



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Agenda

City Council Regular Meeting

City Council Chambers | 50 Natoma Street, Folsom CA 95630

May 26, 2020

6:30 PM

Welcome to Your City Council Meeting

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

Participation

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




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

Reasonable Accommodations

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

How to Watch

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

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

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



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

City Council Regular Meeting

Folsom City Council Chambers
50 Natoma Street, Folsom, CA
www.folsom.ca.us

Tuesday, May 26, 2020 6:30 PM

Sarah Aquino, Mayor

Ernie Sheldon, Vice Mayor
Kerri Howell, Council Member

Roger Gaylord, Council Member
Mike Kozlowski, Council Member

REGULAR CITY COUNCIL AGENDA

Pursuant to Governor Newsom's Executive Order N-29-20, members of the Folsom City Council and staff may participate in this meeting via teleconference.

Due to the coronavirus (COVID-19) public health emergency, the City of Folsom is allowing for remote public input during City Council meetings. Members of the public are encouraged to participate by emailing comments to CityClerkDept@folsom.ca.us. Emailed comments must be received no later than thirty minutes before the meeting and will be read aloud at the meeting during the agenda item. Please make your comments brief. Written comments submitted and read into the public record must adhere to the principles of the three-minute speaking time permitted for in-person public comment at City Council meetings. Members of the public wishing to participate in this meeting via teleconference may email CityClerkDept@folsom.ca.us no later than thirty minutes before the meeting to obtain call-in information. Each meeting may have different call-in information. Verbal comments via teleconference must adhere to the principles of the three-minute speaking time permitted for in-person public comment at City Council meetings.

Members of the public may continue to participate in the meeting in person at Folsom City Hall, 50 Natoma Street, Folsom, CA while maintaining appropriate social distancing.

CALL TO ORDER

ROLL CALL:

Council Members: **Howell, Kozlowski, Sheldon, Gaylord, Aquino**

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

PLEDGE OF ALLEGIANCE

AGENDA UPDATE

BUSINESS FROM THE FLOOR:

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

SCHEDULED PRESENTATIONS:

1. City Manager's Financial Report for Fiscal Year 2019-20 Third Quarter Financial Report

CONSENT CALENDAR:

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

2. Approval of the May 12, 2020 Special and Regular Meeting Minutes
3. Resolution No. 10454 – A Resolution Authorizing the City Manager to Execute Amendment No. 3 to the Agreement (Contract No. 173-21 16-035) with Murraysmith Inc. for Design and Construction Administration Services for the Misc. Water System Rehabilitation Project No. 1 and Folsom Zoo Sewer Line Project and Appropriation of Funds
4. Resolution No. 10455 - A Resolution Authorizing the City Manager to Execute a Construction Agreement with Sierra National Construction, Inc. for the Prairie City at Blue Ravine Lane Modification Project, Project No. PW2002
5. Resolution No. 10457– A Resolution Authorizing the City Manager to Approve Amendment No. 2 to the Contract with Aquatic Design Group for Additional Design Services for the Steve Miklos Aquatic Center Renovation Project (Contract No. 173-21 17-063) and Appropriation of Funds

NEW BUSINESS:

6. Resolution No. 10459 - A Resolution Authorizing the Automatic Extension of Zoning Related Entitlements and Grading Permits for One Year

PUBLIC HEARING:

7. Community Facilities District No. 23 (Folsom Ranch)
 - a. Resolution No. 10435 – A Resolution of the City Council of the City of Folsom to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein

*****BREAK*****
 - b. Resolution No. 10436 - A Resolution of the City of Folsom Deeming it Necessary to Incur Bonded Indebtedness Within Improvement Area No.1 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)
 - c. Resolution No. 10437 - A Resolution of the City of Folsom Deeming it Necessary to Incur Bonded Indebtedness Within Improvement Area No.2 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)
 - d. Resolution No. 10438 - A Resolution of the City of Folsom Deeming it Necessary to Incur Bonded Indebtedness Within Improvement Area No.3 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)

e. Resolution No. 10439 - A Resolution of the City of Folsom Deeming it Necessary to Incur Bonded Indebtedness Within Improvement Area No.4 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)

f. Resolution No. 10440- A Resolution of the City of Folsom Deeming it Necessary to Incur Bonded Indebtedness Within Improvement Area No.5 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)

g. Resolution No. 10441 - A Resolution of the City of Folsom Deeming it Necessary to Incur Bonded Indebtedness Within Improvement Area No.6 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)

*****BREAK*****

h. Resolution No. 10442– A Resolution of the City Council of the City of Folsom Calling Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No.1

i. Resolution No. 10443– A Resolution of the City Council of the City of Folsom Calling Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No.2

j. Resolution No.10444 – A Resolution of the City Council of the City of Folsom Calling Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No.3

k. Resolution No. 10445 – A Resolution of the City Council of the City of Folsom Calling Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No.4

l. Resolution No. 10446 – A Resolution of the City Council of the City of Folsom Calling Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No.5

m. Resolution No. 10447 – A Resolution of the City Council of the City of Folsom Calling Special Mailed-Ballot Election in the City of Folsom Community Facilities District No.23 (Folsom Ranch) Improvement Area No.6

