 162 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 163 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-031-000           | A    | 100.00 | 100.00                | 1.0             | LOT 164 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-032-000           | A    | 100.00 | 100.00                | 1.0             | LOT 165 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-033-000           | A    | 100.00 | 100.00                | 1.0             | LOT 166 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-034-000           | A    | 100.00 | 100.00                | 1.0             | LOT 167 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-035-000           | A    | 100.00 | 100.00                | 1.0             | LOT 168 WOODCREEK OAKS VILLAGE #12 PH C S-52       |
| 477-380-036-000           | A    | 100.00 | 100.00                | 1.0             | LOT 169 WOODCREEK OAKS VILLAGE #12 PH C S-52       |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                                |
|---------------------------|------|--------|-----------------------|-----------------|--------------------------------------------------|
| 477-380-037-000           | A    | 100.00 | 100.00                | 1.0             | LOT 170 WOODCREEK OAKS VILLAGE #12 PH C S-52     |
| 477-380-038-000           | A    | 100.00 | 100.00                | 1.0             | LOT 171 WOODCREEK OAKS VILLAGE #12 PH C S-52     |
| 477-380-039-000           | A    | 100.00 | 100.00                | 1.0             | LOT 172 WOODCREEK OAKS VILLAGE #12 PH C S-52     |
| 477-380-040-000           | A    | 100.00 | 100.00                | 1.0             | LOT 173 WOODCREEK OAKS VILLAGE #12 PH C S-52     |
| 477-380-041-000           | A    | 100.00 | 100.00                | 1.0             | LOT 174 WOODCREEK OAKS VILLAGE #12 PH C S-52     |
| 477-380-042-000           | A    | 100.00 | 100.00                | 1.0             | LOT 175 WOODCREEK OAKS VILLAGE #12 PH C S-52     |
| 477-380-043-000           | A    | 100.00 | 100.00                | 1.0             | LOT 176 WOODCREEK OAKS VILLAGE #12 PH C S-52     |
| 477-380-044-000           | A    | 100.00 | 100.00                | 1.0             | LOT 177 WOODCREEK OAKS VILLAGE #12 PH C S-52     |
| 477-380-045-000           | A    | 100.00 | 100.00                | 1.0             | LOT 178 WOODCREEK OAKS VILLAGE #12 PH C S-52     |
| 477-380-046-000           | A    | 100.00 | 100.00                | 1.0             | LOT 179 WOODCREEK OAKS VILLAGE #12 PH C S-52     |
| 477-380-047-000           | A    | 100.00 | 100.00                | 1.0             | LOT 180 WOODCREEK OAKS VILLAGE #12 PH C S-52     |
| 477-380-048-000           | A    | 100.00 | 100.00                | 1.0             | LOT 181 WOODCREEK OAKS VILLAGE #12 PH C S-52     |
| 477-380-049-000           | A    | 100.00 | 100.00                | 1.0             | LOT 182 WOODCREEK OAKS VILLAGE #12 PH C S-52     |
| 477-380-050-000           | A    | 100.00 | 100.00                | 1.0             | LOT 183 WOODCREEK OAKS VILLAGE #12 PH C S-52     |
| 477-380-051-000           | A    | 100.00 | 100.00                | 1.0             | LOT 184 WOODCREEK OAKS VILLAGE #12 PH C S-52     |
| 477-380-052-000           | A    | 100.00 | 100.00                | 1.0             | LOT 185 WOODCREEK OAKS VILLAGE #12 PH C S-52     |
| 477-380-053-000           | A    | 100.00 | 100.00                | 1.0             | LOT 186 WOODCREEK OAKS VILLAGE #12 PH C S-52     |
| 477-380-054-000           | A    | 100.00 | 100.00                | 1.0             | LOT 117 WOODCREEK OAKS VILLAGE #12 PH B S-51     |
| 477-380-055-000           | A    | 100.00 | 100.00                | 1.0             | LOT 118 WOODCREEK OAKS VILLAGE #12 PH B S-51     |
| 477-380-056-000           | A    | 100.00 | 100.00                | 1.0             | LOT 119 WOODCREEK OAKS VILLAGE #12 PH B S-51     |
| 477-380-057-000           | A    | 100.00 | 100.00                | 1.0             | LOT 120 WOODCREEK OAKS VILLAGE #12 PH B S-51     |
| 477-380-060-000           | A    | 100.00 | 100.00                | 1.0             | LOT 123 WOODCREEK OAKS VILLAGE #12 PH B S-51     |
| 477-380-061-000           | A    | 100.00 | 100.00                | 1.0             | LOT 124 WOODCREEK OAKS VILLAGE #12 PH B S-51     |
| 477-380-062-000           | A    | 100.00 | 100.00                | 1.0             | LOT 125 WOODCREEK OAKS VILLAGE #12 PH B S-51     |
| 477-380-063-000           | A    | 100.00 | 100.00                | 1.0             | POR LOT 122 WOODCREEK OAKS VILLAGE #12 PH B S-51 |
| 477-380-064-000           | A    | 100.00 | 100.00                | 1.0             | POR LOT 121 WOODCREEK OAKS VILLAGE #12 PH B S-51 |
| 477-390-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 1 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74   |
| 477-390-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 2 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74   |
| 477-390-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 3 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74   |
| 477-390-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 4 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74   |
| 477-390-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 5 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74   |
| 477-390-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 6 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74   |
| 477-390-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 7 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74   |
| 477-390-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 8 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74   |
| 477-390-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 9 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74   |
| 477-390-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 10 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74  |
| 477-390-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 11 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74  |
| 477-390-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 12 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74  |
| 477-390-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 13 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74  |
| 477-390-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 14 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74  |
| 477-390-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 15 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74  |
| 477-390-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 40 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74  |
| 477-390-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 41 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74  |
| 477-390-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 42 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74  |
| 477-390-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 43 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74  |
| 477-390-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 44 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74  |
| 477-390-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 85 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74  |
| 477-390-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 86 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74  |
| 477-390-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 87 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74  |
| 477-390-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 88 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74  |
| 477-390-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 89 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74  |
| 477-390-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 90 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74  |
| 477-390-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 91 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74  |
| 477-390-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 92 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74  |
| 477-390-029-000           | A    | 100.00 | 100.00                | 1.0             | LOT 93 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74  |
| 477-390-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 94 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74  |
| 477-390-031-000           | A    | 100.00 | 100.00                | 1.0             | LOT 95 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74  |
| 477-390-032-000           | A    | 100.00 | 100.00                | 1.0             | LOT 96 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74  |
| 477-390-033-000           | A    | 100.00 | 100.00                | 1.0             | LOT 97 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74  |
| 477-390-034-000           | A    | 100.00 | 100.00                | 1.0             | LOT 98 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74  |
| 477-390-035-000           | A    | 100.00 | 100.00                | 1.0             | LOT 99 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74  |
| 477-390-036-000           | A    | 100.00 | 100.00                | 1.0             | LOT 100 WOODCREEK OAKS VILLAGE 8 UNIT B MOR S-74 |

**City of Roseville  
Northwest Roseville Landscaping & Lighting District  
Fiscal Year 2018/19 Preliminary Assessment Roll**

[illegible]

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                                           |
|---------------------------|------|--------|-----------------------|-----------------|-------------------------------------------------------------|
| 477-410-036-000           | A    | 100.00 | 100.00                | 1.0             | POR LOT 50 WOODCREEK OAKS VILLAGE 8 UNT B MOR S-74          |
| 477-410-038-000           | A    | 100.00 | 100.00                | 1.0             | LOT 49 & POR LOT 50 WOODCREEK OAKS VILLAGE 8 UNT B MOR S-74 |
| 477-420-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 350 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 351 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 352 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 353 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 354 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 355 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 356 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 357 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 358 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 359 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 360 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 361 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 362 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 363 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 364 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 365 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 366 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 367 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 368 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 369 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 370 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 371 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 372 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 373 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 374 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 375 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 376 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 377 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-029-000           | A    | 100.00 | 100.00                | 1.0             | LOT 378 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 379 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-031-000           | A    | 100.00 | 100.00                | 1.0             | LOT 380 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-032-000           | A    | 100.00 | 100.00                | 1.0             | LOT 381 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-033-000           | A    | 100.00 | 100.00                | 1.0             | LOT 382 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-034-000           | A    | 100.00 | 100.00                | 1.0             | LOT 383 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-035-000           | A    | 100.00 | 100.00                | 1.0             | LOT 384 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-036-000           | A    | 100.00 | 100.00                | 1.0             | LOT 385 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-037-000           | A    | 100.00 | 100.00                | 1.0             | LOT 386 WOODCREEK OAKS VILLAGE 11 UNIT A T-7                |
| 477-420-038-000           | A    | 100.00 | 100.00                | 1.0             | LOT 387 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-039-000           | A    | 100.00 | 100.00                | 1.0             | LOT 388 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-040-000           | A    | 100.00 | 100.00                | 1.0             | LOT 389 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-041-000           | A    | 100.00 | 100.00                | 1.0             | LOT 390 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-042-000           | A    | 100.00 | 100.00                | 1.0             | LOT 391 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-043-000           | A    | 100.00 | 100.00                | 1.0             | LOT 392 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-044-000           | A    | 100.00 | 100.00                | 1.0             | LOT 393 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-045-000           | A    | 100.00 | 100.00                | 1.0             | LOT 394 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-046-000           | A    | 100.00 | 100.00                | 1.0             | LOT 395 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-047-000           | A    | 100.00 | 100.00                | 1.0             | LOT 396 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-048-000           | A    | 100.00 | 100.00                | 1.0             | LOT 397 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-049-000           | A    | 100.00 | 100.00                | 1.0             | LOT 398 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-050-000           | A    | 100.00 | 100.00                | 1.0             | LOT 399 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-051-000           | A    | 100.00 | 100.00                | 1.0             | LOT 400 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-052-000           | A    | 100.00 | 100.00                | 1.0             | LOT 401 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-053-000           | A    | 100.00 | 100.00                | 1.0             | LOT 402 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-054-000           | A    | 100.00 | 100.00                | 1.0             | LOT 403 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-055-000           | A    | 100.00 | 100.00                | 1.0             | LOT 419 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-056-000           | A    | 100.00 | 100.00                | 1.0             | LOT 420 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-057-000           | A    | 100.00 | 100.00                | 1.0             | LOT 421 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-058-000           | A    | 100.00 | 100.00                | 1.0             | LOT 422 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-059-000           | A    | 100.00 | 100.00                | 1.0             | LOT 423 WOODCREEK OAKS VILLAGE II UNIT A T-7                |
| 477-420-060-000           | A    | 100.00 | 100.00                | 1.0             | LOT 424 WOODCREEK OAKS VILLAGE II UNIT A T-7                |



**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                            |
|---------------------------|------|--------|-----------------------|-----------------|----------------------------------------------|
| 477-420-061-000           | A    | 100.00 | 100.00                | 1.0             | LOT 425 WOODCREEK OAKS VILLAGE II UNIT A T-7 |
| 477-420-062-000           | A    | 100.00 | 100.00                | 1.0             | LOT 426 WOODCREEK OAKS VILLAGE II UNIT A T-7 |
| 477-420-063-000           | A    | 100.00 | 100.00                | 1.0             | LOT 427 WOODCREEK OAKS VILLAGE II UNIT A T-7 |
| 477-420-064-000           | A    | 100.00 | 100.00                | 1.0             | LOT 428 WOODCREEK OAKS VILLAGE II UNIT A T-7 |
| 477-420-065-000           | A    | 100.00 | 100.00                | 1.0             | LOT 429 WOODCREEK OAKS VILLAGE II UNIT A T-7 |
| 477-420-066-000           | A    | 100.00 | 100.00                | 1.0             | LOT 430 WOODCREEK OAKS VILLAGE II UNIT A T-7 |
| 477-420-067-000           | A    | 100.00 | 100.00                | 1.0             | LOT 431 WOODCREEK OAKS VILLAGE II UNIT A T-7 |
| 477-420-068-000           | A    | 100.00 | 100.00                | 1.0             | LOT 432 WOODCREEK OAKS VILLAGE II UNIT A T-7 |
| 477-430-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 346 WOODCREEK OAKS VILLAGE 11 UNIT B T-8 |
| 477-430-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 347 WOODCREEK OAKS VILLAGE 11 UNIT B T-8 |
| 477-430-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 348 WOODCREEK OAKS VILLAGE 11 UNIT B T-8 |
| 477-430-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 349 WOODCREEK OAKS VILLAGE 11 UNIT B T-8 |
| 477-430-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 404 WOODCREEK OAKS VILLAGE 11 UNIT B T-8 |
| 477-430-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 405 WOODCREEK OAKS VILLAGE 11 UNIT B T-8 |
| 477-430-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 406 WOODCREEK OAKS VILLAGE 11 UNIT B T-8 |
| 477-430-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 407 WOODCREEK OAKS VILLAGE 11 UNIT B T-8 |
| 477-430-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 408 WOODCREEK OAKS VILLAGE 11 UNIT B T-8 |
| 477-430-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 409 WOODCREEK OAKS VILLAGE 11 UNIT B T-8 |
| 477-430-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 410 WOODCREEK OAKS VILLAGE 11 UNIT B T-8 |
| 477-430-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 411 WOODCREEK OAKS VILLAGE 11 UNIT B T-8 |
| 477-430-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 412 WOODCREEK OAKS VILLAGE 11 UNIT B T-8 |
| 477-430-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 413 WOODCREEK OAKS VILLAGE 11 UNIT B T-8 |
| 477-430-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 414 WOODCREEK OAKS VILLAGE 11 UNIT B T-8 |
| 477-430-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 415 WOODCREEK OAKS VILLAGE 11 UNIT B T-8 |
| 477-430-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 416 WOODCREEK OAKS VILLAGE 11 UNIT B T-8 |
| 477-430-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 417 WOODCREEK OAKS VILLAGE 11 UNIT B T-8 |
| 477-430-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 418 WOODCREEK OAKS VILLAGE 11 UNIT B T-8 |
| 477-430-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 433 WOODCREEK OAKS VILLAGE 11 UNIT B T-8 |
| 477-430-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 451 WOODCREEK OAKS VILLAGE 11 UNIT B T-8 |
| 477-430-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 452 WOODCREEK OAKS VILLAGE 11 UNIT B T-8 |
| 477-430-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 453 WOODCREEK OAKS VILLAGE 11 UNIT B T-8 |
| 477-430-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 454 WOODCREEK OAKS VILLAGE 11 UNIT B T-8 |
| 477-430-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 455 WOODCREEK OAKS VILLAGE 11 UNIT B T-8 |
| 477-430-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 456 WOODCREEK OAKS VILLAGE 11 UNIT B T-8 |
| 477-430-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 457 WOODCREEK OAKS VILLAGE 11 UNIT B T-8 |
| 477-430-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 458 WOODCREEK OAKS VILLAGE 11 UNIT B T-8 |
| 477-430-029-000           | A    | 100.00 | 100.00                | 1.0             | LOT 459 WOODCREEK OAKS VILLAGE 11 UNIT B T-8 |
| 477-430-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 460 WOODCREEK OAKS VILLAGE 11 UNIT B T-8 |
| 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          |
| 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         |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                         |
|---------------------------|------|--------|-----------------------|-----------------|-------------------------------------------|
| 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             | LOT 19 WOODCREEK OAKS VILL 4-PH A T-65    |
| 477-460-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 20 WOODCREEK OAKS VILL 4-PH A T-65    |
| 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-66 |
| 477-480-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 46 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-480-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 47 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-480-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 48 WOODCREEK OAKS VILL 4 PHASE B T-66 |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                         |
|---------------------------|------|--------|-----------------------|-----------------|-------------------------------------------|
| 477-480-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 49 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-480-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 50 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-480-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 51 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-480-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 52 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-480-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 53 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-480-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 54 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-480-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 87 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-480-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 88 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-480-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 89 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-480-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 90 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-480-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 98 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-480-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 99 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-490-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 55 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-490-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 56 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-490-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 57 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-490-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 58 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-490-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 59 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-490-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 60 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-490-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 77 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-490-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 78 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-490-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 79 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-490-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 80 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-490-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 81 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-490-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 82 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-490-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 83 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-490-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 84 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-490-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 85 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-490-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 86 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-490-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 91 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-490-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 92 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-490-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 93 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-490-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 94 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-490-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 95 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-490-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 96 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 477-490-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 97 WOODCREEK OAKS VILL 4 PHASE B T-66 |
| 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        |



**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                  |
|---------------------------|------|--------|-----------------------|-----------------|------------------------------------|
| 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 |
| 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 |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                             |
|---------------------------|------|--------|-----------------------|-----------------|-----------------------------------------------|
| 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            |
| 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 T-68 |
| 477-550-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 35 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-550-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 36 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-550-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 37 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-550-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 38 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-550-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 39 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-550-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 40 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-550-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 41 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-550-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 42 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-550-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 43 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-550-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 46 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-550-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 47 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-550-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 48 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-550-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 49 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-550-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 50 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-550-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 51 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-550-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 52 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-550-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 53 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-550-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 54 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-550-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 55 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-550-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 56 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-550-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 57 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-550-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 58 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-550-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 59 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-550-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 60 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-550-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 61 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-550-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 62 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-550-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 63 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-550-029-000           | A    | 100.00 | 100.00                | 1.0             | LOT 64 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-550-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 65 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-550-031-000           | A    | 100.00 | 100.00                | 1.0             | LOT 66 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-550-032-000           | A    | 100.00 | 100.00                | 1.0             | LOT 67 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-560-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 1 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68  |
| 477-560-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 2 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68  |
| 477-560-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 3 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68  |
| 477-560-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 4 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68  |
| 477-560-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 5 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68  |
| 477-560-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 6 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68  |
| 477-560-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 7 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68  |
| 477-560-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 8 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68  |
| 477-560-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 9 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68  |
| 477-560-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 10 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-560-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 11 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-560-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 12 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-560-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 13 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-560-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 14 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-560-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 15 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-560-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 16 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-560-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 17 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-560-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 18 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-560-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 19 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-560-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 20 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                             |
|---------------------------|------|--------|-----------------------|-----------------|-----------------------------------------------|
| 477-560-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 21 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-560-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 22 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-560-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 23 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-560-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 24 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-560-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 25 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-560-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 26 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-560-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 27 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-560-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 28 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-560-029-000           | A    | 100.00 | 100.00                | 1.0             | LOT 29 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-560-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 30 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-560-031-000           | A    | 100.00 | 100.00                | 1.0             | LOT 31 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-560-032-000           | A    | 100.00 | 100.00                | 1.0             | LOT 32 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-560-033-000           | A    | 100.00 | 100.00                | 1.0             | LOT 33 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-560-034-000           | A    | 100.00 | 100.00                | 1.0             | LOT 44 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-560-035-000           | A    | 100.00 | 100.00                | 1.0             | LOT 45 WOODCREEK OAKS UNIT NO 1 PH A MOR T-68 |
| 477-570-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 322 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 323 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 324 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 325 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 326 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 327 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 328 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 329 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 330 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 331 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 332 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 333 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 334 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 335 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 336 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 337 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 338 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 339 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 340 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 341 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 342 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 343 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 344 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 345 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 434 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 435 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 436 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 437 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-029-000           | A    | 100.00 | 100.00                | 1.0             | LOT 438 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 439 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-031-000           | A    | 100.00 | 100.00                | 1.0             | LOT 440 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-032-000           | A    | 100.00 | 100.00                | 1.0             | LOT 441 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-033-000           | A    | 100.00 | 100.00                | 1.0             | LOT 442 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-034-000           | A    | 100.00 | 100.00                | 1.0             | LOT 443 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-035-000           | A    | 100.00 | 100.00                | 1.0             | LOT 444 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-036-000           | A    | 100.00 | 100.00                | 1.0             | LOT 445 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-037-000           | A    | 100.00 | 100.00                | 1.0             | LOT 446 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-038-000           | A    | 100.00 | 100.00                | 1.0             | LOT 447 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-039-000           | A    | 100.00 | 100.00                | 1.0             | LOT 448 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-040-000           | A    | 100.00 | 100.00                | 1.0             | LOT 449 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-041-000           | A    | 100.00 | 100.00                | 1.0             | LOT 450 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-570-042-000           | A    | 100.00 | 100.00                | 1.0             | LOT 461 WOODCREEK OAKS VILLAGE 11 UNIT C T-80 |
| 477-580-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 81 WOODCREEK OAKS UNIT 1 PH B MOR U-4     |
| 477-580-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 82 WOODCREEK OAKS UNIT 1 PH B MOR U-4     |
| 477-580-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 83 WOODCREEK OAKS UNIT 1 PH B MOR U-4     |
| 477-580-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 84 WOODCREEK OAKS UNIT 1 PH B MOR U-4     |
| 477-580-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 85 WOODCREEK OAKS UNIT 1 PH B MOR U-4     |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                          |
|---------------------------|------|--------|-----------------------|-----------------|--------------------------------------------|
| 477-580-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 86 WOODCREEK OAKS UNIT 1 PH B MOR U-4  |
| 477-580-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 87 WOODCREEK OAKS UNIT 1 PH B MOR U-4  |
| 477-580-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 88 WOODCREEK OAKS UNIT 1 PH B MOR U-4  |
| 477-580-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 89 WOODCREEK OAKS UNIT 1 PH B MOR U-4  |
| 477-580-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 90 WOODCREEK OAKS UNIT 1 PH B MOR U-4  |
| 477-580-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 91 WOODCREEK OAKS UNIT 1 PH B MOR U-4  |
| 477-580-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 92 WOODCREEK OAKS UNIT 1 PH B MOR U-4  |
| 477-580-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 93 WOODCREEK OAKS UNIT 1 PH B MOR U-4  |
| 477-580-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 94 WOODCREEK OAKS UNIT 1 PH B MOR U-4  |
| 477-580-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 95 WOODCREEK OAKS UNIT 1 PH B MOR U-4  |
| 477-580-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 96 WOODCREEK OAKS UNIT 1 PH B MOR U-4  |
| 477-580-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 97 WOODCREEK OAKS UNIT 1 PH B MOR U-4  |
| 477-580-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 98 WOODCREEK OAKS UNIT 1 PH B MOR U-4  |
| 477-580-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 99 WOODCREEK OAKS UNIT 1 PH B MOR U-4  |
| 477-580-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 100 WOODCREEK OAKS UNIT 1 PH B MOR U-4 |
| 477-580-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 101 WOODCREEK OAKS UNIT 1 PH B MOR U-4 |
| 477-580-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 102 WOODCREEK OAKS UNIT 1 PH B MOR U-4 |
| 477-580-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 103 WOODCREEK OAKS UNIT 1 PH B MOR U-4 |
| 477-580-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 104 WOODCREEK OAKS UNIT 1 PH B MOR U-4 |
| 477-580-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 105 WOODCREEK OAKS UNIT 1 PH B MOR U-4 |
| 477-580-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 106 WOODCREEK OAKS UNIT 1 PH B MOR U-4 |
| 477-580-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 107 WOODCREEK OAKS UNIT 1 PH B MOR U-4 |
| 477-580-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 108 WOODCREEK OAKS UNIT 1 PH B MOR U-4 |
| 477-590-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 68 WOODCREEK OAKS UNIT 1 PH B MOR U-4  |
| 477-590-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 69 WOODCREEK OAKS UNIT 1 PH B MOR U-4  |
| 477-590-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 70 WOODCREEK OAKS UNIT 1 PH B MOR U-4  |
| 477-590-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 71 WOODCREEK OAKS UNIT 1 PH B MOR U-4  |
| 477-590-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 72 WOODCREEK OAKS UNIT 1 PH B MOR U-4  |
| 477-590-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 73 WOODCREEK OAKS UNIT 1 PH B MOR U-4  |
| 477-590-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 74 WOODCREEK OAKS UNIT 1 PH B MOR U-4  |
| 477-590-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 75 WOODCREEK OAKS UNIT 1 PH B MOR U-4  |
| 477-590-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 76 WOODCREEK OAKS UNIT 1 PH B MOR U-4  |
| 477-590-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 77 WOODCREEK OAKS UNIT 1 PH B MOR U-4  |
| 477-590-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 78 WOODCREEK OAKS UNIT 1 PH B MOR U-4  |
| 477-590-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 79 WOODCREEK OAKS UNIT 1 PH B MOR U-4  |
| 477-590-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 80 WOODCREEK OAKS UNIT 1 PH B MOR U-4  |
| 477-590-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 109 WOODCREEK OAKS UNIT 1 PH B MOR U-4 |
| 477-590-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 110 WOODCREEK OAKS UNIT 1 PH B MOR U-4 |
| 477-590-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 111 WOODCREEK OAKS UNIT 1 PH B MOR U-4 |
| 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         |
| 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         |



**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                          |
|---------------------------|------|--------|-----------------------|-----------------|--------------------------------------------|
| 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         |
| 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-56 |
| 477-630-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 140 WOODCREEK OAKS VILLAGE 5A MOR U-56 |
| 477-630-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 141 WOODCREEK OAKS VILLAGE 5A MOR U-56 |
| 477-630-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 142 WOODCREEK OAKS VILLAGE 5A MOR U-56 |
| 477-630-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 143 WOODCREEK OAKS VILLAGE 5A MOR U-56 |
| 477-630-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 144 WOODCREEK OAKS VILLAGE 5A MOR U-56 |
| 477-630-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 145 WOODCREEK OAKS VILLAGE 5A MOR U-56 |
| 477-630-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 146 WOODCREEK OAKS VILLAGE 5A MOR U-56 |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                            |
|---------------------------|------|--------|-----------------------|-----------------|----------------------------------------------|
| 477-630-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 147 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-630-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 148 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-630-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 149 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-630-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 150 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-630-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 151 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-630-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 152 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-630-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 153 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-630-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 154 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-630-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 155 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-630-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 156 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-630-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 157 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-630-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 158 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-630-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 159 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-640-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 100 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-640-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 101 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-640-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 102 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-640-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 103 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-640-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 132 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-640-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 133 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-640-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 134 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-640-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 135 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-640-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 136 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-640-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 137 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-640-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 138 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-640-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 160 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-640-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 161 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-640-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 162 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-640-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 163 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-640-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 164 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-640-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 189 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-640-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 190 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-640-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 191 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-640-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 192 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-640-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 193 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-640-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 194 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-640-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 195 WOODCREEK OAKS VILLAGE 5A MOR U-56   |
| 477-650-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 112 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 113 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 114 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 115 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 116 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 117 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 118 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 119 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 120 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 121 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 122 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 123 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 124 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 125 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 126 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 127 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 128 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 129 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 130 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 131 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 132 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 133 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 134 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 135 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 136 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 137 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                            |
|---------------------------|------|--------|-----------------------|-----------------|----------------------------------------------|
| 477-650-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 138 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 139 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-029-000           | A    | 100.00 | 100.00                | 1.0             | LOT 140 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 141 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-031-000           | A    | 100.00 | 100.00                | 1.0             | LOT 142 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-032-000           | A    | 100.00 | 100.00                | 1.0             | LOT 143 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-033-000           | A    | 100.00 | 100.00                | 1.0             | LOT 144 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-034-000           | A    | 100.00 | 100.00                | 1.0             | LOT 145 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-035-000           | A    | 100.00 | 100.00                | 1.0             | LOT 146 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-036-000           | A    | 100.00 | 100.00                | 1.0             | LOT 147 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-037-000           | A    | 100.00 | 100.00                | 1.0             | LOT 148 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-038-000           | A    | 100.00 | 100.00                | 1.0             | LOT 149 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-039-000           | A    | 100.00 | 100.00                | 1.0             | LOT 150 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-040-000           | A    | 100.00 | 100.00                | 1.0             | LOT 151 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-041-000           | A    | 100.00 | 100.00                | 1.0             | LOT 152 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-042-000           | A    | 100.00 | 100.00                | 1.0             | LOT 153 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-043-000           | A    | 100.00 | 100.00                | 1.0             | LOT 154 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-044-000           | A    | 100.00 | 100.00                | 1.0             | LOT 155 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-650-045-000           | A    | 100.00 | 100.00                | 1.0             | LOT 156 WOODCREEK OAKS UNIT #1 PH C MOR U-75 |
| 477-660-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 104 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 105 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 106 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 107 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 108 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 109 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 110 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 111 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 112 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 113 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 114 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 115 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 116 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 117 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 118 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 119 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 120 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 121 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 122 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 123 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 124 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 125 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 126 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 127 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 128 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 129 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 130 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 131 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-029-000           | A    | 100.00 | 100.00                | 1.0             | LOT 165 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 166 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-031-000           | A    | 100.00 | 100.00                | 1.0             | LOT 167 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-032-000           | A    | 100.00 | 100.00                | 1.0             | LOT 168 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-033-000           | A    | 100.00 | 100.00                | 1.0             | LOT 169 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-034-000           | A    | 100.00 | 100.00                | 1.0             | LOT 170 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-035-000           | A    | 100.00 | 100.00                | 1.0             | LOT 171 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-036-000           | A    | 100.00 | 100.00                | 1.0             | LOT 172 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-037-000           | A    | 100.00 | 100.00                | 1.0             | LOT 173 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-038-000           | A    | 100.00 | 100.00                | 1.0             | LOT 174 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-039-000           | A    | 100.00 | 100.00                | 1.0             | LOT 175 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-040-000           | A    | 100.00 | 100.00                | 1.0             | LOT 176 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-041-000           | A    | 100.00 | 100.00                | 1.0             | LOT 177 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-042-000           | A    | 100.00 | 100.00                | 1.0             | LOT 178 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-043-000           | A    | 100.00 | 100.00                | 1.0             | LOT 179 WOODCREEK OAKS VILLAGE 5B MOR V-28   |



**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                            |
|---------------------------|------|--------|-----------------------|-----------------|----------------------------------------------|
| 477-660-044-000           | A    | 100.00 | 100.00                | 1.0             | LOT 180 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-045-000           | A    | 100.00 | 100.00                | 1.0             | LOT 181 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-046-000           | A    | 100.00 | 100.00                | 1.0             | LOT 182 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-047-000           | A    | 100.00 | 100.00                | 1.0             | LOT 183 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-048-000           | A    | 100.00 | 100.00                | 1.0             | LOT 184 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-049-000           | A    | 100.00 | 100.00                | 1.0             | LOT 185 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-050-000           | A    | 100.00 | 100.00                | 1.0             | LOT 186 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-051-000           | A    | 100.00 | 100.00                | 1.0             | LOT 187 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 477-660-052-000           | A    | 100.00 | 100.00                | 1.0             | LOT 188 WOODCREEK OAKS VILLAGE 5B MOR V-28   |
| 480-010-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 1 SILVERADO VILLAGE UNIT 2 PHASE A S-38  |
| 480-010-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 2 SILVERADO VILLAGE UNIT 2 PHASE A S-38  |
| 480-010-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 3 SILVERADO VILLAGE UNIT 2 PHASE A S-38  |
| 480-010-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 4 SILVERADO VILLAGE UNIT 2 PHASE A S-38  |
| 480-010-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 5 SILVERADO VILLAGE UNIT 2 PHASE A S-38  |
| 480-010-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 6 SILVERADO VILLAGE UNIT 2 PHASE A S-38  |
| 480-010-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 7 SILVERADO VILLAGE UNIT 2 PHASE A S-38  |
| 480-010-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 8 SILVERADO VILLAGE UNIT 2 PHASE A S-38  |
| 480-010-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 9 SILVERADO VILLAGE UNIT 2 PHASE A S-38  |
| 480-010-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 10 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 11 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 12 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 13 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 14 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 15 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 16 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 17 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 18 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 19 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 20 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 21 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 22 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 23 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 24 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 25 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 26 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 27 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 28 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-029-000           | A    | 100.00 | 100.00                | 1.0             | LOT 29 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 30 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-031-000           | A    | 100.00 | 100.00                | 1.0             | LOT 31 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-032-000           | A    | 100.00 | 100.00                | 1.0             | LOT 32 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-033-000           | A    | 100.00 | 100.00                | 1.0             | LOT 33 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-034-000           | A    | 100.00 | 100.00                | 1.0             | LOT 34 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-035-000           | A    | 100.00 | 100.00                | 1.0             | LOT 35 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-036-000           | A    | 100.00 | 100.00                | 1.0             | LOT 36 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-037-000           | A    | 100.00 | 100.00                | 1.0             | LOT 37 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-038-000           | A    | 100.00 | 100.00                | 1.0             | LOT 38 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-039-000           | A    | 100.00 | 100.00                | 1.0             | LOT 39 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-040-000           | A    | 100.00 | 100.00                | 1.0             | LOT 40 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-041-000           | A    | 100.00 | 100.00                | 1.0             | LOT 41 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-042-000           | A    | 100.00 | 100.00                | 1.0             | LOT 42 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-043-000           | A    | 100.00 | 100.00                | 1.0             | LOT 43 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-044-000           | A    | 100.00 | 100.00                | 1.0             | LOT 44 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-045-000           | A    | 100.00 | 100.00                | 1.0             | LOT 45 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-046-000           | A    | 100.00 | 100.00                | 1.0             | LOT 46 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-047-000           | A    | 100.00 | 100.00                | 1.0             | LOT 47 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-048-000           | A    | 100.00 | 100.00                | 1.0             | LOT 48 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-049-000           | A    | 100.00 | 100.00                | 1.0             | LOT 49 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-050-000           | A    | 100.00 | 100.00                | 1.0             | LOT 50 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-051-000           | A    | 100.00 | 100.00                | 1.0             | LOT 51 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-052-000           | A    | 100.00 | 100.00                | 1.0             | LOT 52 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-053-000           | A    | 100.00 | 100.00                | 1.0             | LOT 53 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                            |
|---------------------------|------|--------|-----------------------|-----------------|----------------------------------------------|
| 480-010-054-000           | A    | 100.00 | 100.00                | 1.0             | LOT 54 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-055-000           | A    | 100.00 | 100.00                | 1.0             | LOT 55 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-056-000           | A    | 100.00 | 100.00                | 1.0             | LOT 56 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-057-000           | A    | 100.00 | 100.00                | 1.0             | LOT 57 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-058-000           | A    | 100.00 | 100.00                | 1.0             | LOT 58 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-059-000           | A    | 100.00 | 100.00                | 1.0             | LOT 59 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-060-000           | A    | 100.00 | 100.00                | 1.0             | LOT 60 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-061-000           | A    | 100.00 | 100.00                | 1.0             | LOT 61 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-062-000           | A    | 100.00 | 100.00                | 1.0             | LOT 62 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-063-000           | A    | 100.00 | 100.00                | 1.0             | LOT 63 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-064-000           | A    | 100.00 | 100.00                | 1.0             | LOT 64 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-065-000           | A    | 100.00 | 100.00                | 1.0             | LOT 65 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-066-000           | A    | 100.00 | 100.00                | 1.0             | LOT 66 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-067-000           | A    | 100.00 | 100.00                | 1.0             | LOT 67 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-068-000           | A    | 100.00 | 100.00                | 1.0             | LOT 68 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-069-000           | A    | 100.00 | 100.00                | 1.0             | LOT 69 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-070-000           | A    | 100.00 | 100.00                | 1.0             | LOT 70 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-071-000           | A    | 100.00 | 100.00                | 1.0             | LOT 71 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-072-000           | A    | 100.00 | 100.00                | 1.0             | LOT 72 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-073-000           | A    | 100.00 | 100.00                | 1.0             | LOT 73 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-074-000           | A    | 100.00 | 100.00                | 1.0             | LOT 74 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-075-000           | A    | 100.00 | 100.00                | 1.0             | LOT 75 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-076-000           | A    | 100.00 | 100.00                | 1.0             | LOT 76 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-077-000           | A    | 100.00 | 100.00                | 1.0             | LOT 77 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-078-000           | A    | 100.00 | 100.00                | 1.0             | LOT 78 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-079-000           | A    | 100.00 | 100.00                | 1.0             | LOT 79 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-010-080-000           | A    | 100.00 | 100.00                | 1.0             | LOT 80 SILVERADO VILLAGE UNIT 2 PHASE A S-38 |
| 480-020-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 81 SILVERADO VILLAGE UNIT 2 PH B S-39    |
| 480-020-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 82 SILVERADO VILLAGE UNIT 2 PH B S-39    |
| 480-020-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 83 SILVERADO VILLAGE UNIT 2 PH B S-39    |
| 480-020-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 84 SILVERADO VILLAGE UNIT 2 PH B S-39    |
| 480-020-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 85 SILVERADO VILLAGE UNIT 2 PH B S-39    |
| 480-020-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 86 SILVERADO VILLAGE UNIT 2 PH B S-39    |
| 480-020-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 87 SILVERADO VILLAGE UNIT 2 PH B S-39    |
| 480-020-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 88 SILVERADO VILLAGE UNIT 2 PH B S-39    |
| 480-020-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 89 SILVERADO VILLAGE UNIT 2 PH B S-39    |
| 480-020-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 90 SILVERADO VILLAGE UNIT 2 PH B S-39    |
| 480-020-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 91 SILVERADO VILLAGE UNIT 2 PH B S-39    |
| 480-020-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 92 SILVERADO VILLAGE UNIT 2 PH B S-39    |
| 480-020-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 93 SILVERADO VILLAGE UNIT 2 PH B S-39    |
| 480-020-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 94 SILVERADO VILLAGE UNIT 2 PH B S-39    |
| 480-020-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 95 SILVERADO VILLAGE UNIT 2 PH B S-39    |
| 480-020-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 96 SILVERADO VILLAGE UNIT 2 PH B S-39    |
| 480-020-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 97 SILVERADO VILLAGE UNIT 2 PH B S-39    |
| 480-020-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 98 SILVERADO VILLAGE UNIT 2 PH B S-39    |
| 480-020-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 99 SILVERADO VILLAGE UNIT 2 PH B S-39    |
| 480-020-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 100 SILVERADO VILLAGE UNIT 2 PH B S-39   |
| 480-020-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 101 SILVERADO VILLAGE UNIT 2 PH B S-39   |
| 480-020-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 102 SILVERADO VILLAGE UNIT 2 PH B S-39   |
| 480-020-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 103 SILVERADO VILLAGE UNIT 2 PH B S-39   |
| 480-020-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 104 SILVERADO VILLAGE UNIT 2 PH B S-39   |
| 480-020-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 105 SILVERADO VILLAGE UNIT 2 PH B S-39   |
| 480-020-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 106 SILVERADO VILLAGE UNIT 2 PH B S-39   |
| 480-020-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 107 SILVERADO VILLAGE UNIT 2 PH B S-39   |
| 480-020-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 108 SILVERADO VILLAGE UNIT 2 PH B S-39   |
| 480-020-029-000           | A    | 100.00 | 100.00                | 1.0             | LOT 109 SILVERADO VILLAGE UNIT 2 PH B S-39   |
| 480-020-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 110 SILVERADO VILLAGE UNIT 2 PH B S-39   |
| 480-020-031-000           | A    | 100.00 | 100.00                | 1.0             | LOT 111 SILVERADO VILLAGE UNIT 2 PH B S-39   |
| 480-020-032-000           | A    | 100.00 | 100.00                | 1.0             | LOT 112 SILVERADO VILLAGE UNIT 2 PH B S-39   |
| 480-020-033-000           | A    | 100.00 | 100.00                | 1.0             | LOT 113 SILVERADO VILLAGE UNIT 2 PH B S-39   |
| 480-020-034-000           | A    | 100.00 | 100.00                | 1.0             | LOT 114 SILVERADO VILLAGE UNIT 2 PH B S-39   |
| 480-020-035-000           | A    | 100.00 | 100.00                | 1.0             | LOT 115 SILVERADO VILLAGE UNIT 2 PH B S-39   |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                          |
|---------------------------|------|--------|-----------------------|-----------------|--------------------------------------------|
| 480-020-036-000           | A    | 100.00 | 100.00                | 1.0             | LOT 116 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-020-037-000           | A    | 100.00 | 100.00                | 1.0             | LOT 117 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-020-038-000           | A    | 100.00 | 100.00                | 1.0             | LOT 118 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-020-039-000           | A    | 100.00 | 100.00                | 1.0             | LOT 119 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-020-040-000           | A    | 100.00 | 100.00                | 1.0             | LOT 120 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-020-041-000           | A    | 100.00 | 100.00                | 1.0             | LOT 121 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-020-042-000           | A    | 100.00 | 100.00                | 1.0             | LOT 122 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-020-043-000           | A    | 100.00 | 100.00                | 1.0             | LOT 123 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-020-044-000           | A    | 100.00 | 100.00                | 1.0             | LOT 124 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-020-045-000           | A    | 100.00 | 100.00                | 1.0             | LOT 125 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-020-046-000           | A    | 100.00 | 100.00                | 1.0             | LOT 126 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-020-047-000           | A    | 100.00 | 100.00                | 1.0             | LOT 127 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-020-048-000           | A    | 100.00 | 100.00                | 1.0             | LOT 128 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-020-049-000           | A    | 100.00 | 100.00                | 1.0             | LOT 129 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-020-050-000           | A    | 100.00 | 100.00                | 1.0             | LOT 130 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-020-051-000           | A    | 100.00 | 100.00                | 1.0             | LOT 131 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-020-052-000           | A    | 100.00 | 100.00                | 1.0             | LOT 132 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-020-053-000           | A    | 100.00 | 100.00                | 1.0             | LOT 133 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-020-054-000           | A    | 100.00 | 100.00                | 1.0             | LOT 134 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-020-055-000           | A    | 100.00 | 100.00                | 1.0             | LOT 135 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-020-056-000           | A    | 100.00 | 100.00                | 1.0             | LOT 136 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-020-057-000           | A    | 100.00 | 100.00                | 1.0             | LOT 137 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-020-058-000           | A    | 100.00 | 100.00                | 1.0             | LOT 138 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-020-059-000           | A    | 100.00 | 100.00                | 1.0             | LOT 139 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-020-060-000           | A    | 100.00 | 100.00                | 1.0             | LOT 140 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-020-061-000           | A    | 100.00 | 100.00                | 1.0             | LOT 141 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-020-062-000           | A    | 100.00 | 100.00                | 1.0             | LOT 142 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-020-063-000           | A    | 100.00 | 100.00                | 1.0             | LOT 143 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-020-064-000           | A    | 100.00 | 100.00                | 1.0             | LOT 144 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-020-065-000           | A    | 100.00 | 100.00                | 1.0             | LOT 145 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-020-066-000           | A    | 100.00 | 100.00                | 1.0             | LOT 146 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-020-067-000           | A    | 100.00 | 100.00                | 1.0             | LOT 147 SILVERADO VILLAGE UNIT 2 PH B S-39 |
| 480-030-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 48 SILVERADO OAKS UNIT NO 7 PH A T-77  |
| 480-030-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 49 SILVERADO OAKS UNIT NO 7 PH A T-77  |
| 480-030-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 50 SILVERADO OAKS UNIT NO 7 PH A T-77  |
| 480-030-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 52 SILVERADO OAKS UNIT NO 7 PH A T-77  |
| 480-030-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 53 SILVERADO OAKS UNIT NO 7 PH A T-77  |
| 480-030-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 54 SILVERADO OAKS UNIT NO 7 PH A T-77  |
| 480-030-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 55 SILVERADO OAKS UNIT NO 7 PH A T-77  |
| 480-030-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 56 SILVERADO OAKS UNIT NO 7 PH A T-77  |
| 480-030-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 57 SILVERADO OAKS UNIT NO 7 PH A T-77  |
| 480-030-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 58 SILVERADO OAKS UNIT NO 7 PH A T-77  |
| 480-030-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 59 SILVERADO OAKS UNIT NO 7 PH A T-77  |
| 480-030-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 94 SILVERADO OAKS UNIT NO 7 PH A T-77  |
| 480-030-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 95 SILVERADO OAKS UNIT NO 7 PH A T-77  |
| 480-030-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 96 SILVERADO OAKS UNIT NO 7 PH A T-77  |
| 480-030-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 97 SILVERADO OAKS UNIT NO 7 PH A T-77  |
| 480-030-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 98 SILVERADO OAKS UNIT NO 7 PH A T-77  |
| 480-030-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 99 SILVERADO OAKS UNIT NO 7 PH A T-77  |
| 480-030-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 100 SILVERADO OAKS UNIT NO 7 PH A T-77 |
| 480-030-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 101 SILVERADO OAKS UNIT NO 7 PH A T-77 |
| 480-030-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 102 SILVERADO OAKS UNIT NO 7 PH A T-77 |
| 480-030-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 103 SILVERADO OAKS UNIT NO 7 PH A T-77 |
| 480-030-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 104 SILVERADO OAKS UNIT NO 7 PH A T-77 |
| 480-030-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 105 SILVERADO OAKS UNIT NO 7 PH A T-77 |
| 480-030-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 106 SILVERADO OAKS UNIT NO 7 PH A T-77 |
| 480-030-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 113 SILVERADO OAKS UNIT NO 7 PH A T-77 |
| 480-030-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 114 SILVERADO OAKS UNIT NO 7 PH A T-77 |
| 480-030-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 115 SILVERADO OAKS UNIT NO 7 PH A T-77 |
| 480-030-029-000           | A    | 100.00 | 100.00                | 1.0             | LOT 116 SILVERADO OAKS UNIT NO 7 PH A T-77 |
| 480-030-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 117 SILVERADO OAKS UNIT NO 7 PH A T-77 |
| 480-030-033-000           | A    | 100.00 | 100.00                | 1.0             | LOT 51 & X SILVERADO OAKS UT #7 PH A T-77  |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                                  |
|---------------------------|------|--------|-----------------------|-----------------|----------------------------------------------------|
| 480-040-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 36 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-040-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 37 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-040-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 38 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-040-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 39 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-040-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 40 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-040-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 41 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-040-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 42 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-040-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 43 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-040-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 44 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-040-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 45 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-040-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 46 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-040-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 47 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-040-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 107 SILVERADO OAKS UNIT NO 7 PH A T-77         |
| 480-040-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 108 SILVERADO OAKS UNIT NO 7 PH A T-77         |
| 480-040-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 109 SILVERADO OAKS UNIT NO 7 PH A T-77         |
| 480-040-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 110 SILVERADO OAKS UNIT NO 7 PH A T-77         |
| 480-040-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 111 SILVERADO OAKS UNIT NO 7 PH A T-77         |
| 480-040-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 112 SILVERADO OAKS UNIT NO 7 PH A T-77         |
| 480-040-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 118 SILVERADO OAKS UNIT NO 7 PH A T-77         |
| 480-040-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 119 SILVERADO OAKS UNIT NO 7 PH A T-77         |
| 480-040-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 120 SILVERADO OAKS UNIT NO 7 PH A T-77         |
| 480-040-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 121 SILVERADO OAKS UNIT NO 7 PH A T-77         |
| 480-040-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 122 SILVERADO OAKS UNIT NO 7 PH A T-77         |
| 480-040-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 91 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-040-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 92 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-040-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 93 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 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           |
| 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-77          |
| 480-050-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 11 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-050-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 12 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-050-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 17 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-050-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 18 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-050-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 19 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-050-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 20 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-050-022-000           | A    | 100.00 | 100.00                | 1.0             | POR LOT 13 SILVERADO OAKS UNIT NO 7 PH A T-77      |
| 480-050-023-000           | A    | 100.00 | 100.00                | 1.0             | POR LTS 13 & 14 SILVERADO OAKS UNIT NO 7 PH A T-77 |
| 480-050-024-000           | A    | 100.00 | 100.00                | 1.0             | LT15&PORLTS14&16SILVERADO OAKS UNIT NO 7 A T-77    |
| 480-050-025-000           | A    | 100.00 | 100.00                | 1.0             | POR LOT 16 SILVERADO OAKS UNIT NO 7 PH A T-77      |
| 480-060-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 21 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-060-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 22 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-060-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 23 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-060-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 24 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-060-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 25 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-060-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 26 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-060-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 27 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-060-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 28 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-060-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 29 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-060-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 30 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-060-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 31 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-060-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 32 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-060-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 33 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-060-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 34 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-060-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 35 SILVERADO OAKS UNIT NO 7 PH A T-77          |
| 480-070-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 60 SILVERADO OAKS UNIT NO 7 PH A T-77          |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                               |
|---------------------------|------|--------|-----------------------|-----------------|-------------------------------------------------|
| 480-070-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 61 SILVERADO OAKS UNIT NO 7 PH A T-77       |
| 480-070-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 62 SILVERADO OAKS UNIT NO 7 PH A T-77       |
| 480-070-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 63 SILVERADO OAKS UNIT NO 7 PH A T-77       |
| 480-070-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 64 SILVERADO OAKS UNIT NO 7 PH A T-77       |
| 480-070-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 65 SILVERADO OAKS UNIT NO 7 PH A T-77       |
| 480-070-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 66 SILVERADO OAKS UNIT NO 7 PH A T-77       |
| 480-070-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 67 SILVERADO OAKS UNIT NO 7 PH A T-77       |
| 480-070-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 68 SILVERADO OAKS UNIT NO 7 PH A T-77       |
| 480-070-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 69 SILVERADO OAKS UNIT NO 7 PH A T-77       |
| 480-070-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 70 SILVERADO OAKS UNIT NO 7 PH A T-77       |
| 480-070-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 71 SILVERADO OAKS UNIT NO 7 PH A T-77       |
| 480-070-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 72 SILVERADO OAKS UNIT NO 7 PH A T-77       |
| 480-070-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 73 SILVERADO OAKS UNIT NO 7 PH A T-77       |
| 480-070-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 74 SILVERADO OAKS UNIT NO 7 PH A T-77       |
| 480-070-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 75 SILVERADO OAKS UNIT NO 7 PH A T-77       |
| 480-070-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 76 SILVERADO OAKS UNIT NO 7 PH A T-77       |
| 480-070-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 77 SILVERADO OAKS UNIT NO 7 PH A T-77       |
| 480-070-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 78 SILVERADO OAKS UNIT NO 7 PH A T-77       |
| 480-070-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 79 SILVERADO OAKS UNIT NO 7 PH A T-77       |
| 480-070-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 80 SILVERADO OAKS UNIT NO 7 PH A T-77       |
| 480-070-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 81 SILVERADO OAKS UNIT NO 7 PH A T-77       |
| 480-070-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 82 SILVERADO OAKS UNIT NO 7 PH A T-77       |
| 480-070-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 83 SILVERADO OAKS UNIT NO 7 PH A T-77       |
| 480-070-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 84 SILVERADO OAKS UNIT NO 7 PH A T-77       |
| 480-070-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 85 SILVERADO OAKS UNIT NO 7 PH A T-77       |
| 480-070-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 86 SILVERADO OAKS UNIT NO 7 PH A T-77       |
| 480-070-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 87 SILVERADO OAKS UNIT NO 7 PH A T-77       |
| 480-070-029-000           | A    | 100.00 | 100.00                | 1.0             | LOT 88 SILVERADO OAKS UNIT NO 7 PH A T-77       |
| 480-070-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 89 SILVERADO OAKS UNIT NO 7 PH A T-77       |
| 480-070-031-000           | A    | 100.00 | 100.00                | 1.0             | LOT 90 SILVERADO OAKS UNIT NO 7 PH A T-77       |
| 480-080-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 353A SILVERADO OAKS UNIT 7 PH F MOR T-82    |
| 480-080-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 353B SILVERADO OAKS UNIT 7 PH F MOR T-82    |
| 480-080-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 386A SILVERADO OAKS UNIT 7 PH F MOR T-82    |
| 480-080-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 388 SILVERADO OAKS UNIT 7 PH F MOR T-82     |
| 480-080-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 404 SILVERADO OAKS UNIT 7 PH F MOR T-82     |
| 480-080-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 405 SILVERADO OAKS UNIT 7 PH F MOR T-82     |
| 480-080-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 406 SILVERADO OAKS UNIT 7 PH F MOR T-82     |
| 480-080-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 407 SILVERADO OAKS UNIT 7 PH F MOR T-82     |
| 480-080-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 408 SILVERADO OAKS UNIT 7 PH F MOR T-82     |
| 480-080-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 409 SILVERADO OAKS UNIT 7 PH F MOR T-82     |
| 480-080-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 410A SILVERADO OAKS UNIT 7 PH F MOR T-82    |
| 480-080-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 410B SILVERADO OAKS UNIT 7 PH F MOR T-82    |
| 480-080-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 412 SILVERADO OAKS UNIT 7 PH F MOR T-82     |
| 480-080-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 413 SILVERADO OAKS UNIT 7 PH F MOR T-82     |
| 480-080-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 414 SILVERADO OAKS UNIT 7 PH F MOR T-82     |
| 480-080-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 415 SILVERADO OAKS UNIT 7 PH F MOR T-82     |
| 480-080-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 416 SILVERADO OAKS UNIT 7 PH F MOR T-82     |
| 480-080-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 417 SILVERADO OAKS UNIT 7 PH F MOR T-82     |
| 480-080-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 418 SILVERADO OAKS UNIT 7 PH F MOR T-82     |
| 480-080-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 419 SILVERADO OAKS UNIT 7 PH F MOR T-82     |
| 480-080-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 420 SILVERADO OAKS UNIT 7 PH F MOR T-82     |
| 480-080-029-000           | A    | 100.00 | 100.00                | 1.0             | LOT 421 SILVERADO OAKS UNIT 7 PH F MOR T-82     |
| 480-080-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 422 SILVERADO OAKS UNIT 7 PH F MOR T-82     |
| 480-080-031-000           | A    | 100.00 | 100.00                | 1.0             | LOT 423 SILVERADO OAKS UNIT 7 PH F MOR T-82     |
| 480-080-032-000           | A    | 100.00 | 100.00                | 1.0             | LOT 424 SILVERADO OAKS UNIT 7 PH F MOR T-82     |
| 480-080-035-000           | A    | 100.00 | 100.00                | 1.0             | LOT 426A SILVERADO OAKS UNIT 7 PH F MOR T-82    |
| 480-080-037-000           | A    | 100.00 | 100.00                | 1.0             | LOT 427 SILVERADO OAKS UNIT 7 PH F MOR T-82     |
| 480-080-042-000           | A    | 100.00 | 100.00                | 1.0             | LOT 430 SILVERADO OAKS UNIT 7 PH F MOR T-82     |
| 480-080-047-000           | A    | 100.00 | 100.00                | 1.0             | POR LOT 387 SILVERADO OAKS UNIT 7 PH F MOR T-82 |
| 480-080-051-000           | A    | 100.00 | 100.00                | 1.0             | POR LT 390 SILVERADO OAKS UNIT 7 PH F MOR T-82  |
| 480-080-053-000           | A    | 100.00 | 100.00                | 1.0             | POR LT 411B SILVERADO OAKS UNIT 7 PH F MOR T-82 |
| 480-080-055-000           | A    | 100.00 | 100.00                | 1.0             | POR LT 425B SILVERADO OAKS UNIT 7 PH F MOR T-82 |