*****BREAK*****

n. Resolution No. 10448 – A Resolution of the City Council of the City of Folsom Declaring Election Results in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 1

o. Resolution No. 10449 – A Resolution of the City Council of the City of Folsom Declaring Election Results in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2

p. Resolution No. 10450 – A Resolution of the City Council of the City of Folsom Declaring Election Results in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 3

q. Resolution No. 10451 – A Resolution of the City Council of the City of Folsom Declaring Election Results in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 4

r. Resolution No. 10452 – A Resolution of the City Council of the City of Folsom Declaring Election Results in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 5

s. Resolution No. 10453 – A Resolution of the City Council of the City of Folsom Declaring Election Results in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 6

*****BREAK*****

t. Ordinance No. 10305 - An Uncodified Ordinance Levying Special Taxes for the Fiscal Year 2020-21 and Following Fiscal Years Solely Within and Relating to the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (*Introduction and First Reading*)

8. Resolution No. 10458 - A Resolution Determining that the Creekstone Phase 1 Subdivision Project is Exempt from CEQA and Approving a Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, and the Inclusionary Housing Plan for the Creekstone Phase 1 Subdivision Project

9. Resolution No. 10456 - A Resolution Adopting the City Manager's Fiscal Year 2020-21 Operating and Capital Budgets for the City of Folsom, the Successor Agency, the Folsom Public Financing Authority and the Folsom Ranch Public Financing Authority

CITY MANAGER REPORTS:

COUNCIL COMMENTS:

ADJOURNMENT

The City Council's next regular meeting is scheduled for June 9, 2020.

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

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

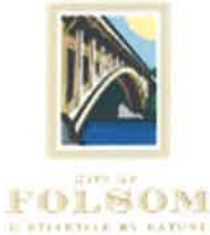
As presiding officer, the Mayor has the authority to preserve order at all City Council meetings, to remove or cause the removal of any person from any such meeting for disorderly conduct, or for making personal, impertinent, or slanderous remarks, using profanity, or becoming boisterous, threatening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

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

The meeting of the Folsom City Council is being telecast on Metro Cable TV, Channel 14, the Government Affairs Channel, and will be shown in its entirety on the Friday and Saturday following the meeting, both at 9 a.m. The City does not control the scheduling of this telecast and persons interested in

watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14. The City of Folsom provides live and archived webcasts of regular City Council meetings. The webcasts can be found on the online services page of the City's website www.folsom.ca.us.

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



Folsom City Council Staff Report

MEETING DATE:	5/26/2020
AGENDA SECTION:	Scheduled Presentations
SUBJECT:	City Manager’s Fiscal Year 2019-20 Third Quarter Financial Report
FROM:	Finance Department

RECOMMENDATION / CITY COUNCIL ACTION

It is recommended that the City Council receive and file the City Manager’s Fiscal Year 2019-20 Third Quarter Financial Report.

BACKGROUND / ISSUE

Section 5.05R of the Charter of the City of Folsom requires the City Manager submit to the City Council a financial and management report showing the relationship between budgeted and actual revenues, and expenditures and encumbrances on a quarterly basis.

This Quarterly Financial Report is an analysis of the unaudited financial status of the City’s major funds for the third quarter of Fiscal Year (FY) 2019-20, covering the nine-month period from July 2019 through March 2020. Tables and graphs have been integrated into the report to help illustrate financial performance. Please refer to the Appendices of the report for detailed schedules of the City’s key funds for the period ending March 31, 2020, including cumulative fund balances from the prior year.

POLICY / RULE

Section 5.05R of the Charter of the City of Folsom requires the City Manager submit to the City Council a financial and management report showing the relationship between budgeted and actual revenues, and expenditures and encumbrances on a quarterly basis.

Section 3.02.050 (b) of the Folsom Municipal Code states “... within 30 days after the end of each quarter during the fiscal year, and more often if required by the City Council, the City Manager shall submit to the City Council a financial and management report.”

ANALYSIS

As everyone is keenly aware the entire state has been under the Governor's stay-at-home order as of March 19, 2020. This quarterly report only covers the time period through March 31, 2020; therefore, the actual numbers will not show a significant impact due to the COVID-19 emergency. The projections for the end of the fiscal year, June 30, 2020, do take into account assumptions made that will reduce the expected revenues due to the stay-at-home order and the closure of businesses.