**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                                 |
|---------------------------|------|--------|-----------------------|-----------------|---------------------------------------------------|
| 480-080-057-000           | A    | 100.00 | 100.00                | 1.0             | POR LT 431B SILVERADO OAKS UNIT 7 PH F MOR T-82   |
| 480-080-060-000           | A    | 100.00 | 100.00                | 1.0             | POR LT 428B SILVERADO OAKS UNIT 7 PH F MOR T-82   |
| 480-080-062-000           | A    | 100.00 | 100.00                | 1.0             | POR LT 429A SILVERADO OAKS UNIT 7 PH F MOR T-82   |
| 480-080-064-000           | A    | 100.00 | 100.00                | 1.0             | LOT 386 B & POR 387 SILVERADO OAKS U7 PH F T-82   |
| 480-080-065-000           | A    | 100.00 | 100.00                | 1.0             | POR LTS 389B & 390 SILVERADO OAKS U7 PH F T-82    |
| 480-080-066-000           | A    | 100.00 | 100.00                | 1.0             | LOT 389 A & POR 389 B SILVERADO OAKS U7 PH F T-82 |
| 480-080-067-000           | A    | 100.00 | 100.00                | 1.0             | LOT 411 A & POR 411 B SILVERADO OAKS U7 PH F T-82 |
| 480-080-068-000           | A    | 100.00 | 100.00                | 1.0             | LOT 425 A & POR 425 B SILVERADO OAKS U7 PH F T-82 |
| 480-080-069-000           | A    | 100.00 | 100.00                | 1.0             | LOT 426 B & POR 431 B SILVERADO OAKS U7 PH F T-82 |
| 480-080-070-000           | A    | 100.00 | 100.00                | 1.0             | LOT 431 A & POR 431 B SILVERADO OAKS U7 PH F T-82 |
| 480-080-071-000           | A    | 100.00 | 100.00                | 1.0             | LOT 428 A & POR 428 B SILVERADO OAKS U7 PH F T-82 |
| 480-080-072-000           | A    | 100.00 | 100.00                | 1.0             | LOT 429 B & POR 429 A SILVERADO OAKS U7 PH F T-82 |
| 480-090-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 354 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 355 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 356 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 357 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 358 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 359 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 360 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 361 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 362 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 363 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 364 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 365 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 366 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 367 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 368 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 369 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 370 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 371 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 372A SILVERADO OAKS UNIT 7 PH F MOR T-82      |
| 480-090-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 372B SILVERADO OAKS UNIT 7 PH F MOR T-82      |
| 480-090-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 373 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 374 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 375 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 376 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 377 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 380 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-031-000           | A    | 100.00 | 100.00                | 1.0             | LOT 381 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-032-000           | A    | 100.00 | 100.00                | 1.0             | LOT 382 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-033-000           | A    | 100.00 | 100.00                | 1.0             | LOT 383 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-034-000           | A    | 100.00 | 100.00                | 1.0             | LOT 384 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-037-000           | A    | 100.00 | 100.00                | 1.0             | LOT 391 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-038-000           | A    | 100.00 | 100.00                | 1.0             | LOT 392 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-039-000           | A    | 100.00 | 100.00                | 1.0             | LOT 393 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-040-000           | A    | 100.00 | 100.00                | 1.0             | LOT 394 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-041-000           | A    | 100.00 | 100.00                | 1.0             | LOT 395 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-042-000           | A    | 100.00 | 100.00                | 1.0             | LOT 396 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-043-000           | A    | 100.00 | 100.00                | 1.0             | LOT 397A SILVERADO OAKS UNIT 7 PH F MOR T-82      |
| 480-090-044-000           | A    | 100.00 | 100.00                | 1.0             | LOT 397B SILVERADO OAKS UNIT 7 PH F MOR T-82      |
| 480-090-045-000           | A    | 100.00 | 100.00                | 1.0             | LOT 398 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-046-000           | A    | 100.00 | 100.00                | 1.0             | LOT 399 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-047-000           | A    | 100.00 | 100.00                | 1.0             | LOT 400 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-048-000           | A    | 100.00 | 100.00                | 1.0             | LOT 401 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-049-000           | A    | 100.00 | 100.00                | 1.0             | LOT 402 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-050-000           | A    | 100.00 | 100.00                | 1.0             | LOT 403 SILVERADO OAKS UNIT 7 PH F MOR T-82       |
| 480-090-051-000           | A    | 100.00 | 100.00                | 1.0             | POR LOT 378B SILVERADO OAKS UNIT 7 PH F MOR T-82  |
| 480-090-053-000           | A    | 100.00 | 100.00                | 1.0             | POR LT 379A SILVERADO OAKS UNIT 7 PH F MOR T-82   |
| 480-090-055-000           | A    | 100.00 | 100.00                | 1.0             | POR LT 385B SILVERADO OAKS UNIT 7 PH F MOR T-82   |
| 480-090-057-000           | A    | 100.00 | 100.00                | 1.0             | LOT 378 A & POR 378 B SILVERADO OAKS U7 PH F T-82 |
| 480-090-058-000           | A    | 100.00 | 100.00                | 1.0             | LOT 379 B & POR 379 A SILVERADO OAKS U7 PH F T-82 |
| 480-090-059-000           | A    | 100.00 | 100.00                | 1.0             | LOT 385 A & POR 385 B SILVERADO OAKS U7 PH F T-82 |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                           |
|---------------------------|------|--------|-----------------------|-----------------|---------------------------------------------|
| 480-100-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 123A SILVERADO OAKS UNIT NO 7 PH B U-16 |
| 480-100-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 123B SILVERADO OAKS UNIT NO 7 PH B U-16 |
| 480-100-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 124 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 125 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 126 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 127 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 128 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 129 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 130 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 131A SILVERADO OAKS UNIT NO 7 PH B U-16 |
| 480-100-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 131B SILVERADO OAKS UNIT NO 7 PH B U-16 |
| 480-100-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 132 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 133 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 134 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 135 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 136 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 137 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 138 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 139 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 140 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 141 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 142A SILVERADO OAKS UNIT NO 7 PH B U-16 |
| 480-100-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 142B SILVERADO OAKS UNIT NO 7 PH B U-16 |
| 480-100-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 143A SILVERADO OAKS UNIT NO 7 PH B U-16 |
| 480-100-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 143B SILVERADO OAKS UNIT NO 7 PH B U-16 |
| 480-100-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 144 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 145 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 146 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-029-000           | A    | 100.00 | 100.00                | 1.0             | LOT 147 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 148 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-031-000           | A    | 100.00 | 100.00                | 1.0             | LOT 149 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-032-000           | A    | 100.00 | 100.00                | 1.0             | LOT 150 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-033-000           | A    | 100.00 | 100.00                | 1.0             | LOT 151A SILVERADO OAKS UNIT NO 7 PH B U-16 |
| 480-100-034-000           | A    | 100.00 | 100.00                | 1.0             | LOT 151B SILVERADO OAKS UNIT NO 7 PH B U-16 |
| 480-100-035-000           | A    | 100.00 | 100.00                | 1.0             | LOT 152 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-036-000           | A    | 100.00 | 100.00                | 1.0             | LOT 153 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-037-000           | A    | 100.00 | 100.00                | 1.0             | LOT 154A SILVERADO OAKS UNIT NO 7 PH B U-16 |
| 480-100-038-000           | A    | 100.00 | 100.00                | 1.0             | LOT 154B SILVERADO OAKS UNIT NO 7 PH B U-16 |
| 480-100-039-000           | A    | 100.00 | 100.00                | 1.0             | LOT 155 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-040-000           | A    | 100.00 | 100.00                | 1.0             | LOT 156 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-041-000           | A    | 100.00 | 100.00                | 1.0             | LOT 157 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-042-000           | A    | 100.00 | 100.00                | 1.0             | LOT 158 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-043-000           | A    | 100.00 | 100.00                | 1.0             | LOT 159 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-044-000           | A    | 100.00 | 100.00                | 1.0             | LOT 160A SILVERADO OAKS UNIT NO 7 PH B U-16 |
| 480-100-045-000           | A    | 100.00 | 100.00                | 1.0             | LOT 160B SILVERADO OAKS UNIT NO 7 PH B U-16 |
| 480-100-046-000           | A    | 100.00 | 100.00                | 1.0             | LOT 161 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-047-000           | A    | 100.00 | 100.00                | 1.0             | LOT 162A SILVERADO OAKS UNIT NO 7 PH B U-16 |
| 480-100-048-000           | A    | 100.00 | 100.00                | 1.0             | LOT 162B SILVERADO OAKS UNIT NO 7 PH B U-16 |
| 480-100-049-000           | A    | 100.00 | 100.00                | 1.0             | LOT 163 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-050-000           | A    | 100.00 | 100.00                | 1.0             | LOT 164 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-051-000           | A    | 100.00 | 100.00                | 1.0             | LOT 165 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-052-000           | A    | 100.00 | 100.00                | 1.0             | LOT 166 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-053-000           | A    | 100.00 | 100.00                | 1.0             | LOT 167A SILVERADO OAKS UNIT NO 7 PH B U-16 |
| 480-100-054-000           | A    | 100.00 | 100.00                | 1.0             | LOT 167B SILVERADO OAKS UNIT NO 7 PH B U-16 |
| 480-100-055-000           | A    | 100.00 | 100.00                | 1.0             | LOT 168 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-056-000           | A    | 100.00 | 100.00                | 1.0             | LOT 169 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-057-000           | A    | 100.00 | 100.00                | 1.0             | LOT 170 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-058-000           | A    | 100.00 | 100.00                | 1.0             | LOT 171 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-059-000           | A    | 100.00 | 100.00                | 1.0             | LOT 172 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-060-000           | A    | 100.00 | 100.00                | 1.0             | LOT 173 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-061-000           | A    | 100.00 | 100.00                | 1.0             | LOT 174 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-062-000           | A    | 100.00 | 100.00                | 1.0             | LOT 175 SILVERADO OAKS UNIT NO 7 PH B U-16  |



**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                           |
|---------------------------|------|--------|-----------------------|-----------------|---------------------------------------------|
| 480-100-063-000           | A    | 100.00 | 100.00                | 1.0             | LOT 176A SILVERADO OAKS UNIT NO 7 PH B U-16 |
| 480-100-064-000           | A    | 100.00 | 100.00                | 1.0             | LOT 176B SILVERADO OAKS UNIT NO 7 PH B U-16 |
| 480-100-065-000           | A    | 100.00 | 100.00                | 1.0             | LOT 177A SILVERADO OAKS UNIT NO 7 PH B U-16 |
| 480-100-066-000           | A    | 100.00 | 100.00                | 1.0             | LOT 177B SILVERADO OAKS UNIT NO 7 PH B U-16 |
| 480-100-067-000           | A    | 100.00 | 100.00                | 1.0             | LOT 178 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-068-000           | A    | 100.00 | 100.00                | 1.0             | LOT 179 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-069-000           | A    | 100.00 | 100.00                | 1.0             | LOT 180 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-070-000           | A    | 100.00 | 100.00                | 1.0             | LOT 181 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-071-000           | A    | 100.00 | 100.00                | 1.0             | LOT 182 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-072-000           | A    | 100.00 | 100.00                | 1.0             | LOT 183 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-073-000           | A    | 100.00 | 100.00                | 1.0             | LOT 184 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-074-000           | A    | 100.00 | 100.00                | 1.0             | LOT 185 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-075-000           | A    | 100.00 | 100.00                | 1.0             | LOT 186 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-076-000           | A    | 100.00 | 100.00                | 1.0             | LOT 187 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-077-000           | A    | 100.00 | 100.00                | 1.0             | LOT 188 SILVERADO OAKS UNIT NO 7 PH B U-16  |
| 480-100-078-000           | A    | 100.00 | 100.00                | 1.0             | LOT 189A SILVERADO OAKS UNIT NO 7 PH B U-16 |
| 480-100-079-000           | A    | 100.00 | 100.00                | 1.0             | LOT 189B SILVERADO OAKS UNIT NO 7 PH B U-16 |
| 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     |
| 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     |

**City of Roseville  
Northwest Roseville Landscaping & Lighting District  
Fiscal Year 2018/19 Preliminary Assessment Roll**

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**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                             |
|---------------------------|------|--------|-----------------------|-----------------|-----------------------------------------------|
| 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       |
| 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 V-74 |
| 480-150-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 451 SILVERADO OAKS UNIT NO 7 PHASE G V-74 |
| 480-150-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 452 SILVERADO OAKS UNIT NO 7 PHASE G V-74 |
| 480-150-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 453 SILVERADO OAKS UNIT NO 7 PHASE G V-74 |
| 480-150-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 454 SILVERADO OAKS UNIT NO 7 PHASE G V-74 |
| 480-150-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 455 SILVERADO OAKS UNIT NO 7 PHASE G V-74 |
| 480-150-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 456 SILVERADO OAKS UNIT NO 7 PHASE G V-74 |
| 480-150-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 457 SILVERADO OAKS UNIT NO 7 PHASE G V-74 |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                               |
|---------------------------|------|--------|-----------------------|-----------------|-------------------------------------------------|
| 480-150-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 458 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-150-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 459 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-150-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 460 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-150-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 461 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-150-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 462 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-150-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 463 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-150-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 464 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-150-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 465 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-150-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 466 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-150-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 467 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-150-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 468 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-150-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 469 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-150-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 470 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-150-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 471 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-150-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 472 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-150-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 473 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-150-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 474 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-150-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 475 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-150-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 476 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-150-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 477 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-150-029-000           | A    | 100.00 | 100.00                | 1.0             | LOT 478 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-150-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 479 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-150-031-000           | A    | 100.00 | 100.00                | 1.0             | LOT 480 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-150-032-000           | A    | 100.00 | 100.00                | 1.0             | LOT 481 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-150-033-000           | A    | 100.00 | 100.00                | 1.0             | LOT 482 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-150-034-000           | A    | 100.00 | 100.00                | 1.0             | LOT 483 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-150-035-000           | A    | 100.00 | 100.00                | 1.0             | LOT 484 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-150-036-000           | A    | 100.00 | 100.00                | 1.0             | LOT 485 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-001-000           | A    | 100.00 | 100.00                | 1.0             | LOT 432 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-002-000           | A    | 100.00 | 100.00                | 1.0             | LOT 433 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-003-000           | A    | 100.00 | 100.00                | 1.0             | LOT 434 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-004-000           | A    | 100.00 | 100.00                | 1.0             | LOT 435 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-005-000           | A    | 100.00 | 100.00                | 1.0             | LOT 436 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-006-000           | A    | 100.00 | 100.00                | 1.0             | LOT 437 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-007-000           | A    | 100.00 | 100.00                | 1.0             | LOT 438 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-008-000           | A    | 100.00 | 100.00                | 1.0             | LOT 439 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-009-000           | A    | 100.00 | 100.00                | 1.0             | LOT 440 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-010-000           | A    | 100.00 | 100.00                | 1.0             | LOT 441 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-011-000           | A    | 100.00 | 100.00                | 1.0             | LOT 442 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-012-000           | A    | 100.00 | 100.00                | 1.0             | LOT 443 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-013-000           | A    | 100.00 | 100.00                | 1.0             | LOT 444 SILVERADO OAKS UNIT #7 PHASE G MOR V-74 |
| 480-160-014-000           | A    | 100.00 | 100.00                | 1.0             | LOT 445 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-015-000           | A    | 100.00 | 100.00                | 1.0             | LOT 446 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-016-000           | A    | 100.00 | 100.00                | 1.0             | LOT 447 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-017-000           | A    | 100.00 | 100.00                | 1.0             | LOT 448 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-018-000           | A    | 100.00 | 100.00                | 1.0             | LOT 449 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-019-000           | A    | 100.00 | 100.00                | 1.0             | LOT 486 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-020-000           | A    | 100.00 | 100.00                | 1.0             | LOT 487 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-021-000           | A    | 100.00 | 100.00                | 1.0             | LOT 488 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-022-000           | A    | 100.00 | 100.00                | 1.0             | LOT 489 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-023-000           | A    | 100.00 | 100.00                | 1.0             | LOT 490 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-024-000           | A    | 100.00 | 100.00                | 1.0             | LOT 491 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-025-000           | A    | 100.00 | 100.00                | 1.0             | LOT 492 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 493 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 494 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 495 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-029-000           | A    | 100.00 | 100.00                | 1.0             | LOT 496 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 497 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-031-000           | A    | 100.00 | 100.00                | 1.0             | LOT 498 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-032-000           | A    | 100.00 | 100.00                | 1.0             | LOT 499 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-033-000           | A    | 100.00 | 100.00                | 1.0             | LOT 500 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |
| 480-160-034-000           | A    | 100.00 | 100.00                | 1.0             | LOT 501 SILVERADO OAKS UNIT NO 7 PHASE G V-74   |



**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                                 |
|---------------------------|------|--------|-----------------------|-----------------|---------------------------------------------------|
| 480-160-035-000           | A    | 100.00 | 100.00                | 1.0             | LOT 502 SILVERADO OAKS UNIT NO 7 PHASE G V-74     |
| 480-160-036-000           | A    | 100.00 | 100.00                | 1.0             | LOT 503 SILVERADO OAKS UNIT NO 7 PHASE G V-74     |
| 480-160-037-000           | A    | 100.00 | 100.00                | 1.0             | LOT 504 SILVERADO OAKS UNIT NO 7 PHASE G V-74     |
| 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          |
| 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 V-75      |
| 480-170-053-000           | A    | 100.00 | 100.00                | 1.0             | LOT 44 & POR 43 SILVERADO OAKS UNIT NO 8 MOR V-75 |
| 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 #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          |

**City of Roseville**  
**Northwest Roseville Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | NO. OF<br>UNITS | LEGAL DESCRIPTION                                  |
|---------------------------|------|--------|-----------------------|-----------------|----------------------------------------------------|
| 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           |
| 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-75          |
| 480-180-026-000           | A    | 100.00 | 100.00                | 1.0             | LOT 101 SILVERADO OAKS UNIT NO 8 MOR V-75          |
| 480-180-027-000           | A    | 100.00 | 100.00                | 1.0             | LOT 102 SILVERADO OAKS UNIT NO 8 MOR V-75          |
| 480-180-028-000           | A    | 100.00 | 100.00                | 1.0             | LOT 103 SILVERADO OAKS UNIT NO 8 MOR V-75          |
| 480-180-029-000           | A    | 100.00 | 100.00                | 1.0             | LOT 104 SILVERADO OAKS UNIT NO 8 MOR V-75          |
| 480-180-030-000           | A    | 100.00 | 100.00                | 1.0             | LOT 105 SILVERADO OAKS UNIT NO 8 MOR V-75          |
| 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 8 MOR V-75 |
| 480-190-031-000           | A    | 100.00 | 100.00                | 1.0             | POR LOTS 17 & 18 SILVERADO OAKS UNIT NO 8 MOR V-75 |

| Summary Fields     | Value      |
|--------------------|------------|
| ACTIVE PARCELS     | 4,759      |
| LEVIED PARCELS     | 4,752      |
| CHARGE             | 481,336.00 |
| MAXIMUM ASSESSMENT | 481,336.00 |

## RESOLUTION NO. 18-213

### **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 2018/2019**

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. 18-213**

**PASSED, APPROVED, AND ADOPTED THIS** \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_,  
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. \_\_\_\_\_ was regularly adopted by the City Council of said City of Roseville at a regular meeting of said council held on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

\_\_\_\_\_,  
City Clerk  
City of Roseville

## RESOLUTION NO. 18-214

### **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 2018/2019**

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, 2018, and ending June 30, 2019, 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, 2018, and ending June 30, 2019, 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, 2018 and ending June 30, 2019 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, 2018, and ending June 30, 2019.

**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. 18-214**

**PASSED, APPROVED, AND ADOPTED THIS** \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_,  
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. \_\_\_\_\_ was regularly adopted by the City Council of said City of Roseville at a regular meeting of said council held on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

\_\_\_\_\_,  
City Clerk  
City of Roseville



# City of Roseville

## Olympus Pointe Landscaping and Lighting District

2018/19 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 2, 2018  
Public Hearing: June 6, 2018

27368 Via Industria  
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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 any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2018/19 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 11<sup>th</sup> day of APRIL, 2018

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

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### 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, 2018 through June 30, 2019.

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”) 2018/19. 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”. <sup>(1)</sup>
- The “Residential Zone” was redesignated to “Zone D”. <sup>(2)</sup>

(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, each residential development was designated as separate zone (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 rights-of-way 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 the Northeast Roseville Specific Plan (the “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 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, rights-of-way, 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 based on their assigned EBUs to determine the parcel's proportionate special benefit and assessment obligation from those Improvements.

$$\text{Zone Budget/ Total EBU} = \text{Assessment per EBU}$$

$$\text{Assessment per EBU} \times \text{Parcel EBU} = \text{Maximum Parcel Assessment Amount}$$

#### **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<br>Maximum<br>Assessment<br>Rate per EBU | Annual<br>Inflationary<br>Adjustment <sup>(1)</sup> |
|--------|------------|----------------------------------------------------|-----------------------------------------------------|
| Zone A | FY 2005/06 | \$296.65                                           | 3.00%                                               |
| Zone D | FY 2005/06 | 99.76                                              | 3.00%                                               |

(1) The Annual Inflationary Adjustment commences with the Fiscal Year 2006/2007 assessments.

### III. DISTRICT BUDGET

#### A. 2018/19 BUDGET

| DESCRIPTION                                          | ZONE A               | ZONE D              |
|------------------------------------------------------|----------------------|---------------------|
| <b><u>DIRECT COSTS</u></b>                           |                      |                     |
| Contract Maintenance - Landscaping                   | \$56,744.00          | \$22,556.00         |
| Contract Maintenance - Parks                         | 2,800.00             | n/a                 |
| Repair & Maintenance - Landscaping/Parks             | 30,000.00            | 11,000.00           |
| Utilities                                            | 32,455.50            | 13,650.00           |
| Maintenance - Parks City Staff                       | 7,320.00             | 0.00                |
| Rehab Reserve Project Expenditures - Walls & Medians | <u>55,000.00</u>     | <u>20,000.00</u>    |
| <b>Total Direct Costs</b>                            | <b>\$184,319.50</b>  | <b>\$67,206.00</b>  |
| <b><u>ADMINISTRATION COSTS</u></b>                   |                      |                     |
| City Administration                                  | \$7,829.41           | \$1,025.60          |
| Contract Administration - Park's Dept                | 13,000.00            | 3,000.00            |
| County Auditor Fees                                  | 1,451.13             | 685.62              |
| Consulting & Professional Services                   | 3,328.93             | 436.07              |
| Consultant Incidental Expenses                       | 85.00                | 50.00               |
| Public Hearing Publishing Costs                      | <u>782.00</u>        | <u>58.00</u>        |
| <b>Total Administrative Costs</b>                    | <b>\$26,476.47</b>   | <b>\$5,255.29</b>   |
| <b>Total Direct and Administration Costs</b>         | <b>\$210,795.97</b>  | <b>\$72,461.29</b>  |
| <b><u>BUDGET ADJUSTMENTS <sup>(1)</sup></u></b>      |                      |                     |
| Replenishment/(Use) of Operating Reserve             | (\$10,682.91)        | \$16,100.71         |
| Contribution for /(Use of) Rehab Reserve             | (55,000.00)          | (20,000.00)         |
| Rounding Adjustment                                  | <u>(1.62)</u>        | <u>0.00</u>         |
| <b>Total Adjustments</b>                             | <b>(\$65,684.53)</b> | <b>(\$3,899.29)</b> |
| <b>BALANCE TO LEVY</b>                               | <b>\$145,111.44</b>  | <b>\$68,562.00</b>  |

(1) Table C. 2018/19 FUND BALANCE INFORMATION provides additional budget information.

#### B. 2018/19 ASSESSMENT RATES

| DESCRIPTION                                               | ZONE A           | ZONE D          |
|-----------------------------------------------------------|------------------|-----------------|
| <b><u>FY 2018/19 APPLIED ASSESSMENT RATES</u></b>         |                  |                 |
| Total Assessable Acreage                                  | 539.1302         | n/a             |
| Total Assessable Units                                    | <u>186</u>       | <u>468</u>      |
| <b>Total Equivalent Benefit Units (EBUs)</b>              | <b>725.1302</b>  | <b>468</b>      |
| <b>Assessment Rates per Equivalent Benefit Unit (EBU)</b> |                  |                 |
| Applied Assessment Rates per EBU                          | \$200.1178       | \$146.5000      |
| Maximum Assessment Rates per EBU                          | \$435.6405       | \$146.5009      |
| <b>Potential Maximum Assessment Per Zone</b>              | <b>\$315,896</b> | <b>\$68,562</b> |

## C. 2018/19 FUND BALANCE INFORMATION

| DESCRIPTION                                              | ZONE A              | ZONE D             |
|----------------------------------------------------------|---------------------|--------------------|
| <b><u>OPERATING RESERVE</u></b>                          |                     |                    |
| Beginning Operating Reserve Balance 7-1-2018 (est.)      | \$263,808.90        | \$38,600.48        |
| add: Replenish from FY 18/19 Levy                        |                     | 16,100.71          |
| less: Use for FY 18/19 Expenses                          | (10,682.91)         |                    |
| Transfer from/(to) the Rehab Reserve                     | (147,728.01)        | (18,470.55)        |
| <b>Ending Operating Reserve Balance 6-30-2019 (est.)</b> | <b>\$105,397.98</b> | <b>\$36,230.64</b> |
| <b><u>REHABILITATION RESERVE</u></b>                     |                     |                    |
| Beginning Rehab Reserve Balance 7-1-2018 (est.)          | \$35,260.71         | \$42,643.51        |
| add: Collect from FY 18/19 Levy                          |                     |                    |
| less: Use for FY 18/19 Rehab Projects                    | (55,000.00)         | (20,000.00)        |
| Transfer from/(to) the Operating Reserve                 | 147,728.01          | 18,470.55          |
| <b>Ending Rehab Reserve Balance 6-30-2019 (est.)</b>     | <b>\$127,988.72</b> | <b>\$41,114.06</b> |

## 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 - Parks** - Includes all regularly scheduled contract labor, materials, supplies and equipment required to properly maintain and ensure the satisfactory condition or maintenance of park improvements, as well as maintenance of appurtenant facilities (the “improvements”).

**Repair & Maintenance - Landscaping/Parks** - This line item includes repairs or maintenance items 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.

**Maintenance - Parks City Staff** - This line item includes maintenance items that are performed by the Parks staff.



**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.

**Consultant Incidental Expenses** - Includes out of pocket costs related to district administration.

**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 7-1-2018 (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, 2018 to December 31, 2018, 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 18/19 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, 2018 (the beginning of the Fiscal Year) through December 31, 2018. If zero, this line item may not be shown in the budget.

**Use for FY 18/19 Expenses** – The amount of the Operating Reserve to be used to fund FY 18/19 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, 2018 (the beginning of the Fiscal Year) through December 31, 2018. 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 6-30-2019 (est.)** - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2019. 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 7-1-2018 (est.)** — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2018. 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.

**Collect from FY 18/19 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 18/19 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 6-30-2019 (est.)** - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2019. These funds shall be used 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. For each Zone showing a projected ending Rehabilitation Reserve balance, a Capital Improvement Plan showing the projected costs of the rehabilitation, restoration and /or replacement of District improvements and other allowable costs for each of the four years following FY 2018/19, is shown below.

**Zone A.** Rehabilitation, renovation and/or replacement costs of median improvements are projected to be \$13,000 in each of FYs 2019/20, 2020/21, 2021/22 and 2022/23; replacement, renovation, repair and/or refurbishment of plants, landscape & related materials are projected to be \$10,000 in each of FYs 2019/20, 2020/21, 2021/22 and 2022/23; and replacement of irrigation controller(s) \$12,000 in each of FYs 2019/20, 2020/21 and 2022/23. Total Rehabilitation costs for FYs 2019/20 through 2022/23 are \$128,000.

**Zone D.** Rehabilitation, renovation and/or replacement costs of project entryway improvements are projected to be \$10,000, \$10,000 and \$5,000 in FYs 2019/20, 2020/21 and 2021/22, respectively. Replacement, repair, renovation and/or refurbishment of plants, landscape & related materials are projected to be \$3,000, \$3,500, \$5,500 and \$5,000 in FYs 2019/20, 2020/21, 2021/22 and 2022/23, respectively. Total Rehabilitation costs for FYs 2019/20 through 2022/23 are \$42,000.

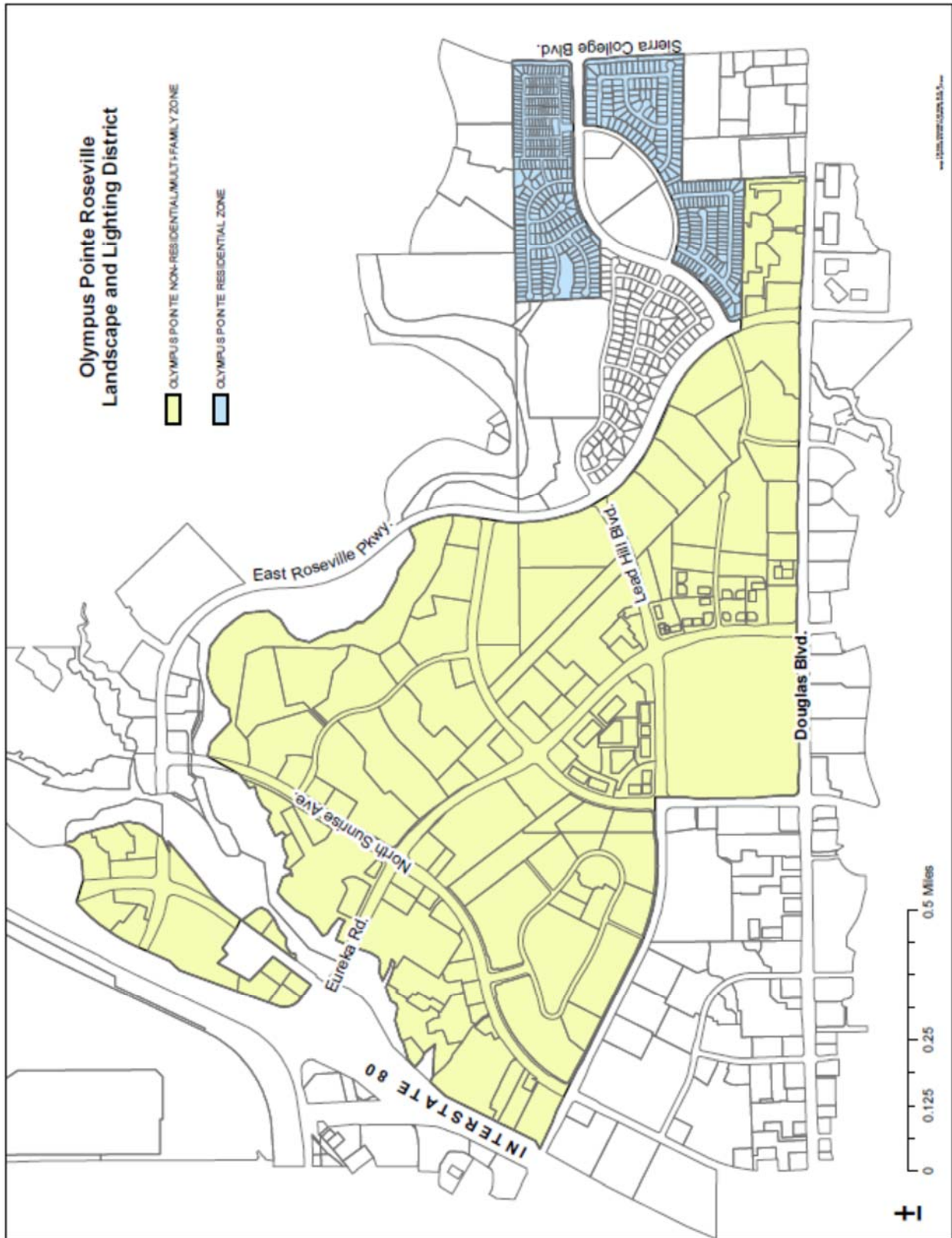
Periodically, funds held in a Rehabilitation Reserve may be needed to respond to changing maintenance needs of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion of the Parks 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 — 2018/19 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 2018/19. 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 2018/19 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**  
**Olympus Pointe Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASSESSMENT<br>CATEGORY | ASSESSMENT<br>CLASS | ZONE | CHARGE   | MAXIMUM<br>ASSESSMENT | ASSESSABLE<br>ACRES | SINGLE FAMILY<br>UNITS | LEGAL DESCRIPTION                           |
|---------------------------|------------------------|---------------------|------|----------|-----------------------|---------------------|------------------------|---------------------------------------------|
| 015-450-014-000           | Assessable             | Non Residential     | A    | 217.92   | 474.41                | 1.089               | 0.0                    | 1.1 AC PAR 1 PMOR 27-1                      |
| 015-450-015-000           | Assessable             | Non Residential     | A    | 183.10   | 398.61                | 0.915               | 0.0                    | PAR 2 PMOR 27-1                             |
| 015-450-024-000           | Assessable             | Non Residential     | A    | 215.72   | 469.62                | 1.078               | 0.0                    | POR LOT 9 NORTHEAST PLAN #2P-97             |
| 015-450-027-000           | Assessable             | Non Residential     | A    | 426.04   | 927.48                | 2.129               | 0.0                    | 2.1 AC LOT 13 NORTHEAST PLAN#2P-97& FR SEC  |
| 015-450-030-000           | Assessable             | Non Residential     | A    | 204.52   | 445.22                | 1.022               | 0.0                    | 1 AC PAR 1 PMOR 27-131                      |
| 015-450-031-000           | Assessable             | Non Residential     | A    | 377.22   | 821.18                | 1.885               | 0.0                    | 1.9AC PAR 2 PMOR 27-131                     |
| 015-450-042-000           | Assessable             | Non Residential     | A    | 1,250.08 | 2,721.32              | 6.2467              | 0.0                    | 1.9 AC PAR 1 PMOR 28 89                     |
| 015-450-044-000           | Assessable             | Non Residential     | A    | 243.08   | 529.17                | 1.2147              | 0.0                    | PAR 3 PMOR 28 89                            |
| 015-450-057-000           | Assessable             | Non Residential     | A    | 319.48   | 695.50                | 1.5965              | 0.0                    | TAYLOR RD 1905 ROS 1.6 AC POR PAR 4 PMOR    |
| 015-450-058-000           | Assessable             | Non Residential     | A    | 399.34   | 869.36                | 1.9956              | 0.0                    | 2.0 AC POR PARS 1 2 & 4 PMOR 29-11          |
| 015-450-059-000           | Assessable             | Non Residential     | A    | 579.08   | 1,260.61              | 2.8937              | 0.0                    | 2.9 AC PAR 3 & POR PARS 1 2 & 4 PMOR 29-11  |
| 015-450-063-000           | Assessable             | Non Residential     | A    | 365.12   | 794.87                | 1.8246              | 0.0                    | 1.9 AC PAR 1 PMOR 29-106                    |
| 015-450-064-000           | Assessable             | Non Residential     | A    | 480.44   | 1,045.89              | 2.4008              | 0.0                    | 2.5 AC PAR 2 PMOR 29-106                    |
| 015-450-065-000           | Assessable             | Non Residential     | A    | 384.34   | 836.69                | 1.9206              | 0.0                    | 2.0 AC PAR 3 PMOR 29-106                    |
| 015-450-066-000           | Assessable             | Non Residential     | A    | 538.10   | 1,171.39              | 2.6889              | 0.0                    | 2.8 AC PAR 4 PMOR 29-106                    |
| 015-450-079-000           | Assessable             | Non Residential     | A    | 1,973.98 | 4,297.16              | 9.864               | 0.0                    | 11.5 AC PAR 3 & 4 PMOR 27-131 & SEC 36 11 6 |
| 015-450-080-000           | Assessable             | Non Residential     | A    | 334.56   | 728.30                | 1.6718              | 0.0                    | PAR A PMOR 32-133                           |
| 015-450-082-000           | Assessable             | Non Residential     | A    | 334.56   | 728.30                | 1.6718              | 0.0                    | PAR D PMOR 32-133                           |
| 015-450-083-000           | Assessable             | Non Residential     | A    | 267.66   | 582.67                | 1.3375              | 0.0                    | PAR E PMOR 32-133                           |
| 015-450-085-000           | Assessable             | Non Residential     | A    | 869.88   | 1,893.64              | 4.3468              | 0.0                    | 1.3AC PAR F PMOR 33-135                     |
| 015-450-086-000           | Exempt                 | Common Area         | A    | -        | -                     | 0.0                 | 0.0                    | 16.1 AC POR PAR 2 PMOR 28 89                |
| 046-070-006-000           | Assessable             | MF Residential      | A    | 2,021.20 | 4,399.97              | 10.1                | 0.0                    | 9.6 AC POR PAR 2 PMOR 32-28                 |
| 048-012-001-000           | Assessable             | Non Residential     | A    | 9,904.94 | 21,562.03             | 49.495              | 0.0                    | 53.2 AC PAR 4 PMOR 22-158 SBE# 2737-31-3    |
| 048-013-001-000           | Assessable             | Non Residential     | A    | 402.30   | 875.77                | 2.0103              | 0.0                    | 2.1 AC PAR 1 PMOR 29-12                     |
| 048-013-002-000           | Assessable             | Non Residential     | A    | 306.50   | 667.23                | 1.5316              | 0.0                    | 1.6 AC PAR 5 PMOR 29-12                     |
| 048-013-003-000           | Assessable             | Non Residential     | A    | 785.44   | 1,709.85              | 3.9249              | 0.0                    | 4.1 AC PAR 2 PMOR 29-12                     |
| 048-013-004-000           | Assessable             | Non Residential     | A    | 550.84   | 1,199.14              | 2.7526              | 0.0                    | 2.6 AC PAR 3 PMOR 29-12                     |
| 048-013-005-000           | Assessable             | Non Residential     | A    | 275.42   | 599.57                | 1.3763              | 0.0                    | 1.3 AC PAR 4 PMOR 29-12                     |
| 048-013-006-000           | Assessable             | Non Residential     | A    | 2,001.20 | 4,356.41              | 10.0                | 0.0                    | 10.0AC POR PAR 2 & 3 PMOR 26-145            |
| 048-013-007-000           | Assessable             | Non Residential     | A    | 200.12   | 435.64                | 1.0                 | 0.0                    | 1 AC PAR 2 PMOR 29-20                       |
| 048-013-008-000           | Assessable             | Non Residential     | A    | 260.14   | 566.33                | 1.3                 | 0.0                    | 1.3 AC PAR 3 PMOR 29-20                     |
| 048-013-009-000           | Assessable             | Non Residential     | A    | 78.24    | 170.34                | 0.391               | 0.0                    | PAR 4 PMOR 29-20                            |
| 048-013-010-000           | Assessable             | Non Residential     | A    | 200.12   | 435.64                | 1.0                 | 0.0                    | 1 AC PAR 1 PMOR 29-20                       |
| 048-013-011-000           | Assessable             | Non Residential     | A    | 1,107.54 | 2,411.01              | 5.5344              | 0.0                    | 6.2 AC POR PAR 1 PMOR 32-28                 |
| 048-013-012-000           | Assessable             | MF Residential      | A    | 1,321.90 | 2,877.67              | 6.6056              | 0.0                    | 7.4 AC POR PAR 2 PMOR 32-28                 |
| 048-021-016-000           | Assessable             | Non Residential     | A    | 166.90   | 363.32                | 0.834               | 0.0                    | PAR A PMOR 27-157                           |
| 048-021-017-000           | Assessable             | Non Residential     | A    | 499.08   | 1,086.49              | 2.494               | 0.0                    | 2.5 AC PAR B PMOR 27-157                    |
| 048-021-018-000           | Assessable             | Non Residential     | A    | 621.16   | 1,352.23              | 3.104               | 0.0                    | 3.1 AC PAR C PMOR 27-157                    |
| 048-021-019-000           | Assessable             | Non Residential     | A    | 555.32   | 1,208.90              | 2.775               | 0.0                    | 2.8 AC PAR D PMOR 27-157                    |
| 048-021-020-000           | Assessable             | Non Residential     | A    | 736.84   | 1,604.03              | 3.682               | 0.0                    | 3.7 AC PAR E PMOR 27-157                    |
| 048-021-021-000           | Assessable             | Non Residential     | A    | 790.86   | 1,721.65              | 3.952               | 0.0                    | 4.0 AC PAR F PMOR 27-157                    |
| 048-021-022-000           | Assessable             | Non Residential     | A    | 428.84   | 933.58                | 2.143               | 0.0                    | 2.1 AC PAR G PMOR 27-157                    |
| 048-021-052-000           | Assessable             | MF Residential      | A    | 2,524.68 | 5,496.00              | 12.6159             | 0.0                    | 11.9 AC POR PAR 2 PMOR 32-28                |
| 048-021-053-000           | Assessable             | Non Residential     | A    | 84.86    | 184.76                | 0.4241              | 0.0                    | POR PAR 1 PMOR 32-28                        |
| 048-451-003-000           | Assessable             | Non Residential     | A    | 410.84   | 894.37                | 2.053               | 0.0                    | 2.1 AC PAR 2 PMOR 27-36 SBE# 2748-31-31     |
| 048-451-004-000           | Assessable             | Non Residential     | A    | 68.84    | 149.86                | 0.344               | 0.0                    | PAR 1 PMOR 27-36                            |
| 048-451-005-000           | Assessable             | Non Residential     | A    | 402.04   | 875.20                | 2.009               | 0.0                    | 2 AC PAR 3 PMOR 27-36                       |

**City of Roseville**  
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| ASSESSOR PARCEL<br>NUMBER | ASSESSMENT<br>CATEGORY | ASSESSMENT<br>CLASS | ZONE | CHARGE   | MAXIMUM<br>ASSESSMENT | ASSESSABLE<br>ACRES | SINGLE FAMILY<br>UNITS | LEGAL DESCRIPTION                            |
|---------------------------|------------------------|---------------------|------|----------|-----------------------|---------------------|------------------------|----------------------------------------------|
| 048-451-006-000           | Assessable             | Non Residential     | A    | 1,945.56 | 4,235.30              | 9.722               | 0.0                    | 9.7AC PAR 4 PMOR 27-36                       |
| 048-451-007-000           | Assessable             | Non Residential     | A    | 121.06   | 263.56                | 0.605               | 0.0                    | PAR 18 PMOR 27-36                            |
| 048-451-009-000           | Exempt                 | Park                | A    | -        | -                     | 0.0                 | 0.0                    | PAR 5 PARK PMOR 27-36                        |
| 048-451-010-000           | Exempt                 | Open Space          | A    | -        | -                     | 0.0                 | 0.0                    | 5.2AC PAR 6 COMMON AREA PMOR 27-36           |
| 048-451-011-000           | Assessable             | Non Residential     | A    | 195.10   | 424.75                | 0.975               | 0.0                    | POR PAR 8 & 9 PMOR 27-36                     |
| 048-451-012-000           | Assessable             | Non Residential     | A    | 644.78   | 1,403.63              | 3.222               | 0.0                    | 3.2 AC PAR 7 PMOR 27-36                      |
| 048-451-013-000           | Assessable             | Non Residential     | A    | 133.06   | 289.70                | 0.665               | 0.0                    | PAR 17 PMOR 27-36                            |
| 048-451-014-000           | Assessable             | Non Residential     | A    | 195.50   | 425.62                | 0.977               | 0.0                    | 1AC PAR 16 PMOR 27-36                        |
| 048-451-015-000           | Assessable             | Non Residential     | A    | 319.78   | 696.15                | 1.598               | 0.0                    | 1.6 AC POR PAR 14 & 15 PMOR 27-36            |
| 048-451-016-000           | Assessable             | Non Residential     | A    | 860.50   | 1,873.25              | 4.3                 | 0.0                    | 4.3 AC POR PAR 8 & 9 PMOR 27-36              |
| 048-451-018-000           | Assessable             | Non Residential     | A    | 269.38   | 586.42                | 1.3461              | 0.0                    | 1.4 AC PAR 1 PMOR 29-23                      |
| 048-451-019-000           | Assessable             | Non Residential     | A    | 230.88   | 502.64                | 1.1538              | 0.0                    | 1.2 AC PAR 2 PMOR 29-23                      |
| 048-451-020-000           | Assessable             | Non Residential     | A    | 135.88   | 295.80                | 0.679               | 0.0                    | POR PAR 12 PMOR 27-36                        |
| 048-451-022-000           | Assessable             | Non Residential     | A    | 2,302.38 | 5,012.05              | 11.505              | 0.0                    | 11.5 AC POR PAR 10 PMOR 27-36                |
| 048-451-024-000           | Assessable             | Non Residential     | A    | 249.74   | 543.68                | 1.248               | 0.0                    | 1.1 AC POR PAR 13 PMOR 27-36                 |
| 048-451-026-000           | Assessable             | Non Residential     | A    | 179.88   | 391.60                | 0.8989              | 0.0                    | POR PARS 14 & 15 PMOR 27-36                  |
| 048-452-004-000           | Assessable             | Non Residential     | A    | 2,167.70 | 4,718.86              | 10.832              | 0.0                    | 10.8 AC L 6 AUTOMALL Q-74                    |
| 048-452-005-000           | Assessable             | Non Residential     | A    | 1,241.74 | 2,703.15              | 6.205               | 0.0                    | 5.6 AC POR L9 AUTOMALL Q-74                  |
| 048-452-006-000           | Assessable             | Non Residential     | A    | 152.28   | 331.52                | 0.761               | 0.0                    | POR PAR 2 & 3 PMOR 28-73                     |
| 048-452-007-000           | Assessable             | Non Residential     | A    | 384.22   | 836.43                | 1.92                | 0.0                    | 1.9 AC PAR 1 PMOR 28-73                      |
| 048-452-009-000           | Assessable             | Non Residential     | A    | 2,621.56 | 5,706.89              | 13.1                | 0.0                    | 13.1 AC POR PAR 4 PMOR 28-73                 |
| 048-452-010-000           | Assessable             | Non Residential     | A    | 840.50   | 1,829.69              | 4.2                 | 0.0                    | 4.2 AC POR PAR 4 PMOR 28-73                  |
| 048-452-011-000           | Assessable             | Non Residential     | A    | 464.46   | 1,011.12              | 2.321               | 0.0                    | 1.7ACPOR L 9 AUTOMALL Q-74                   |
| 048-452-012-000           | Assessable             | Non Residential     | A    | 544.92   | 1,186.25              | 2.723               | 0.0                    | 2.3 AC POR L 4 AUTOMALL Q-74                 |
| 048-452-013-000           | Assessable             | Non Residential     | A    | 363.40   | 791.12                | 1.816               | 0.0                    | 2.2 AC P L 4 AUTOMALL Q-74                   |
| 048-452-014-000           | Assessable             | Non Residential     | A    | 700.42   | 1,524.74              | 3.5                 | 0.0                    | 3.5 AC L 5 AUTOMALL Q-74                     |
| 048-452-015-000           | Assessable             | Non Residential     | A    | 480.48   | 1,045.97              | 2.401               | 0.0                    | 2.4 AC POR PAR 2 PMOR 28-96                  |
| 048-452-016-000           | Assessable             | Non Residential     | A    | 1,009.40 | 2,197.37              | 5.044               | 0.0                    | 5 AC POR PAR 2 PMOR 28-96                    |
| 048-452-017-000           | Assessable             | Non Residential     | A    | 692.00   | 1,506.45              | 3.458               | 0.0                    | 3.5 AC PAR 1 PMOR 28-96                      |
| 048-452-019-000           | Assessable             | Non Residential     | A    | 1,536.32 | 3,344.41              | 7.677               | 0.0                    | 7.7 AC PAR 2 & 3 PMOR 27-100                 |
| 048-452-020-000           | Assessable             | Non Residential     | A    | 532.70   | 1,159.68              | 2.662               | 0.0                    | 2.7 AC PAR 1 PMOR 27-100                     |
| 048-452-021-000           | Assessable             | Non Residential     | A    | 2,245.74 | 4,888.76              | 11.222              | 0.0                    | 11.2 AC L 7 AUTOMALL Q-74                    |
| 048-452-022-000           | Assessable             | Non Residential     | A    | 388.82   | 846.45                | 1.943               | 0.0                    | 1.9 AC PAR 4 PMOR 28-74                      |
| 048-452-023-000           | Assessable             | Non Residential     | A    | 534.12   | 1,162.72              | 2.669               | 0.0                    | 2.7 AC PAR 1 PMOR 28-74                      |
| 048-452-024-000           | Assessable             | Non Residential     | A    | 231.72   | 504.47                | 1.158               | 0.0                    | 1.2 AC PAR 2 PMOR 28-74                      |
| 048-452-025-000           | Assessable             | Non Residential     | A    | 258.14   | 561.98                | 1.29                | 0.0                    | 1.3 PAR 3 PMOR 28-74                         |
| 048-452-026-000           | Assessable             | Non Residential     | A    | 1,220.72 | 2,657.41              | 6.1                 | 0.0                    | 6.1 AC PAR 1 PMOR 35-36                      |
| 048-452-027-000           | Assessable             | Non Residential     | A    | 500.30   | 1,089.10              | 2.5                 | 0.0                    | 2.5 AC PAR 2 PMOR 35-36                      |
| 048-452-028-000           | Assessable             | Non Residential     | A    | 320.18   | 697.03                | 1.6                 | 0.0                    | 1.6 AC PAR 3 PMOR 35-36                      |
| 048-460-023-000           | Exempt                 | Park                | A    | -        | -                     | 0.0                 | 0.0                    | 1.9 AC LOT 15 STONE POINT SUBD NO 00-07 MOF  |
| 048-460-024-000           | Assessable             | Non Residential     | A    | 1,930.24 | 4,201.97              | 9.6455              | 0.0                    | 7.3 AC LOT 16 STONE POINT SUBD NO 00-07 MOF  |
| 048-460-025-000           | Assessable             | Non Residential     | A    | 1,537.34 | 3,346.63              | 7.6821              | 0.0                    | 5.8 AC LOT 17 STONE POINT SUBD NO 00-07 MOF  |
| 048-460-026-000           | Assessable             | Non Residential     | A    | 559.02   | 1,216.96              | 2.7935              | 0.0                    | 2.1 AC LOT 18 STONE POINT SUBD NO 00-07 MOF  |
| 048-460-027-000           | Exempt                 | Open Space          | A    | -        | -                     | 0.0                 | 0.0                    | 25.9 AC L19 OPN SP FLD PLAIN ACCESS BIKE PA1 |
| 048-460-030-000           | Assessable             | Non Residential     | A    | 1,212.72 | 2,639.98              | 6.06                | 0.0                    | 4.6 AC P LOTS 2&3 STONE POINT SUBD 00-007 MC |
| 048-460-031-000           | Assessable             | Non Residential     | A    | 1,238.74 | 2,696.62              | 6.19                | 0.0                    | 4.7 AC LOT5& P LOTS3&4 STONE POINT SUBD00-0  |
| 048-460-032-000           | Assessable             | Non Residential     | A    | 395.62   | 861.26                | 1.977               | 0.0                    | 1.5 AC POR LOT 1 & 2 STONE POINT SUBD Y-64   |



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|---------------------------|------------------------|---------------------|------|----------|-----------------------|---------------------|------------------------|------------------------------------------------|
| 048-460-034-000           | Assessable             | MF Residential      | A    | 591.84   | 1,288.41              | 2.9575              | 0.0                    | 3.3 AC POR PAR 2 PMOR 32-28                    |
| 048-460-035-000           | Assessable             | Non Residential     | A    | 358.70   | 780.89                | 1.7925              | 0.0                    | 2.0 AC POR PAR 1 PMOR 32-28                    |
| 048-460-036-000           | Assessable             | Non Residential     | A    | 1,570.52 | 3,418.86              | 7.8479              | 0.0                    | 5.9 AC PAR 1 PMOR 32-70                        |
| 048-460-037-000           | Assessable             | Non Residential     | A    | 236.90   | 515.71                | 1.1838              | 0.0                    | PAR 2 PMOR 32-70                               |
| 048-460-038-000           | Assessable             | Non Residential     | A    | 236.90   | 515.71                | 1.1838              | 0.0                    | PAR 3 PMOR 32-70                               |
| 048-460-039-000           | Assessable             | Non Residential     | A    | 1,490.64 | 3,245.00              | 7.4488              | 0.0                    | 5.6 AC PAR 4 PMOR 32-70                        |
| 048-460-041-000           | Assessable             | Non Residential     | A    | 2,055.94 | 4,475.60              | 10.2736             | 0.0                    | 7.8 AC LOT 7 STONE POINT II SUB.#04-22 MOR AA  |
| 048-460-042-000           | Assessable             | MF Residential      | A    | 1,748.88 | 3,807.15              | 8.7392              | 0.0                    | 6.6 AC LOT 8 STONE POINT II SUB.#04-22 MOR AA  |
| 048-460-043-000           | Assessable             | MF Residential      | A    | 1,362.96 | 2,967.06              | 6.8108              | 0.0                    | 5.2 AC LOT 9 STONE POINT II SUB.#04-22 MOR AA  |
| 048-460-052-000           | Assessable             | Non Residential     | A    | 1,870.24 | 4,071.32              | 9.3456              | 0.0                    | 7.1 AC POR L 6 STONE POINT II SUB.#04-22 MOR / |
| 456-290-001-000           | Assessable             | Non Residential     | A    | 90.40    | 196.82                | 0.4518              | 0.0                    | UNT110-1ST FLR BLD E-N.SNRSE PROF CTR CND      |
| 456-290-002-000           | Assessable             | Non Residential     | A    | 30.10    | 65.56                 | 0.1505              | 0.0                    | UNT115-1ST FLR BLD E-N.SNRSE PROF CTR CND      |
| 456-290-003-000           | Assessable             | Non Residential     | A    | 60.92    | 132.65                | 0.3045              | 0.0                    | UNT120-1ST FLR BLD E-N.SNRSE PROF CTR CND      |
| 456-290-004-000           | Assessable             | Non Residential     | A    | 69.32    | 150.91                | 0.3464              | 0.0                    | UNT130-1ST FLR BLD E-N.SNRSE PROF CTR CND      |
| 456-290-005-000           | Assessable             | Non Residential     | A    | 76.06    | 165.59                | 0.3801              | 0.0                    | UNT140-1ST FLR BLD E-N.SNRSE PROF CTR CND      |
| 456-290-006-000           | Assessable             | Non Residential     | A    | 79.78    | 173.69                | 0.3987              | 0.0                    | UNT210-2ND FLR BLD E-N.SNRSE PROF CTR CND      |
| 456-290-007-000           | Assessable             | Non Residential     | A    | 95.78    | 208.54                | 0.4787              | 0.0                    | UNT220-2ND FLR BLD E-N.SNRSE PROF CTR CND      |
| 456-290-009-000           | Exempt                 | Common Area         | A    | -        | -                     | 0.0                 | 0.0                    | CMN ARA FLR 1 BLD E-N.SNRSE PROF CTR CND-i     |
| 456-290-010-000           | Exempt                 | Common Area         | A    | -        | -                     | 0.0                 | 0.0                    | CMN ARA FLR 2 BLD E-N.SNRSE PROF CTR CND-i     |
| 456-290-011-000           | Exempt                 | Common Area         | A    | -        | -                     | 0.0                 | 0.0                    | 1.0A PAR C - CMN ARA N.SNRSE PROF CTR CND-i    |
| 456-290-012-000           | Assessable             | Non Residential     | A    | 66.62    | 145.02                | 0.3329              | 0.0                    | UNT230-2ND FLR BLD E-N.SNRSE PROF CTR CND      |
| 456-290-013-000           | Assessable             | Non Residential     | A    | 63.28    | 137.79                | 0.3163              | 0.0                    | UNT240-2ND FLR BLD E-N.SNRSE PROF CTR CND      |
| 456-290-014-000           | Assessable             | Non Residential     | A    | 37.90    | 82.51                 | 0.1894              | 0.0                    | UNT250-2ND FLR BLD E-N.SNRSE PROF CTR CND      |
| 456-300-007-000           | Exempt                 | Common Area         | A    | -        | -                     | 0.0                 | 0.0                    | PAR B COMMON AREA N SUNRISE PROF CEN CC        |
| 456-300-015-000           | Assessable             | Non Residential     | A    | 45.80    | 99.72                 | 0.2289              | 0.0                    | UNIT 390 1ST AMNDED BLG B N SUNRISE PROF C     |
| 456-300-019-000           | Assessable             | Non Residential     | A    | 52.92    | 115.23                | 0.2645              | 0.0                    | UNIT 330 1ST AMNDED BLG B N SUNRISE PROF C     |
| 456-300-020-000           | Assessable             | Non Residential     | A    | 54.16    | 117.93                | 0.2707              | 0.0                    | UNIT 300 1ST AMNDED BLG B N SUNRISE PROF C     |
| 456-300-021-000           | Exempt                 | Common Area         | A    | -        | -                     | 0.0                 | 0.0                    | LOBBY COMMON AREA N SUNRISE PROF CEN CC        |
| 456-300-022-000           | Assessable             | Non Residential     | A    | 136.76   | 297.72                | 0.6834              | 0.0                    | UNIT 110 1ST AMNDED BLG B N SUNRISE PROF C     |
| 456-300-023-000           | Assessable             | Non Residential     | A    | 49.60    | 108.00                | 0.2479              | 0.0                    | UNIT 180 1ST AMNDED BLG B N SUNRISE PROF C     |
| 456-300-026-000           | Assessable             | Non Residential     | A    | 35.30    | 76.85                 | 0.1764              | 0.0                    | UNIT 200 1ST AMNDED BLG B N SUNRISE PROF C     |
| 456-300-027-000           | Assessable             | Non Residential     | A    | 155.72   | 339.02                | 0.7782              | 0.0                    | UNIT 270 BLG B 1ST AMNDED N SUNRISE PROF C     |
| 456-300-028-000           | Assessable             | Non Residential     | A    | 51.72    | 112.61                | 0.2585              | 0.0                    | UNIT 290 BLG B 1ST AMNDED N SUNRISE PROF C     |
| 456-300-029-000           | Exempt                 | Common Area         | A    | -        | -                     | 0.0                 | 0.0                    | LOBBY COMMON AREA N SUNRISE PROF CEN CC        |
| 456-300-030-000           | Exempt                 | Common Area         | A    | -        | -                     | 0.0                 | 0.0                    | LOBBY COMMON AREA 1ST AMDED SUNRISE PR         |
| 456-300-031-000           | Exempt                 | Common Area         | A    | -        | -                     | 0.0                 | 0.0                    | UNIT 190 STORAGE AMNDED CONDO SUNRISE PI       |
| 456-300-032-000           | Assessable             | Non Residential     | A    | 87.08    | 189.59                | 0.4352              | 0.0                    | UNIT350 AMENDED BLG B N SUNRISE PROF CEN       |
| 459-010-001-000           | Assessable             | Non Residential     | A    | 1,509.10 | 3,285.17              | 7.541               | 0.0                    | 7.5 AC PAR A PMOR 25-64                        |
| 459-010-002-000           | Assessable             | Non Residential     | A    | 1,490.88 | 3,245.52              | 7.45                | 0.0                    | 7.5 AC PAR B PMOR 25-64                        |
| 459-010-003-000           | Assessable             | Non Residential     | A    | 940.56   | 2,047.51              | 4.7                 | 0.0                    | 4.7 AC PAR 1 PMOR 28-43                        |
| 459-010-007-000           | Assessable             | Non Residential     | A    | 520.50   | 1,133.10              | 2.601               | 0.0                    | 2.6 AC PAR 2 PMOR 25-70                        |
| 459-010-012-000           | Assessable             | Non Residential     | A    | 494.28   | 1,076.03              | 2.47                | 0.0                    | 2.5 AC PAR 14 DOUGLAS CENTER PH 1 S-98         |
| 459-010-019-000           | Assessable             | Non Residential     | A    | 758.44   | 1,651.08              | 3.79                | 0.0                    | 3.8 AC PAR 1 DOUGLAS CENTER PHASE 2 T-32       |
| 459-010-026-000           | Assessable             | Non Residential     | A    | 373.16   | 812.34                | 1.8647              | 0.0                    | 1.9 AC POR PAR 4 & 5 DOUGLAS CENTER PHASE      |
| 459-010-028-000           | Assessable             | Non Residential     | A    | 530.26   | 1,154.36              | 2.6498              | 0.0                    | 2.7 AC LT 9 T-32&POR LT 5 DOUGLAS CENTER PH    |
| 459-010-030-000           | Assessable             | Non Residential     | A    | 151.48   | 329.78                | 0.757               | 0.0                    | PAR 1 PMOR T-94                                |
| 459-010-031-000           | Assessable             | Non Residential     | A    | 160.66   | 349.78                | 0.8029              | 0.0                    | PAR 2 PMOR T-94                                |

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|---------------------------|------------------------|---------------------|------|----------|-----------------------|---------------------|------------------------|------------------------------------------------|
| 459-010-040-000           | Assessable             | Non Residential     | A    | 1,116.44 | 2,430.40              | 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                 | 0.0                    | 1.3 AC POR PAR A PMOR T-64 & PAR 8 DGLS CEN    |
| 459-010-044-000           | Assessable             | Non Residential     | A    | 1,908.12 | 4,153.79              | 9.5349              | 0.0                    | 9.3AC PAR10 - 12 DOUGLAS CEN P 3 & POR P2 - 4  |
| 459-010-047-000           | Assessable             | Non Residential     | A    | 323.38   | 704.00                | 1.616               | 0.0                    | 1.6 AC PAR A PMOR 30-17                        |
| 459-010-048-000           | Assessable             | Non Residential     | A    | 565.92   | 1,231.99              | 2.828               | 0.0                    | 2.8 AC PAR B PMOR 30-17                        |
| 459-010-049-000           | Assessable             | Non Residential     | A    | 1,546.40 | 3,366.37              | 7.7274              | 0.0                    | 7.7 AC PAR 1 PMOR 31-95                        |
| 459-010-050-000           | Assessable             | Non Residential     | A    | 1,245.14 | 2,710.56              | 6.222               | 0.0                    | 6.2 AC PAR 2 PMOR 31-95                        |
| 459-010-051-000           | Assessable             | Non Residential     | A    | 1,405.82 | 3,060.33              | 7.0249              | 0.0                    | 7.0AC PAR3 PM 31-95 SBE# 2745-31-11,SBE 135-3: |
| 459-010-052-000           | Assessable             | Non Residential     | A    | 1,445.98 | 3,147.76              | 7.2256              | 0.0                    | 7.2 AC PAR 4 PMOR 31-95                        |
| 459-010-053-000           | Assessable             | Non Residential     | A    | 343.96   | 748.78                | 1.7188054054        | 0.0                    | 1.8 AC PAR 1 PMOR 35-17                        |
| 459-010-054-000           | Assessable             | Non Residential     | A    | 363.06   | 790.38                | 1.8142945946        | 0.0                    | 1.9 AC PAR 2 PMOR 35-17                        |
| 459-020-001-000           | Assessable             | Non Residential     | A    | 154.18   | 335.66                | 0.7705              | 0.0                    | PAR 1 BLDG 1 LAVA RIDGE PROF CEN S-102         |
| 459-020-003-000           | Assessable             | Non Residential     | A    | 122.30   | 266.26                | 0.6112              | 0.0                    | PAR 3 BLDG 3 LAVA RIDGE PROF CEN S-102         |
| 459-020-006-000           | Assessable             | Non Residential     | A    | 54.18    | 117.97                | 0.2708              | 0.0                    | UNIT 1 LAVA RIDGE PROF CENTER CONDO BLD 2      |
| 459-020-007-000           | Assessable             | Non Residential     | A    | 63.86    | 139.06                | 0.3192              | 0.0                    | UNIT 2 LAVA RIDGE PROF CENTER CONDO BLD 2      |
| 459-020-008-000           | Assessable             | Non Residential     | A    | 28.94    | 63.04                 | 0.1447              | 0.0                    | UNIT 3 LAVA RIDGE PROF CENTER CONDO BLD 2      |
| 459-020-009-000           | Assessable             | Non Residential     | A    | 22.70    | 49.45                 | 0.1135              | 0.0                    | UNIT 4 LAVA RIDGE PROF CENTER CONDO BLD 2      |
| 459-020-010-000           | Exempt                 | Common Area         | A    | -        | -                     | 0.0                 | 0.0                    | BUILDING COMMON AREA                           |
| 459-030-001-000           | Assessable             | Non Residential     | A    | 125.46   | 273.15                | 0.627               | 0.0                    | PAR 4 LAVA RIDGE PROF CENTER PH 2 T-70         |
| 459-030-002-000           | Assessable             | Non Residential     | A    | 125.46   | 273.15                | 0.627               | 0.0                    | PAR 5 LAVA RIDGE PROF CENTER PH 2 T-70         |
| 459-030-003-000           | Assessable             | Non Residential     | A    | 199.70   | 434.77                | 0.998               | 0.0                    | PAR 6 LAVA RIDGE PROF CENTER PH 2 T-70         |
| 459-030-004-000           | Assessable             | Non Residential     | A    | 131.66   | 286.65                | 0.658               | 0.0                    | PAR 7 LAVA RIDGE PROF CENTER PH 2 T-70         |
| 459-030-006-000           | Assessable             | Non Residential     | A    | 171.10   | 372.47                | 0.855               | 0.0                    | PAR 1 PMOR 29-147                              |
| 459-030-007-000           | Assessable             | Non Residential     | A    | 186.10   | 405.15                | 0.93                | 0.0                    | PAR 2 PMOR 29-147                              |
| 459-030-008-000           | Assessable             | Non Residential     | A    | 171.10   | 372.47                | 0.855               | 0.0                    | PAR 3 PMOR 29-147                              |
| 459-040-001-000           | Assessable             | Non Residential     | A    | 161.40   | 351.39                | 0.8066              | 0.0                    | PAR 1 PMOR 29-054                              |
| 459-040-002-000           | Assessable             | Non Residential     | A    | 135.84   | 295.71                | 0.6788              | 0.0                    | PAR 2 PMOR 29-054                              |
| 459-040-003-000           | Assessable             | Non Residential     | A    | 182.98   | 398.35                | 0.9144              | 0.0                    | PAR 3 PMOR 29-054                              |
| 459-040-004-000           | Exempt                 | Common Area         | A    | -        | -                     | 0.0                 | 0.0                    | 1.8 AC PAR A COMMON AREA PMOR 29-054           |
| 459-040-005-000           | Assessable             | Non Residential     | A    | 148.08   | 322.37                | 0.74                | 0.0                    | PAR 1 POR 29-77                                |
| 459-040-006-000           | Assessable             | Non Residential     | A    | 148.08   | 322.37                | 0.74                | 0.0                    | PAR 2 POR 29-77                                |
| 459-040-007-000           | Exempt                 | Common Area         | A    | -        | -                     | 0.0                 | 0.0                    | 1.1 AC PAR 3 PMOR 29-77 COMMON AREA            |
| 459-040-008-000           | Assessable             | Non Residential     | A    | 101.26   | 220.43                | 0.506               | 0.0                    | PAR 1 PMOR 29-146                              |
| 459-040-009-000           | Assessable             | Non Residential     | A    | 110.46   | 240.47                | 0.552               | 0.0                    | PAR 2 PMOR 29-146                              |
| 459-040-010-000           | Assessable             | Non Residential     | A    | 122.06   | 265.74                | 0.61                | 0.0                    | PAR 3 PMOR 29-146                              |
| 459-040-011-000           | Exempt                 | Common Area         | A    | -        | -                     | 0.0                 | 0.0                    | 1.0 AC PARCEL A COMMON AREA PMOR 29-146        |
| 459-050-001-000           | Assessable             | Non Residential     | A    | 242.56   | 528.04                | 1.2121              | 0.0                    | 1.2 AC PAR 2 PMOR 29-87                        |
| 459-050-002-000           | Assessable             | Non Residential     | A    | 262.76   | 572.04                | 1.3131              | 0.0                    | 1.3 AC PAR 4 PMOR 29-87                        |
| 459-050-003-000           | Assessable             | Non Residential     | A    | 254.84   | 554.79                | 1.2735              | 0.0                    | PAR A1 PMOR 29-122                             |
| 459-050-004-000           | Assessable             | Non Residential     | A    | 106.40   | 231.63                | 0.5317              | 0.0                    | PAR A2 PMOR 29-122                             |
| 459-050-005-000           | Assessable             | Non Residential     | A    | 254.84   | 554.79                | 1.2735              | 0.0                    | PAR A3 PMOR 29-122                             |
| 459-050-007-000           | Assessable             | Non Residential     | A    | 163.56   | 356.09                | 0.8174              | 0.0                    | PAR B1 PMOR 29-122                             |
| 459-050-008-000           | Assessable             | Non Residential     | A    | 81.10    | 176.57                | 0.4053              | 0.0                    | PAR B2 PMOR 29-122                             |
| 459-050-009-000           | Assessable             | Non Residential     | A    | 103.32   | 224.92                | 0.5163              | 0.0                    | PAR B3 PMOR 29-122                             |
| 459-050-011-000           | Assessable             | Non Residential     | A    | 243.28   | 529.61                | 1.2157              | 0.0                    | PAR C1 PMOR 29-122                             |
| 459-050-012-000           | Assessable             | Non Residential     | A    | 243.26   | 529.56                | 1.2156              | 0.0                    | PAR C2 PMOR 29-122                             |
| 459-050-014-000           | Assessable             | Non Residential     | A    | 530.28   | 1,154.40              | 2.6499              | 0.0                    | EUREKA RD 1544 STE 140 ROS PAR D1 PMOR 29-     |

**City of Roseville**  
**Olympus Pointe Landscaping & Lighting District**  
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| ASSESSOR PARCEL<br>NUMBER | ASSESSMENT<br>CATEGORY | ASSESSMENT<br>CLASS | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | ASSESSABLE<br>ACRES | SINGLE FAMILY<br>UNITS | LEGAL DESCRIPTION                     |
|---------------------------|------------------------|---------------------|------|--------|-----------------------|---------------------|------------------------|---------------------------------------|
| 459-050-016-000           | Assessable             | Non Residential     | A    | 608.12 | 1,323.82              | 3.0388              | 0.0                    | PAR 'A1' PMOR 29-142                  |
| 459-050-018-000           | Assessable             | Non Residential     | A    | 608.12 | 1,323.82              | 3.0388              | 0.0                    | PAR 'B1' PMOR 29-142                  |
| 459-050-020-000           | Assessable             | Non Residential     | A    | 704.12 | 1,532.80              | 3.5185              | 0.0                    | PAR 'C1' PMOR 29-142                  |
| 459-070-001-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 1 STONE POINT VIL 11 12 MOR DD-3  |
| 459-070-002-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 2 STONE POINT VIL 11 12 MOR DD-3  |
| 459-070-003-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 3 STONE POINT VIL 11 12 MOR DD-3  |
| 459-070-004-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 4 STONE POINT VIL 11 12 MOR DD-3  |
| 459-070-005-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 5 STONE POINT VIL 11 12 MOR DD-3  |
| 459-070-006-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 6 STONE POINT VIL 11 12 MOR DD-3  |
| 459-070-007-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 7 STONE POINT VIL 11 12 MOR DD-3  |
| 459-070-008-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 8 STONE POINT VIL 11 12 MOR DD-3  |
| 459-070-009-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 9 STONE POINT VIL 11 12 MOR DD-3  |
| 459-070-010-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 10 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-011-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 11 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-012-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 12 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-013-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 13 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-014-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 14 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-015-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 15 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-016-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 16 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-017-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 17 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-018-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 18 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-019-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 19 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-020-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 20 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-021-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 21 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-022-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 22 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-023-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 23 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-024-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 24 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-025-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 25 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-026-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 26 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-027-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 27 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-028-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 28 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-029-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 29 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-030-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 30 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-031-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 31 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-032-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 32 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-033-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 33 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-034-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 34 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-035-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 35 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-036-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 36 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-037-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 37 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-038-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 38 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-039-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 39 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-040-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 40 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-041-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 41 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-042-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 42 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-043-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 43 STONE POINT VIL 11 12 MOR DD-3 |
| 459-070-044-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 44 STONE POINT VIL 11 12 MOR DD-3 |



**City of Roseville**  
**Olympus Pointe Landscaping & Lighting District**  
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|---------------------------|------------------------|---------------------|------|--------|-----------------------|---------------------|------------------------|-------------------------------------------|
| 459-070-045-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 45 STONE POINT VIL 11 12 MOR DD-3     |
| 459-070-046-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 46 STONE POINT VIL 11 12 MOR DD-3     |
| 459-070-047-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 47 STONE POINT VIL 11 12 MOR DD-3     |
| 459-070-048-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 48 STONE POINT VIL 11 12 MOR DD-3     |
| 459-070-049-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 49 STONE POINT VIL 11 12 MOR DD-3     |
| 459-070-050-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 50 STONE POINT VIL 11 12 MOR DD-3     |
| 459-070-051-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 51 STONE POINT VIL 11 12 MOR DD-3     |
| 459-070-052-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 52 STONE POINT VIL 11 12 MOR DD-3     |
| 459-070-053-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 53 STONE POINT VIL 11 12 MOR DD-3     |
| 459-070-054-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 54 STONE POINT VIL 11 12 MOR DD-3     |
| 459-070-055-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 55 STONE POINT VIL 11 12 MOR DD-3     |
| 459-070-056-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 56 STONE POINT VIL 11 12 MOR DD-3     |
| 459-070-057-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 57 STONE POINT VIL 11 12 MOR DD-3     |
| 459-070-058-000           | Exempt                 | Exempt              | A    | -      | -                     | 0.0                 | 0.0                    | LOT C COMMON AREA STONE POINT VIL 11 12 M |
| 459-070-059-000           | Exempt                 | Exempt              | A    | -      | -                     | 0.0                 | 0.0                    | LOT D COMMON AREA STONE POINT VIL 11 12 M |
| 459-070-060-000           | Exempt                 | Exempt              | A    | -      | -                     | 0.0                 | 0.0                    | LOT E COMMON AREA STONE POINT VIL 11 12 M |
| 459-070-061-000           | Exempt                 | Exempt              | A    | -      | -                     | 0.0                 | 0.0                    | LOT F COMMON AREA STONE POINT VIL 11 12 M |
| 459-070-062-000           | Exempt                 | Exempt              | A    | -      | -                     | 0.0                 | 0.0                    | LOT G COMMON AREA STONE POINT VIL 11 12 M |
| 459-070-063-000           | Exempt                 | Exempt              | A    | -      | -                     | 0.0                 | 0.0                    | LOT H COMMON AREA STONE POINT VIL 11 12 M |
| 459-070-064-000           | Exempt                 | Exempt              | A    | -      | -                     | 0.0                 | 0.0                    | LOT M COMMON AREA STONE POINT VIL 11 12 M |
| 459-070-065-000           | Exempt                 | Exempt              | A    | -      | -                     | 0.0                 | 0.0                    | LOT O COMMON AREA STONE POINT VIL 11 12 M |
| 459-070-066-000           | Exempt                 | Exempt              | A    | -      | -                     | 0.0                 | 0.0                    | LOT P COMMON AREA STONE POINT VIL 11 12 M |
| 459-080-001-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 58 STONE POINT VIL 11 12 MOR DD-3     |
| 459-080-002-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 59 STONE POINT VIL 11 12 MOR DD-3     |
| 459-080-003-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 60 STONE POINT VIL 11 12 MOR DD-3     |
| 459-080-004-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 61 STONE POINT VIL 11 12 MOR DD-3     |
| 459-080-005-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 62 STONE POINT VIL 11 12 MOR DD-3     |
| 459-080-006-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 63 STONE POINT VIL 11 12 MOR DD-3     |
| 459-080-007-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 64 STONE POINT VIL 11 12 MOR DD-3     |
| 459-080-008-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 65 STONE POINT VIL 11 12 MOR DD-3     |
| 459-080-009-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 66 STONE POINT VIL 11 12 MOR DD-3     |
| 459-080-010-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 67 STONE POINT VIL 11 12 MOR DD-3     |
| 459-080-011-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 68 STONE POINT VIL 11 12 MOR DD-3     |
| 459-080-012-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 69 STONE POINT VIL 11 12 MOR DD-3     |
| 459-080-013-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 70 STONE POINT VIL 11 12 MOR DD-3     |
| 459-080-014-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 71 STONE POINT VIL 11 12 MOR DD-3     |
| 459-080-015-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 72 STONE POINT VIL 11 12 MOR DD-3     |
| 459-080-016-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 73 STONE POINT VIL 11 12 MOR DD-3     |
| 459-080-017-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 74 STONE POINT VIL 11 12 MOR DD-3     |
| 459-080-018-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 75 STONE POINT VIL 11 12 MOR DD-3     |
| 459-080-019-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 76 STONE POINT VIL 11 12 MOR DD-3     |
| 459-080-020-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 77 STONE POINT VIL 11 12 MOR DD-3     |
| 459-080-021-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 78 STONE POINT VIL 11 12 MOR DD-3     |
| 459-080-022-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 79 STONE POINT VIL 11 12 MOR DD-3     |
| 459-080-023-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 80 STONE POINT VIL 11 12 MOR DD-3     |
| 459-080-024-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 81 STONE POINT VIL 11 12 MOR DD-3     |
| 459-080-025-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 82 STONE POINT VIL 11 12 MOR DD-3     |

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|---------------------------|------------------------|---------------------|------|--------|-----------------------|---------------------|------------------------|----------------------------------------|
| 459-080-026-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 83 STONE POINT VIL 11 12 MOR DD-3  |
| 459-080-027-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 84 STONE POINT VIL 11 12 MOR DD-3  |
| 459-080-028-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 85 STONE POINT VIL 11 12 MOR DD-3  |
| 459-080-029-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 86 STONE POINT VIL 11 12 MOR DD-3  |
| 459-080-030-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 89 STONE POINT VIL 11 12 MOR DD-3  |
| 459-080-031-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 90 STONE POINT VIL 11 12 MOR DD-3  |
| 459-080-032-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 91 STONE POINT VIL 11 12 MOR DD-3  |
| 459-080-033-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 92 STONE POINT VIL 11 12 MOR DD-3  |
| 459-080-034-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 93 STONE POINT VIL 11 12 MOR DD-3  |
| 459-080-035-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 94 STONE POINT VIL 11 12 MOR DD-3  |
| 459-080-036-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 95 STONE POINT VIL 11 12 MOR DD-3  |
| 459-080-037-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 96 STONE POINT VIL 11 12 MOR DD-3  |
| 459-080-038-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 97 STONE POINT VIL 11 12 MOR DD-3  |
| 459-080-039-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 98 STONE POINT VIL 11 12 MOR DD-3  |
| 459-080-040-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 99 STONE POINT VIL 11 12 MOR DD-3  |
| 459-080-041-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 100 STONE POINT VIL 11 12 MOR DD-3 |
| 459-080-042-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 101 STONE POINT VIL 11 12 MOR DD-3 |
| 459-080-043-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 102 STONE POINT VIL 11 12 MOR DD-3 |
| 459-080-044-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 103 STONE POINT VIL 11 12 MOR DD-3 |
| 459-080-045-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 104 STONE POINT VIL 11 12 MOR DD-3 |
| 459-080-046-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 105 STONE POINT VIL 11 12 MOR DD-3 |
| 459-080-047-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 106 STONE POINT VIL 11 12 MOR DD-3 |
| 459-080-048-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 107 STONE POINT VIL 11 12 MOR DD-3 |
| 459-080-049-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 108 STONE POINT VIL 11 12 MOR DD-3 |
| 459-080-050-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 109 STONE POINT VIL 11 12 MOR DD-3 |
| 459-080-051-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 110 STONE POINT VIL 11 12 MOR DD-3 |
| 459-080-052-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 111 STONE POINT VIL 11 12 MOR DD-3 |
| 459-080-053-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 112 STONE POINT VIL 11 12 MOR DD-3 |
| 459-080-054-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 113 STONE POINT VIL 11 12 MOR DD-3 |
| 459-080-055-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 114 STONE POINT VIL 11 12 MOR DD-3 |
| 459-080-056-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 115 STONE POINT VIL 11 12 MOR DD-3 |
| 459-080-057-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 116 STONE POINT VIL 11 12 MOR DD-3 |
| 459-080-058-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 117 STONE POINT VIL 11 12 MOR DD-3 |
| 459-080-059-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 118 STONE POINT VIL 11 12 MOR DD-3 |
| 459-080-060-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 119 STONE POINT VIL 11 12 MOR DD-3 |
| 459-080-061-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 120 STONE POINT VIL 11 12 MOR DD-3 |
| 459-080-062-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 121 STONE POINT VIL 11 12 MOR DD-3 |
| 459-080-063-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 122 STONE POINT VIL 11 12 MOR DD-3 |
| 459-080-064-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 123 STONE POINT VIL 11 12 MOR DD-3 |
| 459-080-065-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 124 STONE POINT VIL 11 12 MOR DD-3 |
| 459-080-066-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 125 STONE POINT VIL 11 12 MOR DD-3 |
| 459-080-067-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 126 STONE POINT VIL 11 12 MOR DD-3 |
| 459-080-068-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 127 STONE POINT VIL 11 12 MOR DD-3 |
| 459-080-069-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 128 STONE POINT VIL 11 12 MOR DD-3 |
| 459-080-070-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 129 STONE POINT VIL 11 12 MOR DD-3 |
| 459-080-071-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 130 STONE POINT VIL 11 12 MOR DD-3 |
| 459-080-072-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 131 STONE POINT VIL 11 12 MOR DD-3 |

**City of Roseville**  
**Olympus Pointe Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASSESSMENT<br>CATEGORY | ASSESSMENT<br>CLASS | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | ASSESSABLE<br>ACRES | SINGLE FAMILY<br>UNITS | LEGAL DESCRIPTION                          |
|---------------------------|------------------------|---------------------|------|--------|-----------------------|---------------------|------------------------|--------------------------------------------|
| 459-080-073-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 132 STONE POINT VIL 11 12 MOR DD-3     |
| 459-080-074-000           | Exempt                 | Exempt              | A    | -      | -                     | 0.0                 | 0.0                    | LOT I COMMON AREA STONE POINT VIL 11 12 MC |
| 459-080-075-000           | Exempt                 | Exempt              | A    | -      | -                     | 0.0                 | 0.0                    | LOT J COMMON AREA STONE POINT VIL 11 12 MC |
| 459-080-076-000           | Exempt                 | Exempt              | A    | -      | -                     | 0.0                 | 0.0                    | LOT K COMMON AREA STONE POINT VIL 11 12 M  |
| 459-080-077-000           | Exempt                 | Exempt              | A    | -      | -                     | 0.0                 | 0.0                    | LOT L COMMON AREA STONE POINT VIL 11 12 M  |
| 459-080-078-000           | Exempt                 | Exempt              | A    | -      | -                     | 0.0                 | 0.0                    | POR LOT N COM AREA STONE POINT VIL 11 12 M |
| 459-090-001-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 1 STONE POINT VIL 14 MOR DD-4          |
| 459-090-002-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 2 STONE POINT VIL 14 MOR DD-4          |
| 459-090-003-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 3 STONE POINT VIL 14 MOR DD-4          |
| 459-090-004-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 4 STONE POINT VIL 14 MOR DD-4          |
| 459-090-005-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 5 STONE POINT VIL 14 MOR DD-4          |
| 459-090-006-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 6 STONE POINT VIL 14 MOR DD-4          |
| 459-090-007-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 7 STONE POINT VIL 14 MOR DD-4          |
| 459-090-008-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 8 STONE POINT VIL 14 MOR DD-4          |
| 459-090-009-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 9 STONE POINT VIL 14 MOR DD-4          |
| 459-090-010-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 10 STONE POINT VIL 14 MOR DD-4         |
| 459-090-011-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 11 STONE POINT VIL 14 MOR DD-4         |
| 459-090-012-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 12 STONE POINT VIL 14 MOR DD-4         |
| 459-090-013-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 13 STONE POINT VIL 14 MOR DD-4         |
| 459-090-014-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 14 STONE POINT VIL 14 MOR DD-4         |
| 459-090-015-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 15 STONE POINT VIL 14 MOR DD-4         |
| 459-090-016-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 16 STONE POINT VIL 14 MOR DD-4         |
| 459-090-017-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 17 STONE POINT VIL 14 MOR DD-4         |
| 459-090-018-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 18 STONE POINT VIL 14 MOR DD-4         |
| 459-090-019-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 19 STONE POINT VIL 14 MOR DD-4         |
| 459-090-020-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 20 STONE POINT VIL 14 MOR DD-4         |
| 459-090-021-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 21 STONE POINT VIL 14 MOR DD-4         |
| 459-090-022-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 22 STONE POINT VIL 14 MOR DD-4         |
| 459-090-023-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 23 STONE POINT VIL 14 MOR DD-4         |
| 459-090-024-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 24 STONE POINT VIL 14 MOR DD-4         |
| 459-090-025-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 25 STONE POINT VIL 14 MOR DD-4         |
| 459-090-026-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 26 STONE POINT VIL 14 MOR DD-4         |
| 459-090-027-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 27 STONE POINT VIL 14 MOR DD-4         |
| 459-090-028-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 28 STONE POINT VIL 14 MOR DD-4         |
| 459-090-029-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 29 STONE POINT VIL 14 MOR DD-4         |
| 459-090-030-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 30 STONE POINT VIL 14 MOR DD-4         |
| 459-090-031-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 31 STONE POINT VIL 14 MOR DD-4         |
| 459-090-032-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 32 STONE POINT VIL 14 MOR DD-4         |
| 459-090-033-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 33 STONE POINT VIL 14 MOR DD-4         |
| 459-090-034-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 34 STONE POINT VIL 14 MOR DD-4         |
| 459-090-035-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 35 STONE POINT VIL 14 MOR DD-4         |
| 459-090-036-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 36 STONE POINT VIL 14 MOR DD-4         |
| 459-090-037-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 37 STONE POINT VIL 14 MOR DD-4         |
| 459-090-038-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 38 STONE POINT VIL 14 MOR DD-4         |
| 459-090-039-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 39 STONE POINT VIL 14 MOR DD-4         |
| 459-090-040-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 40 STONE POINT VIL 14 MOR DD-4         |
| 459-090-041-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 41 STONE POINT VIL 14 MOR DD-4         |

**City of Roseville**  
**Olympus Pointe Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASSESSMENT<br>CATEGORY | ASSESSMENT<br>CLASS | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | ASSESSABLE<br>ACRES | SINGLE FAMILY<br>UNITS | LEGAL DESCRIPTION                          |
|---------------------------|------------------------|---------------------|------|--------|-----------------------|---------------------|------------------------|--------------------------------------------|
| 459-090-042-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 42 STONE POINT VIL 14 MOR DD-4         |
| 459-090-043-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 43 STONE POINT VIL 14 MOR DD-4         |
| 459-090-044-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 44 STONE POINT VIL 14 MOR DD-4         |
| 459-090-045-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 45 STONE POINT VIL 14 MOR DD-4         |
| 459-090-046-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 46 STONE POINT VIL 14 MOR DD-4         |
| 459-090-047-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 47 STONE POINT VIL 14 MOR DD-4         |
| 459-090-048-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 48 STONE POINT VIL 14 MOR DD-4         |
| 459-090-049-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 49 STONE POINT VIL 14 MOR DD-4         |
| 459-090-050-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 50 STONE POINT VIL 14 MOR DD-4         |
| 459-090-051-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 51 STONE POINT VIL 14 MOR DD-4         |
| 459-090-052-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 52 STONE POINT VIL 14 MOR DD-4         |
| 459-090-053-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 53 STONE POINT VIL 14 MOR DD-4         |
| 459-090-054-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 54 STONE POINT VIL 14 MOR DD-4         |
| 459-090-055-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 87 STONE POINT VIL 11 12 MOR DD-3      |
| 459-090-056-000           | Assessable             | SF                  | A    | 200.12 | 435.64                | 0.0                 | 1.0                    | LOT 88 STONE POINT VIL 11 12 MOR DD-3      |
| 459-090-057-000           | Exempt                 | Exempt              | A    | -      | -                     | 0.0                 | 0.0                    | LOT B COMMON AREA STONE POINT VIL 14 MOR   |
| 459-090-058-000           | Exempt                 | Exempt              | A    | -      | -                     | 0.0                 | 0.0                    | LOT C COMMON AREA STONE POINT VIL 14 MOR   |
| 459-090-059-000           | Exempt                 | Exempt              | A    | -      | -                     | 0.0                 | 0.0                    | LOT D COMMON AREA STONE POINT VIL 14 MOR   |
| 459-090-060-000           | Exempt                 | Exempt              | A    | -      | -                     | 0.0                 | 0.0                    | LOT E COMMON AREA STONE POINT VIL 14 MOR   |
| 459-090-061-000           | Exempt                 | Exempt              | A    | -      | -                     | 0.0                 | 0.0                    | POR LOT N COM AREA STONE POINT VIL 11 12 M |
| 459-090-062-000           | Exempt                 | Exempt              | A    | -      | -                     | 0.0                 | 0.0                    | LOT 10A PARK STONE POINT LARGE LOT SUBD M  |
| 459-090-063-000           | Exempt                 | Exempt              | A    | -      | -                     | 0.0                 | 0.0                    | LOT 10B PARK STONE POINT LARGE LOT SUBD M  |
| 460-160-001-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 7 OLYMPUS HEIGHTS UNIT 1 S-11          |
| 460-160-002-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 8 OLYMPUS HEIGHTS UNIT 1 S-11          |
| 460-160-003-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 9 OLYMPUS HEIGHTS UNIT 1 S-11          |
| 460-160-004-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 10 OLYMPUS HEIGHTS UNIT 1 S-11         |
| 460-160-005-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 11 OLYMPUS HEIGHTS UNIT 1 S-11         |
| 460-160-006-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 12 OLYMPUS HEIGHTS UNIT 1 S-11         |
| 460-160-007-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 13 OLYMPUS HEIGHTS UNIT 1 S-11         |
| 460-160-008-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 14 OLYMPUS HEIGHTS UNIT 1 S-11         |
| 460-160-009-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 15 OLYMPUS HEIGHTS UNIT 1 S-11         |
| 460-160-010-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 16 OLYMPUS HEIGHTS UNIT 1 S-11         |
| 460-160-011-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 17 OLYMPUS HEIGHTS UNIT 1 S-11         |
| 460-160-012-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 18 OLYMPUS HEIGHTS UNIT 1 S-11         |
| 460-160-013-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 19 OLYMPUS HEIGHTS UNIT 1 S-11         |
| 460-160-014-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 20 OLYMPUS HEIGHTS UNIT 1 S-11         |
| 460-160-015-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 21 OLYMPUS HEIGHTS UNIT 1 S-11         |
| 460-160-016-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 22 OLYMPUS HEIGHTS UNIT 1 S-11         |
| 460-160-017-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 23 OLYMPUS HEIGHTS UNIT 1 S-11         |
| 460-160-018-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 24 OLYMPUS HEIGHTS UNIT 1 S-11         |
| 460-160-019-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 25 OLYMPUS HEIGHTS UNIT 1 S-11         |
| 460-160-020-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 26 OLYMPUS HEIGHTS UNIT 1 S-11         |
| 460-160-021-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 27 OLYMPUS HEIGHTS UNIT 1 S-11         |
| 460-160-022-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 28 OLYMPUS HEIGHTS UNIT 1 S-11         |
| 460-160-023-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 29 OLYMPUS HEIGHTS UNIT 1 S-11         |
| 460-160-024-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 30 OLYMPUS HEIGHTS UNIT 1 S-11         |
| 460-160-025-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 31 OLYMPUS HEIGHTS UNIT 1 S-11         |

**City of Roseville**  
**Olympus Pointe Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASSESSMENT<br>CATEGORY | ASSESSMENT<br>CLASS | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | ASSESSABLE<br>ACRES | SINGLE FAMILY<br>UNITS | LEGAL DESCRIPTION                  |
|---------------------------|------------------------|---------------------|------|--------|-----------------------|---------------------|------------------------|------------------------------------|
| 460-160-026-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 32 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-027-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 33 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-028-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 34 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-029-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 35 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-030-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 44 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-031-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 45 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-032-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 46 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-033-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 47 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-034-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 48 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-035-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 49 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-036-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 50 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-037-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 51 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-038-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 52 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-039-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 53 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-040-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 54 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-041-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 55 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-042-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 56 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-043-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 57 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-044-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 58 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-045-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 59 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-046-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 60 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-047-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 61 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-048-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 62 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-049-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 63 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-050-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 64 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-051-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 65 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-052-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 66 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-053-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 67 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-054-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 68 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-055-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 69 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-056-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 70 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-057-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 71 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-058-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 72 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-160-059-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 73 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-170-001-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 1 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-002-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 2 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-003-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 3 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-004-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 4 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-005-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 5 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-006-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 6 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-007-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 36 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-170-008-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 37 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-170-009-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 38 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-170-010-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 39 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-170-011-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 40 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-170-012-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 41 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-170-013-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 42 OLYMPUS HEIGHTS UNIT 1 S-11 |



**City of Roseville**  
**Olympus Pointe Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASSESSMENT<br>CATEGORY | ASSESSMENT<br>CLASS | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | ASSESSABLE<br>ACRES | SINGLE FAMILY<br>UNITS | LEGAL DESCRIPTION                   |
|---------------------------|------------------------|---------------------|------|--------|-----------------------|---------------------|------------------------|-------------------------------------|
| 460-170-014-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 43 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-015-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 74 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-016-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 75 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-017-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 76 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-018-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 77 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-019-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 78 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-020-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 79 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-021-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 80 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-022-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 81 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-023-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 82 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-024-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 83 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-025-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 84 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-026-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 85 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-027-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 86 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-028-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 87 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-029-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 88 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-030-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 89 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-031-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 90 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-032-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 91 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-033-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 92 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-034-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 93 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-035-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 94 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-036-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 95 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-037-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 96 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-038-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 97 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-039-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 98 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-040-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 99 OLYMPUS HEIGHTS UNIT 1 S-11  |
| 460-170-041-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 100 OLYMPUS HEIGHTS UNIT 1 S-11 |
| 460-180-001-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 1 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-002-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 2 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-003-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 3 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-004-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 4 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-005-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 5 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-006-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 6 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-007-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 7 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-008-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 8 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-009-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 9 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-010-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 10 OLYMPUS HEIGHTS PHASE 2A     |
| 460-180-011-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 11 OLYMPUS HEIGHTS PHASE 2A     |
| 460-180-012-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 12 OLYMPUS HEIGHTS PHASE 2A     |
| 460-180-013-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 13 OLYMPUS HEIGHTS PHASE 2A     |
| 460-180-014-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 14 OLYMPUS HEIGHTS PHASE 2A     |
| 460-180-015-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 15 OLYMPUS HEIGHTS PHASE 2A     |
| 460-180-016-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 16 OLYMPUS HEIGHTS PHASE 2A     |
| 460-180-017-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 17 OLYMPUS HEIGHTS PHASE 2A     |
| 460-180-018-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 18 OLYMPUS HEIGHTS PHASE 2A     |
| 460-180-019-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 19 OLYMPUS HEIGHTS PHASE 2A     |

**City of Roseville**  
**Olympus Pointe Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASSESSMENT<br>CATEGORY | ASSESSMENT<br>CLASS | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | ASSESSABLE<br>ACRES | SINGLE FAMILY<br>UNITS | LEGAL DESCRIPTION                    |
|---------------------------|------------------------|---------------------|------|--------|-----------------------|---------------------|------------------------|--------------------------------------|
| 460-180-020-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 20 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-021-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 21 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-022-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 22 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-023-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 23 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-024-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 24 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-025-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 25 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-026-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 26 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-027-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 27 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-028-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 28 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-029-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 29 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-030-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 30 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-031-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 31 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-032-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 32 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-033-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 33 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-034-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 34 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-035-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 35 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-036-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 36 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-037-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 37 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-038-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 38 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-039-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 39 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-040-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 40 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-041-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 41 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-042-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 42 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-043-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 43 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-044-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 44 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-045-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 45 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-046-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 46 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-047-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 47 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-048-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 48 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-049-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 49 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-050-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 50 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-051-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 51 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-052-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 52 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-053-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 53 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-054-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 54 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-055-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 55 OLYMPUS HEIGHTS PHASE 2A      |
| 460-180-056-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 56 OLYMPUS HEIGHTS PHASE 2A      |
| 460-190-001-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 57 OLYMPUS HEIGHTS PHASE 2B S-54 |
| 460-190-002-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 58 OLYMPUS HEIGHTS PHASE 2B S-54 |
| 460-190-003-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 59 OLYMPUS HEIGHTS PHASE 2B S-54 |
| 460-190-004-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 60 OLYMPUS HEIGHTS PHASE 2B S-54 |
| 460-190-005-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 61 OLYMPUS HEIGHTS PHASE 2B S-54 |
| 460-190-006-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 62 OLYMPUS HEIGHTS PHASE 2B S-54 |
| 460-190-007-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 63 OLYMPUS HEIGHTS PHASE 2B S-54 |
| 460-190-008-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 64 OLYMPUS HEIGHTS PHASE 2B S-54 |
| 460-190-009-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 65 OLYMPUS HEIGHTS PHASE 2B S-54 |
| 460-190-010-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 66 OLYMPUS HEIGHTS PHASE 2B S-54 |



**City of Roseville**  
**Olympus Pointe Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASSESSMENT<br>CATEGORY | ASSESSMENT<br>CLASS | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | ASSESSABLE<br>ACRES | SINGLE FAMILY<br>UNITS | LEGAL DESCRIPTION                     |
|---------------------------|------------------------|---------------------|------|--------|-----------------------|---------------------|------------------------|---------------------------------------|
| 460-190-011-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 67 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-012-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 68 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-013-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 69 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-014-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 70 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-015-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 71 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-016-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 72 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-017-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 73 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-018-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 74 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-019-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 75 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-020-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 76 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-021-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 77 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-022-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 78 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-023-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 79 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-024-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 80 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-025-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 81 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-026-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 82 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-027-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 83 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-028-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 84 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-029-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 85 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-030-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 86 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-031-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 87 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-032-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 88 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-033-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 89 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-034-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 90 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-035-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 91 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-036-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 92 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-037-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 93 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-038-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 94 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-039-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 95 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-040-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 96 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-041-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 97 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-042-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 98 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-043-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 99 OLYMPUS HEIGHTS PHASE 2B S-54  |
| 460-190-044-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 100 OLYMPUS HEIGHTS PHASE 2B S-54 |
| 460-190-045-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 101 OLYMPUS HEIGHTS PHASE 2B S-54 |
| 460-190-046-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 102 OLYMPUS HEIGHTS PHASE 2B S-54 |
| 460-190-047-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 103 OLYMPUS HEIGHTS PHASE 2B S-54 |
| 460-190-048-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 104 OLYMPUS HEIGHTS PHASE 2B S-54 |
| 460-190-049-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 105 OLYMPUS HEIGHTS PHASE 2B S-54 |
| 460-190-050-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 106 OLYMPUS HEIGHTS PHASE 2B S-54 |
| 460-190-051-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 107 OLYMPUS HEIGHTS PHASE 2B S-54 |
| 460-190-052-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 108 OLYMPUS HEIGHTS PHASE 2B S-54 |
| 460-190-053-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 109 OLYMPUS HEIGHTS PHASE 2B S-54 |
| 460-190-054-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 110 OLYMPUS HEIGHTS PHASE 2B S-54 |
| 460-190-055-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 111 OLYMPUS HEIGHTS PHASE 2B S-54 |
| 460-190-056-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 112 OLYMPUS HEIGHTS PHASE 2B S-54 |
| 460-190-057-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 113 OLYMPUS HEIGHTS PHASE 2B S-54 |

**City of Roseville**  
**Olympus Pointe Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASSESSMENT<br>CATEGORY | ASSESSMENT<br>CLASS | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | ASSESSABLE<br>ACRES | SINGLE FAMILY<br>UNITS | LEGAL DESCRIPTION                          |
|---------------------------|------------------------|---------------------|------|--------|-----------------------|---------------------|------------------------|--------------------------------------------|
| 460-190-058-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 114 OLYMPUS HEIGHTS PHASE 2B S-54      |
| 461-011-001-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 1 OLYMPUS HEIGHTS #4 PH 2 MOR T-39     |
| 461-011-002-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 2 OLYMPUS HEIGHTS #4 PH 2 MOR T-39     |
| 461-011-003-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 3 OLYMPUS HEIGHTS #4 PH 2 MOR T-39     |
| 461-011-004-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 4 OLYMPUS HEIGHTS #4 PH 2 MOR T-39     |
| 461-011-005-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 5 OLYMPUS HEIGHTS #4 PH 2 MOR T-39     |
| 461-012-001-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 6 OLYMPUS HEIGHTS #4 PH 2 MOR T-39     |
| 461-012-002-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 7 OLYMPUS HEIGHTS #4 PH 2 MOR T-39     |
| 461-012-003-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 8 OLYMPUS HEIGHTS #4 PH 2 MOR T-39     |
| 461-012-004-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 9 OLYMPUS HEIGHTS #4 PH 2 MOR T-39     |
| 461-012-007-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 12 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-008-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 13 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-009-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 14 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-010-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 15 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-011-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 16 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-012-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 17 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-013-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 18 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-014-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 19 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-016-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 21 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-017-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 22 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-018-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 23 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-019-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 24 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-020-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 25 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-021-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 26 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-022-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 27 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-023-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 28 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-024-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 29 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-025-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 30 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-026-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 31 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-027-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 32 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-028-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 33 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-029-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 34 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-030-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 35 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-031-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 36 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-032-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 37 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-033-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 38 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-034-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 39 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-035-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 40 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-036-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 41 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-037-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 42 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-038-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 43 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-039-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 44 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-040-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 45 OLYMPUS HEIGHTS #4 PH 2 MOR T-39    |
| 461-012-041-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 46 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T |
| 461-012-042-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 47 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T |
| 461-012-043-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 48 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T |
| 461-012-044-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 49 OLYMPUS HEIGHTS #4 PH 1 (AMEDND) T  |

**City of Roseville**  
**Olympus Pointe Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASSESSMENT<br>CATEGORY | ASSESSMENT<br>CLASS | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | ASSESSABLE<br>ACRES | SINGLE FAMILY<br>UNITS | LEGAL DESCRIPTION                           |
|---------------------------|------------------------|---------------------|------|--------|-----------------------|---------------------|------------------------|---------------------------------------------|
| 461-012-045-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 50 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-046-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 51 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-047-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 52 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-048-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 53 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-049-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 54 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-050-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 55 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-051-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 56 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-052-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 57 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-053-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 58 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-054-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 59 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-055-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 60 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-056-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 61 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-057-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 62 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-058-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 63 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-059-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 64 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-060-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 65 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-061-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 66 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-062-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 67 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-063-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 68 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-064-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 69 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-065-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 70 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-066-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 71 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-067-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 72 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-068-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 73 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-069-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 74 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-070-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 75 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-071-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 76 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-072-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 77 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-073-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 78 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-074-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 79 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-075-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 80 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-076-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 81 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-077-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 82 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-078-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 83 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-012-081-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOTS 10 & 11 OLYMPUS HEIGHTS #4 PH 2 MOR T- |
| 461-012-082-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | POR LOT 20 OLYMPUS HEIGHTS #4 PH 2 MOR T-3  |
| 461-013-001-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 84 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-013-002-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 85 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-013-003-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 86 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-013-004-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 87 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-013-005-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 88 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-013-006-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 89 OLYMPUS HEIGHTS # 4 PH 1 (AMENDED) T |
| 461-013-007-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 90 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-013-008-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 91 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-013-009-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 92 OLYMPUS HEIGHTS #4 PH 1 (AMENDED) T  |
| 461-013-010-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 93 OLYMPUS HEIGHTS #4 PH 2 MOR T-39     |
| 461-013-011-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 94 OLYMPUS HEIGHTS #4 PH 2 MOR T-39     |

**City of Roseville**  
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| ASSESSOR PARCEL<br>NUMBER | ASSESSMENT<br>CATEGORY | ASSESSMENT<br>CLASS | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | ASSESSABLE<br>ACRES | SINGLE FAMILY<br>UNITS | LEGAL DESCRIPTION                        |
|---------------------------|------------------------|---------------------|------|--------|-----------------------|---------------------|------------------------|------------------------------------------|
| 461-013-012-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 95 OLYMPUS HEIGHTS #4 PH 2 MOR T-39  |
| 461-013-013-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 96 OLYMPUS HEIGHTS #4 PH 2 MOR T-39  |
| 461-013-014-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 97 OLYMPUS HEIGHTS #4 PH 2 MOR T-39  |
| 461-013-015-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 98 OLYMPUS HEIGHTS #4 PH 2 MOR T-39  |
| 461-013-016-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 99 OLYMPUS HEIGHTS #4 PH 2 MOR T-39  |
| 461-013-017-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 100 OLYMPUS HEIGHTS #4 PH 2 MOR T-39 |
| 461-013-018-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 101 OLYMPUS HEIGHTS #4 PH 2 MOR T-39 |
| 461-013-019-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 102 OLYMPUS HEIGHTS #4 PH 2 MOR T-39 |
| 461-013-020-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 103 OLYMPUS HEIGHTS #4 PH 2 MOR T-39 |
| 461-013-021-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 104 OLYMPUS HEIGHTS #4 PH 2 MOR T-39 |
| 461-013-022-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 105 OLYMPUS HEIGHTS #4 PH 2 MOR T-39 |
| 461-013-023-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 106 OLYMPUS HEIGHTS #4 PH 3 MOR T-39 |
| 461-013-024-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 107 OLYMPUS HEIGHTS #4 PH 2 MOR T-39 |
| 461-013-025-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 108 OLYMPUS HEIGHTS #4 PH 2 MOR T-39 |
| 461-013-026-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 109 OLYMPUS HEIGHTS #4 PH 2 MOR T-39 |
| 461-013-027-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 110 OLYMPUS HEIGHTS #4 PH 2 MOR T-39 |
| 461-013-028-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 111 OLYMPUS HEIGHTS #4 PH 2 MOR T-39 |
| 461-013-029-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 112 OLYMPUS HEIGHTS #4 PH 2 MOR T-39 |
| 461-013-030-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 113 OLYMPUS HEIGHTS #4 PH 2 MOR T-39 |
| 461-013-031-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 114 OLYMPUS HEIGHTS #4 PH 2 MOR T-39 |
| 461-013-032-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 115 OLYMPUS HEIGHTS #4 PH 2 MOR T-39 |
| 461-013-033-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 116 OLYMPUS HEIGHTS #4 PH 2 MOR T-39 |
| 461-013-034-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 117 OLYMPUS HEIGHTS #4 PH 2 MOR T-39 |
| 461-013-035-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 118 OLYMPUS HEIGHTS #4 PH 2 MOR T-39 |
| 461-013-036-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 119 OLYMPUS HEIGHTS #4 PH 2 MOR T-39 |
| 461-013-037-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 120 OLYMPUS HEIGHTS UNIT 4 T-12      |
| 461-013-038-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 121 OLYMPUS HEIGHTS #4 PH 2 MOR T-39 |
| 461-021-001-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 64 OLYMPUS HEIGHTS UNIT #3 T-25      |
| 461-021-002-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 65 OLYMPUS HEIGHTS UNIT #3 T-25      |
| 461-021-003-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 66 OLYMPUS HEIGHTS UNIT #3 T-25      |
| 461-021-004-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 67 OLYMPUS HEIGHTS UNIT #3 T-25      |
| 461-021-005-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 68 OLYMPUS HEIGHTS UNIT #3 T-25      |
| 461-021-006-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 69 OLYMPUS HEIGHTS UNIT #3 T-25      |
| 461-021-007-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 70 OLYMPUS HEIGHTS UNIT #3 T-25      |
| 461-021-008-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 71 OLYMPUS HEIGHTS UNIT #3 T-25      |
| 461-021-009-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 72 OLYMPUS HEIGHTS UNIT #3 T-25      |
| 461-021-010-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 73 OLYMPUS HEIGHTS UNIT #3 T-25      |
| 461-021-011-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 74 OLYMPUS HEIGHTS UNIT #3 T-25      |
| 461-021-012-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 75 OLYMPUS HEIGHTS UNIT #3 T-25      |
| 461-021-013-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 76 OLYMPUS HEIGHTS UNIT #3 T-25      |
| 461-021-014-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 77 OLYMPUS HEIGHTS UNIT #3 T-25      |
| 461-021-015-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 78 OLYMPUS HEIGHTS UNIT #3 T-25      |
| 461-021-016-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 79 OLYMPUS HEIGHTS UNIT #3 T-25      |
| 461-021-017-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 80 OLYMPUS HEIGHTS UNIT #3 T-25      |
| 461-021-018-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 81 OLYMPUS HEIGHTS UNIT #3 T-25      |
| 461-022-001-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 82 OLYMPUS HEIGHTS UNIT #3 T-25      |
| 461-022-002-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 83 OLYMPUS HEIGHTS UNIT #3 T-25      |



**City of Roseville**  
**Olympus Pointe Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASSESSMENT<br>CATEGORY | ASSESSMENT<br>CLASS | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | ASSESSABLE<br>ACRES | SINGLE FAMILY<br>UNITS | LEGAL DESCRIPTION                    |
|---------------------------|------------------------|---------------------|------|--------|-----------------------|---------------------|------------------------|--------------------------------------|
| 461-022-003-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 84 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-022-004-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 85 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-022-005-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 86 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-022-006-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 87 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-022-007-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 88 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-022-008-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 89 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-022-009-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 90 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-022-010-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 91 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-022-011-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 92 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-022-012-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 93 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-022-013-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 94 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-022-014-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 95 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-022-015-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 96 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-023-001-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 97 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-023-002-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 98 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-023-003-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 99 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-023-004-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 100 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-023-005-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 101 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-023-006-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 102 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-023-007-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 103 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-023-008-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 104 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-023-009-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 105 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-023-010-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 106 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-023-011-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 107 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-023-012-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 108 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-023-013-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 109 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-023-014-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 110 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-023-015-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 111 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-023-016-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 112 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-023-017-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 113 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-023-018-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 114 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-023-019-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 115 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-023-020-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 116 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-024-001-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 117 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-024-002-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 118 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-024-003-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 119 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-024-004-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 120 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-024-005-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 121 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-024-006-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 122 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-024-007-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 123 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-024-008-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 124 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-024-009-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 125 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-024-010-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 126 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-024-011-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 127 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-024-012-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 128 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-024-013-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 129 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-024-014-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 130 OLYMPUS HEIGHTS UNIT #3 T-25 |

**City of Roseville**  
**Olympus Pointe Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASSESSMENT<br>CATEGORY | ASSESSMENT<br>CLASS | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | ASSESSABLE<br>ACRES | SINGLE FAMILY<br>UNITS | LEGAL DESCRIPTION                    |
|---------------------------|------------------------|---------------------|------|--------|-----------------------|---------------------|------------------------|--------------------------------------|
| 461-024-015-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 131 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-024-016-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 132 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-024-017-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 133 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-024-018-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 134 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-025-001-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 1 OLYMPUS HEIGHTS UNIT #3 T-25   |
| 461-025-002-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 2 OLYMPUS HEIGHTS UNIT #3 T-25   |
| 461-025-003-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 3 OLYMPUS HEIGHTS UNIT #3 T-25   |
| 461-025-004-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 4 OLYMPUS HEIGHTS UNIT #3 T-25   |
| 461-025-005-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 5 OLYMPUS HEIGHTS UNIT #3 T-25   |
| 461-025-006-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 6 OLYMPUS HEIGHTS UNIT #3 T-25   |
| 461-025-007-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 7 OLYMPUS HEIGHTS UNIT #3 T-25   |
| 461-025-008-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 8 OLYMPUS HEIGHTS UNIT #3 T-25   |
| 461-025-009-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 9 OLYMPUS HEIGHTS UNIT #3 T-25   |
| 461-025-010-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 10 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-011-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 11 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-012-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 12 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-013-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 13 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-014-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 14 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-015-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 15 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-016-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 16 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-017-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 17 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-018-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 18 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-019-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 19 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-020-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 20 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-021-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 21 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-022-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 22 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-023-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 23 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-024-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 24 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-025-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 25 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-026-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 26 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-027-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 27 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-028-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 28 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-029-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 29 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-030-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 30 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-031-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 31 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-032-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 32 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-033-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 33 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-034-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 34 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-035-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 35 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-036-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 36 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-037-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 37 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-038-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 38 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-039-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 39 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-040-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 40 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-041-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 41 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-042-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 42 OLYMPUS HEIGHTS UNIT #3 T-25  |
| 461-025-043-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 43 OLYMPUS HEIGHTS UNIT #3 T-25  |

**City of Roseville**  
**Olympus Pointe Landscaping & Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASSESSMENT<br>CATEGORY | ASSESSMENT<br>CLASS | ZONE | CHARGE | MAXIMUM<br>ASSESSMENT | ASSESSABLE<br>ACRES | SINGLE FAMILY<br>UNITS | LEGAL DESCRIPTION                   |
|---------------------------|------------------------|---------------------|------|--------|-----------------------|---------------------|------------------------|-------------------------------------|
| 461-025-044-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 44 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-025-045-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 45 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-025-046-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 46 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-025-047-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 47 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-025-048-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 48 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-025-049-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 49 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-025-050-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 50 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-025-051-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 51 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-025-052-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 52 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-025-053-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 53 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-025-054-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 54 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-025-055-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 55 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-025-056-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 56 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-025-057-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 57 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-025-058-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 58 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-025-059-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 59 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-025-060-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 60 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-025-061-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 61 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-025-062-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 62 OLYMPUS HEIGHTS UNIT #3 T-25 |
| 461-025-063-000           | Assessable             | SF Residential      | D    | 146.50 | 146.50                | 0.0                 | 1.0                    | LOT 63 OLYMPUS HEIGHTS UNIT #3 T-25 |

| Summary Fields      | Value      |
|---------------------|------------|
| ACTIVE PARCELS      | 866        |
| LEVIED PARCELS      | 827        |
| CHARGE              | 213,673.44 |
| MAXIMUM ASSESSMENT  | 384,458.62 |
| ASSESSABLE ACRES    | 539.13     |
| SINGLE FAMILY UNITS | 654        |



## RESOLUTION NO. 18-215

### **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 2018/2019**

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. 18-215**

**PASSED, APPROVED, AND ADOPTED THIS** \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_,  
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. \_\_\_\_\_ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

\_\_\_\_\_,  
City Clerk  
City of Roseville

## RESOLUTION NO. 18-216

### **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 2018/2019**

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, 2018, and ending June 30, 2019, 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, 2018 and ending June 30, 2019, 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, 2018, and ending June 30, 2019, 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, 2018, and ending June 30, 2019.

**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. 18-216**

**PASSED, APPROVED, AND ADOPTED THIS** \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_,  
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. \_\_\_\_\_ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

\_\_\_\_\_,  
City Clerk  
City of Roseville



# **City of Roseville**

## **Riverside Avenue Landscaping and Lighting District**

**2018/19 ENGINEER'S ANNUAL LEVY REPORT**

Intent Meeting: May 2, 2018  
Public Hearing: June 6, 2018

27368 Via Industria  
Suite 200  
Temecula, CA 92590  
T 951.587.3500 | 800.755.6864  
F 951.587.3510

[www.willdan.com/financial](http://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 and any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2018/19 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 11<sup>th</sup> day of APRIL, 2018

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

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### 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, 2018 through June 30, 2019. 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”) 2018/19. 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 rights-of-way and public areas within the District. Specifically, the proposed landscape improvement areas for this District are:

- Landscaping and hardscape improvements within the public rights-of-way 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

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### 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 2007/08 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 2007/08 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 2007/08 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 2008/09. 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 2008/09) 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. 2018/19 BUDGET

| DESCRIPTION                                      | AMOUNTS            |
|--------------------------------------------------|--------------------|
| <b><u>DIRECT COSTS</u></b>                       |                    |
| Contract Maintenance - Landscaping               | \$5,135.00         |
| Repair & Maintenance - Landscaping               | 6,500.00           |
| Repair & Maintenance - Lighting                  | 1,000.00           |
| Repair and Maintenance - Streetscape and Signage | 2,000.00           |
| Utilities                                        | 8,820.00           |
| Rehab Reserve Expenditures - Signage             | <u>10,000.00</u>   |
| <b>Total Direct Costs</b>                        | <b>\$33,455.00</b> |
| <b><u>ADMINISTRATION COSTS</u></b>               |                    |
| City Administration                              | \$1,584.00         |
| Contract Administration - Park's Dept            | 1,738.00           |
| County Auditor Fees                              | 407.62             |
| Consulting & Professional Services               | 3,394.00           |
| Consultant Incidental Expenses                   | 20.00              |
| Public Hearing Publishing Costs                  | <u>795.00</u>      |
| <b>Total Administrative Costs</b>                | <b>\$7,938.62</b>  |
| <b>Total Direct and Administration Costs</b>     | <b>\$41,393.62</b> |
| <b><u>BUDGET ADJUSTMENTS</u></b>                 |                    |
| Replenishment/(Use) of Operating Reserve         | \$9,369.57         |
| Contribution for /(Use of) Rehab Reserve         | (10,000.00)        |
| Rounding Adjustment                              | <u>(1.21)</u>      |
| <b>Total Adjustments</b>                         | <b>(\$631.64)</b>  |
| <b>BALANCE TO LEVY</b>                           | <b>\$40,761.98</b> |

The following page provides additional budget information

## B. 2018/19 ASSESSMENT RATES

| DESCRIPTION                                       | AMOUNTS         |
|---------------------------------------------------|-----------------|
| <b><u>FY 2018/19 ASSESSMENT RATES</u></b>         |                 |
| Number of Assessable Parcels                      | 75              |
| Total Assessable Front Footage                    | 4,865.76        |
| <b>Assessment Rates</b>                           |                 |
| Applied Assessment Rate per each Foot of Frontage | 8.377310        |
| Maximum Assessment Rate per each Foot of Frontage | 8.377560        |
| <b>Potential Maximum Assessment</b>               | <b>\$40,763</b> |

## C. 2018/19 FUND BALANCE INFORMATION

| DESCRIPTION                                                | AMOUNTS             |
|------------------------------------------------------------|---------------------|
| <b><u>OPERATING RESERVE</u></b>                            |                     |
| <b>Beginning Operating Reserve Balance 7-1-2018 (est.)</b> | <b>\$139,478.56</b> |
| add: Replenish from FY 18/19 Levy                          | 9,369.57            |
| less: Use for FY 18/19 Expenses                            |                     |
| Transfer from/(to) the Rehab Reserve                       | (128,151.31)        |
| <b>Ending Operating Reserve Balance 6-30-2019 (est.)</b>   | <b>\$20,696.82</b>  |
| <b><u>REHABILITATION RESERVE</u></b>                       |                     |
| <b>Beginning Rehab Reserve Balance 7-1-2018 (est.)</b>     | <b>\$1,301.69</b>   |
| add: Collect from FY 18/19 Levy                            |                     |
| less: Use for FY 18/19 Rehab Projects                      | (10,000.00)         |
| Transfer from/(to) the Operating Reserve                   | 128,151.31          |
| <b>Ending Rehab Reserve Balance 6-30-2019 (est.)</b>       | <b>\$119,453.00</b> |

## **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 rights-of-way 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 7-1-2018 (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, 2018 to December 31, 2018, 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 18/19 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, 2018 (the beginning of the Fiscal Year) through December 31, 2018. If zero, this line item may not be shown in the budget.

**Use for FY 18/19 Expenses** – The amount of the Operating Reserve to be used to fund FY 18/19 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, 2018 (the beginning of the Fiscal Year) through December 31, 2018. 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 6-30-2019 (est.)** - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2019. 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 7-1-2018 (est.)** — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2018. 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 18/19 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 18/19 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 6-30-2019 (est.)** - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2019. These funds shall be used 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.

## 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 showing the projected costs of the rehabilitation, restoration and/or replacement of District improvements and other allowable costs, excluding FY 2018/19, is shown below.

| Description                                                                                                  | FY 2019/20      | FY 2020/21      | FY 2021/22      | FY 2022/23      | Total            |
|--------------------------------------------------------------------------------------------------------------|-----------------|-----------------|-----------------|-----------------|------------------|
| Hardscape, monument, landmark and/or gateway feature improvements                                            |                 | \$3,000         | \$3,000         | \$5,000         | \$11,000         |
| Street furniture, trash receptacle, bike rack and/or bus stop shelter improvements                           | \$1,000         |                 |                 | 7,500           | 8,500            |
| Plants, landscaping, irrigation and/or drainage system replacements                                          | 10,000          | 10,000          | 10,000          | 10,000          | 40,000           |
| Public street lights, lighting fixtures, poles/meters, safety, security and/or ornamental light replacements | 10,000          | 10,000          | 10,000          | 25,000          | 55,000           |
| Entry sign, decorative banner and/or hardware replacements                                                   |                 | 1,000           | 4,000           |                 | 5,000            |
| <b>Total</b>                                                                                                 | <b>\$21,000</b> | <b>\$24,000</b> | <b>\$27,000</b> | <b>\$47,500</b> | <b>\$119,500</b> |

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.





## APPENDIX B — 2018/19 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 2018/19. 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 2018/19 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 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASSESSMENT<br>CATEGORY | MAXIMUM<br>ASSESSMENT | CHARGE   | FRONT FEET | LEGAL DESCRIPTION                |
|---------------------------|------------------------|-----------------------|----------|------------|----------------------------------|
| 014-011-004-000           | Assessable             | 837.76                | 837.74   | 100.0      | L 7 8 THEILE SUB                 |
| 014-011-008-000           | Assessable             | 1,382.30              | 1,382.28 | 165.0      | LOTS 2 3 4 FR 1 THEILE SUB       |
| 014-011-009-000           | Assessable             | 837.76                | 837.74   | 100.0      | LOTS 5 6 THEILE SUBD             |
| 014-013-003-000           | Assessable             | 418.88                | 418.86   | 50.0       | FR LOT 1 THEILE SUB              |
| 014-013-004-000           | Assessable             | 418.88                | 418.86   | 50.0       | FR LOT 2 THEILE SUB              |
| 014-013-005-000           | Assessable             | 418.88                | 418.86   | 50.0       | LOT 3 THEILE SUB                 |
| 014-013-006-000           | Assessable             | 418.88                | 418.86   | 50.0       | LOT 4 THEILE SUB                 |
| 014-013-007-000           | Assessable             | 418.88                | 418.86   | 50.0       | L 5 THEILE SUB                   |
| 014-013-008-000           | Assessable             | 418.88                | 418.86   | 50.0       | L 6 THEILE SUBD                  |
| 014-013-009-000           | Assessable             | 418.88                | 418.86   | 50.0       | L 7 THEILE SUBD                  |
| 014-013-010-000           | Assessable             | 418.88                | 418.86   | 50.0       | FR L 8 THEILE SUBD               |
| 014-024-003-000           | Assessable             | 418.88                | 418.86   | 50.0       | L 1 THEILE SUB                   |
| 014-024-004-000           | Assessable             | 418.88                | 418.86   | 50.0       | LOT 2 THEILE SUB                 |
| 014-024-005-000           | Assessable             | 418.88                | 418.86   | 50.0       | LOT 3 THEILE SUBD                |
| 014-024-006-000           | Assessable             | 418.88                | 418.86   | 50.0       | LOT 4 THEILE SUB                 |
| 014-024-007-000           | Assessable             | 418.88                | 418.86   | 50.0       | LOT 5 THEILE SUB                 |
| 014-024-008-000           | Assessable             | 418.88                | 418.86   | 50.0       | LOT 6 THEILE SUB                 |
| 014-024-009-000           | Assessable             | 418.88                | 418.86   | 50.0       | LOT 7 THEILE SUB                 |
| 014-024-010-000           | Assessable             | 418.88                | 418.86   | 50.0       | LOT 8 THEILE SUB                 |
| 014-033-005-000           | Assessable             | 477.52                | 477.52   | 57.0       | FR LOT 2 THEILE 2 SUB            |
| 014-033-007-000           | Assessable             | 955.04                | 955.04   | 114.0      | POR LOT 4 THEILE #2 SUB MOR C-34 |
| 014-033-008-000           | Assessable             | 955.04                | 955.04   | 114.0      | FR LOT 5 THEILE 2 SUB            |
| 014-033-009-000           | Assessable             | 837.76                | 837.74   | 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             | 477.52                | 477.52   | 57.0       | PAR A PMOR 22 132                |
| 014-033-028-000           | Assessable             | 418.88                | 418.86   | 50.0       | FR L 1 THEILE 2 SUBD             |
| 014-033-029-000           | Assessable             | 418.88                | 418.86   | 50.0       | FR L 1 THEILE 2 SUBD             |
| 014-053-003-000           | Assessable             | 837.76                | 837.74   | 100.0      | LOTS 1 2 THEILE 3 SUB            |
| 014-053-004-000           | Assessable             | 418.88                | 418.86   | 50.0       | LOT 3 THEILE 3 SUB               |
| 014-053-005-000           | Assessable             | 418.88                | 418.86   | 50.0       | LOT 4 THEILE 3 SUB               |
| 014-053-006-000           | Assessable             | 418.88                | 418.86   | 50.0       | LOT 5 THEILE 3 SUB               |
| 014-053-007-000           | Assessable             | 418.88                | 418.86   | 50.0       | L 6 THEILE 3 SUB                 |
| 014-053-008-000           | Assessable             | 418.88                | 418.86   | 50.0       | L 7 THEILE #3                    |
| 014-053-023-000           | Assessable             | 1,211.06              | 1,211.06 | 144.56     | L 8 THEILES SUBD                 |
| 014-084-034-000           | Assessable             | 951.86                | 951.84   | 113.62     | FR SEC 11 10 6                   |
| 014-091-014-000           | Assessable             | 284.84                | 284.82   | 34.0       | FR LOT 12 CHERRY GLEN TR         |
| 014-091-015-000           | Assessable             | 276.46                | 276.44   | 33.0       | FR LOTS 11 12 CHERRY GLEN        |
| 014-091-016-000           | Assessable             | 276.46                | 276.44   | 33.0       | FR LOT 11 CHERRY GLEN TR         |
| 014-091-017-000           | Assessable             | 418.88                | 418.86   | 50.0       | L 10 CHERRY GLEN TR              |
| 014-091-018-000           | Assessable             | 418.88                | 418.86   | 50.0       | LOT 9 CHERRY GLEN TR             |
| 014-091-019-000           | Assessable             | 837.76                | 837.74   | 100.0      | LOTS 7 8 CHERRY GLEN TR          |
| 014-091-020-000           | Assessable             | 418.88                | 418.86   | 50.0       | LOT 6 CHERRY GLEN TR             |
| 014-091-021-000           | Assessable             | 418.88                | 418.86   | 50.0       | LOT 5 CHERRY GLEN TR             |
| 014-091-022-000           | Assessable             | 418.88                | 418.86   | 50.0       | LOT 4 CHERRY GLEN TR             |
| 014-091-023-000           | Assessable             | 418.88                | 418.86   | 50.0       | FR LOTS 1 2 3 CHERRY GLEN TR     |
| 014-091-024-000           | Assessable             | 837.76                | 837.74   | 100.0      | FR LOTS 1 2 CHERRY GLEN TR       |
| 014-141-012-000           | Assessable             | 418.88                | 418.86   | 50.0       | LOT 12 CHERRY GL TR              |
| 014-141-013-000           | Assessable             | 418.88                | 418.86   | 50.0       | LOT 11 CHERRY GL TR              |
| 014-141-014-000           | Assessable             | 418.88                | 418.86   | 50.0       | LOT 10 CHERRY GL TR              |
| 014-141-015-000           | Assessable             | 418.88                | 418.86   | 50.0       | LOT 9 CHERRY GL TR               |
| 014-141-016-000           | Assessable             | 418.88                | 418.86   | 50.0       | LOT 8 CHERRY GL TR               |
| 014-141-017-000           | Assessable             | 418.88                | 418.86   | 50.0       | LOT 7 CHERRY GL TR               |
| 014-141-019-000           | Assessable             | 278.97                | 278.96   | 33.3       | FR LOT 5 CHERRY GL TR            |

**City of Roseville**  
**Riverside Avenue Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL NUMBER | ASSESSMENT CATEGORY | MAXIMUM ASSESSMENT | CHARGE   | FRONT FEET | LEGAL DESCRIPTION          |
|------------------------|---------------------|--------------------|----------|------------|----------------------------|
| 014-141-020-000        | Assessable          | 278.97             | 278.96   | 33.3       | FR LOTS 4 5 CHERRY GL TR   |
| 014-141-021-000        | Assessable          | 278.97             | 278.96   | 33.3       | FR LOT 4 CHERRY GL TR      |
| 014-141-022-000        | Assessable          | 418.88             | 418.86   | 50.0       | LOT 3 CHERRY GL TR         |
| 014-141-023-000        | Assessable          | 837.76             | 837.74   | 100.0      | LOTS 1 2 CHERRY GL TR      |
| 014-141-026-000        | Assessable          | 209.44             | 209.42   | 25.0       | FR LOT 6 BLK B CHERRY GLEN |
| 014-141-027-000        | Assessable          | 209.44             | 209.42   | 25.0       | FR LOT 6 BLK B CHERRY GLEN |
| 014-191-016-000        | Assessable          | 418.88             | 418.86   | 50.0       | LOT 11 CHERRY GL TR        |
| 014-191-017-000        | Assessable          | 418.88             | 418.86   | 50.0       | LOT 10 CHERRY GL TR        |
| 014-191-018-000        | Assessable          | 418.88             | 418.86   | 50.0       | LOT 9 CHERRY GL TR         |
| 014-191-019-000        | Assessable          | 418.88             | 418.86   | 50.0       | LOT 8 CHERRY GL TR         |
| 014-191-020-000        | Assessable          | 418.88             | 418.86   | 50.0       | LOT 7 CHERRY GL TR         |
| 014-191-021-000        | Assessable          | 837.76             | 837.74   | 100.0      | LOTS 5 6 CHERRY GL TR      |
| 014-191-022-000        | Assessable          | 837.76             | 837.74   | 100.0      | LOTS 3 4 CHERRY GL TR      |
| 014-191-023-000        | Assessable          | 837.76             | 837.74   | 100.0      | FR LOTS 1 2 CHERRY GL TR   |
| 014-191-025-000        | Assessable          | 418.88             | 418.86   | 50.0       | LOT 12 CHERRY GL TR        |
| 014-251-011-000        | Assessable          | 837.76             | 837.74   | 100.0      | L 6 7 CHERRY GL TR         |
| 014-251-012-000        | Assessable          | 837.76             | 837.74   | 100.0      | L 4 5 CHERRY GL TR         |
| 014-251-013-000        | Assessable          | 418.88             | 418.86   | 50.0       | LOT 3 CHERRY GL TR         |
| 014-251-014-000        | Assessable          | 418.88             | 418.86   | 50.0       | LOT 2 CHERRY GL TR         |
| 014-251-015-000        | Assessable          | 418.88             | 418.86   | 50.0       | FR LOT 1 CHERRY GLEN TR    |
| 014-251-021-000        | Assessable          | 837.76             | 837.74   | 100.0      | LOTS 8 9 CHERRY GL TR      |
| 014-251-027-000        | Assessable          | 1,256.63           | 1,256.62 | 150.0      | 1.2 AC SEC 11 10 6         |
| 472-180-009-000        | Assessable          | 1,262.33           | 1,262.32 | 150.68     | PARCEL A PARCEL MOR 1 11   |

| Summary Fields     | Value     |
|--------------------|-----------|
| ACTIVE PARCELS     | 76        |
| LEVIED PARCELS     | 75        |
| MAXIMUM ASSESSMENT | 40,763.21 |
| CHARGE             | 40,761.98 |
| FRONT FEET         | 4,865.76  |

## RESOLUTION NO. 18-217

### **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 2018/2019**

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. 18-217**

**PASSED, APPROVED, AND ADOPTED THIS** \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_,  
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. \_\_\_\_\_ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

\_\_\_\_\_,  
City Clerk  
City of Roseville

## RESOLUTION NO. 18-218

### **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 2018/2019**

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, 2018, and ending June 30, 2019, 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, 2018, and ending June 30, 2019, 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, 2018, and ending June 30, 2019, 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, 2018, and ending June 30, 2019.

**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. 18-218**

**PASSED, APPROVED, AND ADOPTED THIS** \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_,  
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. \_\_\_\_\_ was adopted by the City Council of said City of Roseville at a regular meeting of said council held on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

\_\_\_\_\_,  
City Clerk  
City of Roseville



# City of Roseville

## Vernon Street Landscaping and Lighting District

2018/19 ENGINEER'S ANNUAL LEVY REPORT

Intent Meeting: May 2, 2018  
Public Hearing: June 6, 2018

27368 Via Industria  
Suite 200  
Temecula, CA 92590  
T 951.587.3500 | 800.755.6864  
F 951.587.3510

[www.willdan.com/financial](http://www.willdan.com/financial)



# ENGINEER'S REPORT AFFIDAVIT

Establishment of Annual Rates and Charges for the:

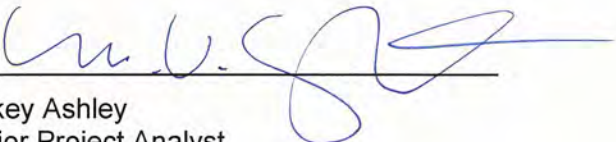
Vernon Street  
Landscaping and Lighting District

City of Roseville  
Placer County, State of California

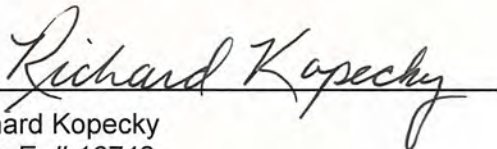
This Report describes the District and any relevant zones therein, including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2018/19 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Placer County Assessor's maps 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 11<sup>th</sup> day of APRIL, 2018

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

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### 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, 2018 through June 30, 2019. 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”) 2018/19. 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

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### 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 XIIID 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 rights-of-way 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 2018/19 BUDGET

| DESCRIPTION                                      | AMOUNTS              |
|--------------------------------------------------|----------------------|
| <b><u>DIRECT COSTS</u></b>                       |                      |
| Contract Maintenance - Landscaping               | \$5,055.00           |
| Repair & Maintenance - Landscaping               | 8,400.00             |
| Repair & Maintenance - Lighting                  | 2,500.00             |
| Repair and Maintenance - Streetscape and Signage | 2,000.00             |
| Utilities                                        | 9,240.00             |
| Rehab Reserve Project Expenditures               | <u>20,000.00</u>     |
| <b>Total Direct Costs</b>                        | <b>\$47,195.00</b>   |
| <b><u>ADMINISTRATION COSTS</u></b>               |                      |
| City Administration                              | \$1,444.00           |
| Contract Administration - Park's Dept            | 2,434.00             |
| County Auditor Fees                              | 371.46               |
| Consulting & Professional Services               | 3,370.00             |
| Consultant Incidental Expenses                   | 20.00                |
| Public Hearing Publishing Costs                  | <u>775.00</u>        |
| <b>Total Administrative Costs</b>                | <b>\$8,414.46</b>    |
| <b>Total Direct and Administration Costs</b>     | <b>\$55,609.46</b>   |
| <b><u>BUDGET ADJUSTMENTS</u></b>                 |                      |
| Replenishment/(Use) of Operating Reserve         | \$1,537.47           |
| Contribution for /(Use of) Rehab Reserve         | (20,000.00)          |
| Rounding Adjustment                              | <u>(0.59)</u>        |
| <b>Total Adjustments</b>                         | <b>(\$18,463.12)</b> |
| <b>BALANCE TO LEVY</b>                           | <b>\$37,146.34</b>   |

The following page provides additional budget information

## B. FY 2018/19 ASSESSMENT RATES

| DESCRIPTION                                        | AMOUNTS         |
|----------------------------------------------------|-----------------|
| <b><u>FY 2018/19 ASSESSMENT RATES</u></b>          |                 |
| Number of Assessable Parcels                       | 61              |
| Total Assessable Front Footage                     | 5,370.76        |
| <b>Assessment Rates</b>                            |                 |
| Applied Assessment Rates per each Foot of Frontage | \$6.9164        |
| Maximum Assessment Rates per each Foot of Frontage | \$6.9165        |
| <b>Potential Maximum Assessment</b>                | <b>\$37,146</b> |

## C. FY 2018/19 FUND BALANCE INFORMATION

| DESCRIPTION                                                | AMOUNTS            |
|------------------------------------------------------------|--------------------|
| <b><u>OPERATING RESERVE</u></b>                            |                    |
| <b>Beginning Operating Reserve Balance 7-1-2018 (est.)</b> | <b>\$65,088.32</b> |
| add: Replenish from FY 18/19 Levy                          | 1,537.47           |
| less: Use for FY 18/19 Expenses                            |                    |
| Transfer from/(to) the Rehab Reserve                       | (38,821.06)        |
| <b>Ending Operating Reserve Balance 6-30-2019 (est.)</b>   | <b>\$27,804.73</b> |
| <b><u>REHABILITATION RESERVE</u></b>                       |                    |
| <b>Beginning Rehab Reserve Balance 7-1-2018 (est.)</b>     | <b>25,248.55</b>   |
| add: Collect from FY 18/19 Levy                            |                    |
| less: Use for FY 18/19 Rehab Projects                      | (20,000.00)        |
| Transfer from/(to) the Operating Reserve                   | 38,821.06          |
| <b>Ending Rehab Reserve Balance 6-30-2019 (est.)</b>       | <b>\$44,069.61</b> |

## 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 rights-of-way 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 7-1-2018 (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, 2018 to December 31, 2018, 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 18/19 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, 2018 (the beginning of the Fiscal Year) through December 31, 2018. If zero, this line item may not be shown in the budget.

**Use for FY 18/19 Expenses** – The amount of the Operating Reserve to be used to fund FY 18/19 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, 2018 (the beginning of the Fiscal Year) through December 31, 2018. 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 6-30-2019 (est.)** - This amount represents the anticipated Operating Reserve balance/(deficit) for each Zone as of June 30, 2019. 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 7-1-2018 (est.)** — The projected balance of funds in the Rehabilitation Reserve as of July 1, 2018. 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 18/19 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 18/19 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 6-30-2019 (est.)** - The projected balance of funds in the Rehabilitation Reserve as of June 30, 2019. These funds shall be used 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 showing the projected costs of the rehabilitation, restoration and /or replacement of District improvements and other allowable costs, excluding FY 2018/19, is shown below.

| Description                                                                                 | FY 2019/20     | FY 2020/21     | FY 2021/22      | FY 2022/23      | Total           |
|---------------------------------------------------------------------------------------------|----------------|----------------|-----------------|-----------------|-----------------|
| Street furniture repair, replacement and/or refurbishment                                   |                |                |                 | \$5,000         | \$5,000         |
| Plants, landscaping & related materials repair, replacement renovation and/or refurbishment | \$4,100        | \$6,000        | \$7,000         | 6,000           | 23,100          |
| Light standard repair, replacement and/ or refurbishment                                    | 1,000          | 1,000          | 1,000           | 1,000           | 4,000           |
| Electrical outlets repair and/or replacement                                                | 3,000          | 2,000          | 3,000           | 4,000           | 12,000          |
| <b>Total</b>                                                                                | <b>\$8,100</b> | <b>\$9,000</b> | <b>\$11,000</b> | <b>\$16,000</b> | <b>\$44,100</b> |

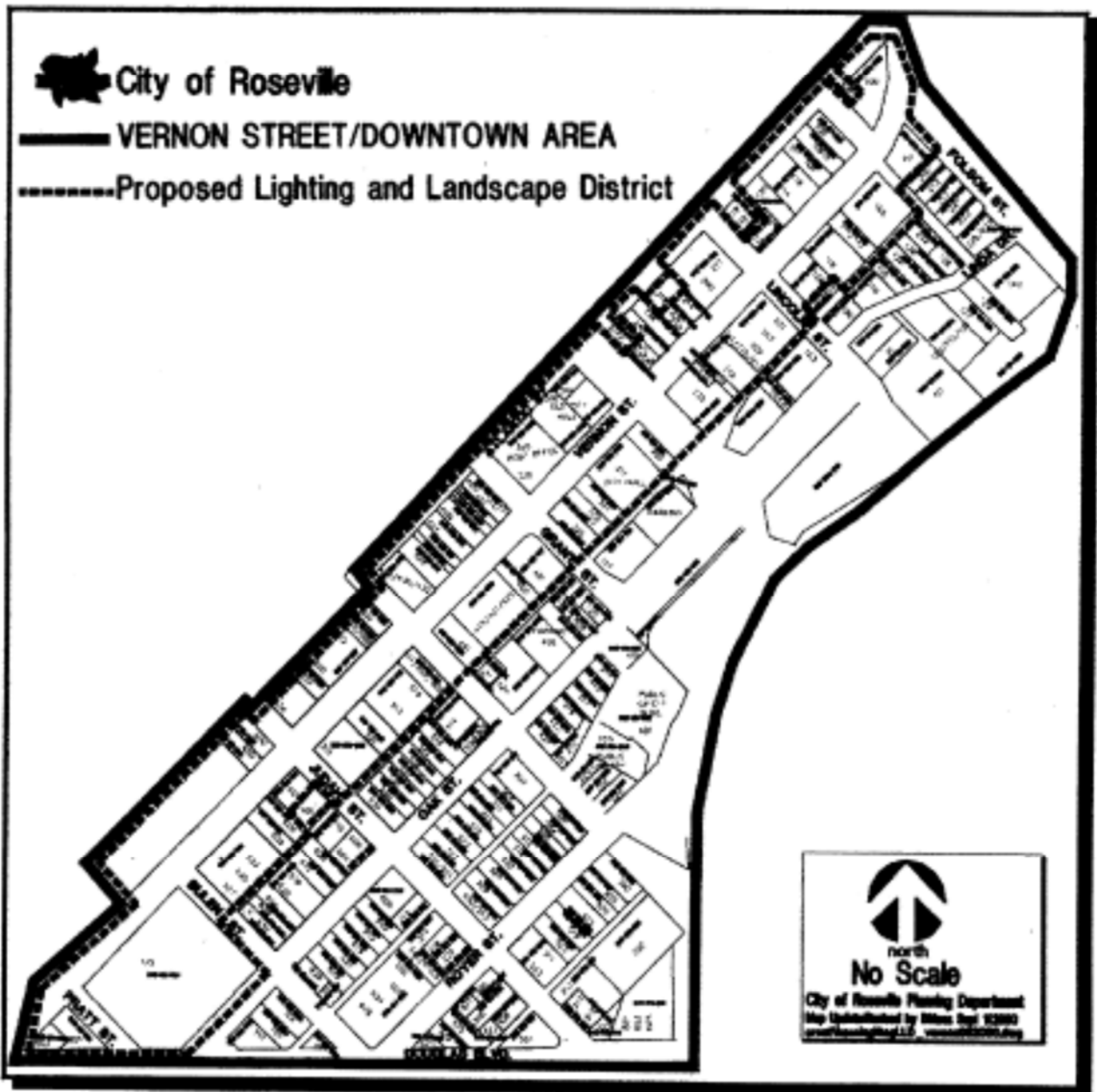
From time to time, funds held in a Rehabilitation Reserve may be needed to respond to changing needs due to the condition of the improvements or other factors. Accordingly, any or all funds held in a Rehabilitation Reserve are subject to transfer into the same zone's Operating Reserve, at the discretion 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 — 2018/19 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 2018/19. 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 2018/19 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 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASSESSMENT<br>CATEGORY | MAXIMUM<br>ASSESSMENT | CHARGE   | FRONT<br>FEET | LEGAL DESCRIPTION                    |
|---------------------------|------------------------|-----------------------|----------|---------------|--------------------------------------|
| 013-070-004-000           | Assessable             | 1,629.58              | 1,629.58 | 235.61        | FR SEC 2 10 6                        |
| 013-071-001-000           | Assessable             | 345.82                | 345.82   | 50.0          | LOT 8 BLK 1                          |
| 013-071-002-000           | Assessable             | 345.82                | 345.82   | 50.0          | LOT 7 BLK 1 RSVLE                    |
| 013-071-003-000           | Assessable             | 345.82                | 345.82   | 50.0          | LOT 6 BLK 1 RSVLE                    |
| 013-071-004-000           | Assessable             | 691.64                | 691.64   | 100.0         | L 4 5 BLK 1                          |
| 013-071-006-000           | Assessable             | 691.64                | 691.64   | 100.0         | FR LOTS 1 2 BLK 1                    |
| 013-071-009-000           | Assessable             | 345.82                | 345.82   | 50.0          | L 3 2 BLK 1                          |
| 013-072-008-000           | Assessable             | 691.64                | 691.64   | 100.0         | POR LOTS 15 & 16 BLK 15 ROSEVILLE    |
| 013-072-010-000           | Assessable             | 691.64                | 691.64   | 100.0         | LOTS 13 14 BLK 15                    |
| 013-072-011-000           | Assessable             | 345.82                | 345.82   | 50.0          | LOT 12 BLK 15                        |
| 013-072-012-000           | Assessable             | 1,037.46              | 1,037.46 | 150.0         | L 9 10 11 BLK 15                     |
| 013-073-011-000           | Assessable             | 899.14                | 899.14   | 130.0         | LOTS 1 2 BUTLER SUBD                 |
| 013-091-002-000           | Assessable             | 691.64                | 691.64   | 100.0         | L 4 5 BLK 3                          |
| 013-091-003-000           | Assessable             | 1,037.46              | 1,037.46 | 150.0         | L 1 2 3 BL 3                         |
| 013-091-009-000           | Assessable             | 816.14                | 816.14   | 118.0         | POR LOTS 6 & 7 BLK 3 & CITY ST       |
| 013-092-005-510           | Assessable             | 172.90                | 172.90   | 25.0          | FR L 5 BLK 2                         |
| 013-092-005-520           | Assessable             | 172.90                | 172.90   | 25.0          | FR L 5 BLK 2                         |
| 013-092-006-000           | Assessable             | 345.82                | 345.82   | 50.0          | FR LOT 4 BLK 2                       |
| 013-092-007-000           | Assessable             | 345.82                | 345.82   | 50.0          | LOT 3 BLK 2                          |
| 013-092-008-000           | Assessable             | 278.38                | 278.38   | 40.25         | FR LOT 2 BLK 2                       |
| 013-092-009-000           | Assessable             | 414.78                | 414.78   | 59.97         | FR LOTS 1 2 BLK 2                    |
| 013-092-014-000           | Assessable             | 1,037.46              | 1,037.46 | 150.0         | FR SEC 2 10 6                        |
| 013-093-003-000           | Assessable             | 691.64                | 691.64   | 100.0         | FR LOTS 14 LOTS 15 16 BLK 14         |
| 013-093-004-000           | Assessable             | 200.56                | 200.56   | 29.0          | FR LOT 14 BLK 14                     |
| 013-093-005-000           | Assessable             | 145.24                | 145.24   | 21.0          | FR L 14 BLK 14 RSVLLE                |
| 013-093-006-000           | Assessable             | 525.64                | 525.64   | 76.0          | FR LOT 12 LOT 13 BLK 14              |
| 013-093-007-000           | Assessable             | 1,203.46              | 1,203.46 | 174.0         | LOTS 9 10 11 FR LOT 12 BLK 14        |
| 013-121-002-000           | Assessable             | 1,037.46              | 1,037.46 | 150.0         | L 4 5 6 BLK 5                        |
| 013-121-003-000           | Assessable             | 345.82                | 345.82   | 50.0          | LOT 3 BLK 5                          |
| 013-121-004-000           | Assessable             | 692.48                | 692.48   | 100.12        | PAR A PMOR 18 117                    |
| 013-121-005-000           | Assessable             | 345.82                | 345.82   | 50.0          | L 7 BLK 5 RSVLE                      |
| 013-121-006-000           | Assessable             | 346.24                | 346.24   | 50.06         | L 8 BLK 5 RSVLLE                     |
| 013-122-001-000           | Assessable             | 346.86                | 346.86   | 50.15         | FR L 7 8 BLK 4                       |
| 013-122-002-000           | Assessable             | 162.52                | 162.52   | 23.5          | FR LOT 7 BLK 4                       |
| 013-122-003-000           | Assessable             | 182.24                | 182.24   | 26.35         | FR L 7 BLK 4                         |
| 013-122-004-000           | Assessable             | 345.82                | 345.82   | 50.0          | L 6 BLK 4                            |
| 013-122-005-000           | Assessable             | 345.82                | 345.82   | 50.0          | LOT 5 BLK 4                          |
| 013-122-009-000           | Assessable             | 623.80                | 623.80   | 90.19         | L 1 FR L 2 BLK 4                     |
| 013-122-010-000           | Assessable             | 414.98                | 414.98   | 60.0          | L 3 FR 2 BLK 4 RSVLLE                |
| 013-122-011-000           | Assessable             | 138.32                | 138.32   | 20.0          | FR L 4 BLK 4 RSVLLE                  |
| 013-122-012-000           | Assessable             | 207.48                | 207.48   | 30.0          | FR L 4 BLK 4 RSVL                    |
| 013-123-017-000           | Assessable             | 761.92                | 761.92   | 110.16        | PAR 1 PMOR 18 155                    |
| 013-123-021-000           | Assessable             | 503.16                | 503.16   | 72.75         | PAR 1 PMOR 32-99                     |
| 013-123-024-000           | Assessable             | 1,007.66              | 1,007.66 | 145.69        | 1.1 AC PAR 3 PMOR 32-99              |
| 013-123-026-000           | Assessable             | 492.86                | 492.86   | 71.26         | PAR 2 PMOR 32-99                     |
| 013-124-006-000           | Assessable             | 345.82                | 345.82   | 50.0          | LOT 16 BLK 13                        |
| 013-124-007-000           | Assessable             | 345.82                | 345.82   | 50.0          | L 15 BLK 13                          |
| 013-124-008-000           | Assessable             | 345.82                | 345.82   | 50.0          | LOT 14 BLK 13                        |
| 013-124-017-000           | Assessable             | 1,037.46              | 1,037.46 | 150.0         | LOTS 11 12 13 BLK 13 & POR ALLEY WAY |
| 013-124-018-000           | Assessable             | 537.40                | 537.40   | 77.7          | LOT 10 BLK 13 & POR CITY STREET      |
| 013-151-004-000           | Assessable             | 691.64                | 691.64   | 100.0         | POR L 7 & 8 BLK 6                    |
| 013-152-012-000           | Assessable             | 345.82                | 345.82   | 50.0          | L 11 BLK 10                          |
| 013-152-017-000           | Assessable             | 691.64                | 691.64   | 100.0         | PAR A PMOR 21 141                    |
| 013-152-021-000           | Assessable             | 1,729.12              | 1,729.12 | 250.0         | LOTS 12-16 BLK 10 ROSEVILLE ORIGINAL |

**City of Roseville**  
**Vernon Street Landscaping and Lighting District**  
**Fiscal Year 2018/19 Preliminary Assessment Roll**

| ASSESSOR PARCEL<br>NUMBER | ASSESSMENT<br>CATEGORY | MAXIMUM<br>ASSESSMENT | CHARGE   | FRONT<br>FEET | LEGAL DESCRIPTION       |
|---------------------------|------------------------|-----------------------|----------|---------------|-------------------------|
| 013-153-013-000           | Assessable             | 1,002.88              | 1,002.88 | 145.0         | FR L 10 L 11 12 BLK 11  |
| 013-153-014-000           | Assessable             | 408.06                | 408.06   | 59.0          | LOT 9 FR 10 BLK 11      |
| 013-153-019-000           | Assessable             | 517.28                | 517.28   | 74.79         | LOT 13 FR LOT 14 BLK 11 |
| 013-153-023-000           | Assessable             | 866.00                | 866.00   | 125.21        | PAR A & B PMOR 1 1      |
| 013-161-001-000           | Assessable             | 449.56                | 449.56   | 65.0          | FR L 9 10 BLK 8         |
| 013-161-002-000           | Assessable             | 622.48                | 622.48   | 90.0          | FR LOT 10 11 BLK 8      |
| 013-162-001-000           | Assessable             | 2,766.60              | 2,766.60 | 400.0         | BLK 9 ROSEVILLE         |
| 013-250-032-000           | Not Balloted           | -                     | -        | 0.0           | FR SEC 2 10 6           |
| 013-250-033-000           | Not Balloted           | -                     | -        | 0.0           | 53.6 AC FR SEC 2 10 6   |
| 013-250-034-000           | Not Balloted           | -                     | -        | 0.0           | FR SEC 2 10 6           |

| Summary Fields     | Value     |
|--------------------|-----------|
| ACTIVE PARCELS     | 64        |
| LEVIED PARCELS     | 61        |
| MAXIMUM ASSESSMENT | 37,146.34 |
| CHARGE             | 37,146.34 |
| FRONT FEET         | 5,370.76  |