During the first two quarters of FY 2020 the economy was already showing consumer spending slowing, but housing was still going strong. After March 19, 2020, everything changed. As of March 2020, the unemployment rate was 5.6% in California, 4.7% in Sacramento County and 3.4% in Folsom. From December unemployment increased from 3.7%, 3.2% and 2.3% respectively. The UCLA Anderson Forecast as of April predicts the unemployment rate in California will peak at 16%. The Governor's Office recently projected the unemployment rate could peak at close to 25%. Also, per the UCLA Anderson Forecast the economy is forecast to rebound by the fourth quarter of 2020 but only by 1% (an annual rate of 4%).

For FY 2020 the General Fund is projected to end the year with the unrestricted fund balance decreasing by \$5.53 million to \$11.84 million. The percentage of unrestricted fund balance to expenditures is projected to decrease from FY 2019 20.1% to 12.5%, which is due to the reduced revenues while city facilities and businesses are closed. Projected revenues of \$86.03 million is a decrease of \$6.23 million or 6.75% compared to FY 2019. Projected expenditures of \$94.46 million includes a one-time expenditure for final transactions related to the annexation of the City's transit operations to Regional Transit in FY 2019 in the amount of \$2.9 million. When expenditures are adjusted for that transaction, the General Funds is projected to end FY 2020 at \$91.57 million, which is \$254,000 less than the budgeted amount of \$91.80 million.

The FY 2020 projected revenue decrease over appropriated revenues is seen in several categories but predominately in sales tax, charges for services, and transient occupancy tax. Property tax received through the third quarter was in the amount of \$14.69 million and compared to the prior fiscal year of \$13.44 million is an increase of \$1.25 million or 9.29%. Property tax is projected to be \$27.85 million which would end the fiscal year 4.43% higher than the FY 2019 property tax receipts which were \$26.67 million. This increase is attributed to the valuation increase when properties are sold as well as sales of new homes. The average median sales price through the third quarter of FY 2020 was \$570,424 which is an increase of 1.92% over the prior fiscal year.

Sales tax is projected to end the fiscal year lower than the budgeted amount of \$26.35 million by \$2.46 million to a projected amount of \$23.89 million. The year-end projection would be a decrease compared to the prior year of \$1.47 million or 5.78%.

Charges for services are projected to end the fiscal year at \$11.67 million which is \$2.73 million less than the budget and approximately \$4.53 million (27.92%) less than the prior fiscal year. The decrease compared to the current year budgeted amount is seen in Parks and

Recreation fees (\$2.29 million) and Community Development Department's fees (\$92,300). During the third quarter charges for services were \$9.72 million which is an increase of \$76,000 (0.79%) when compared to the third quarter of the prior year amount of \$9.64 million.

The FY 2020 projected expenditures (\$91.57 million adjusted) are \$245,000 less than the appropriated amount (\$91.80 million). The quarter to quarter comparison shows expenses increased by \$4.26 million (adjusted) or 6.58% and includes increases of \$3.94 million in salaries and benefits and \$570,000 for contracts.

The Water and Wastewater Utility Funds are each projected to end the year with operating revenues exceeding operating costs. Operating Income for Water is projected at \$2.78 million and for Wastewater at \$2.96 million. The Operating Income for Solid Waste is projected to end the year at \$587,000. A comparison of the quarter to quarter expenses and revenues show operating revenue increased for the Water Fund by \$1.03 million and operating expenses were flat. Capital expenses increased quarter to quarter by \$1.5 million. Wastewater shows a quarter to quarter operating revenue increase of \$400,000 while expenses decreased by \$170,000. Capital expenses also decreased quarter to quarter by \$178,000. Solid Waste shows a quarter to quarter operating revenue increase of \$385,000 and an expense increase of \$1.26 million. Capital expenses increased quarter to quarter by \$73,000. The operating expense increases are mainly due to increases in employee costs, contractual services, and maintenance. During this quarter the rate increase for Water, Wastewater and Solid Waste use fees also went into effect.

The Risk Management Fund is projected to end the year with unrestricted net assets of \$8.66 million or 49.96% of operational expenses. A quarter to quarter comparison shows revenues increased by \$39,000 and expenses increased by \$647,000. The increase is seen mostly in property insurance, workers compensation and medical, dental and vision costs.

The negative cash balance in the Trail Grant Fund through the third quarter is \$1.27 million. A quarter to quarter comparison shows the negative balance is flat. The negative balance is mainly due to costs associated with the Oak Parkway Trail Undercrossing project of which \$1.03 million of grant reimbursements has not yet been received.

The Compensated Leaves Fund is estimated to end the fiscal year with fund balance of \$662,000. Compared to the prior fiscal year the fund balance would decrease by approximately \$265,000 which is due to a budgeted use of the fund balance in the current fiscal year.

ATTACHMENTS

- 1. City Manager's Fiscal Year 2019-20 Third Quarter Financial Report

Submitted,



Elaine Andersen
City Manager



Stacey Tamagni
Finance Director

Attachment 1



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

City of Folsom Quarterly Financial Report

Fiscal Year 2019-20 Third Quarter

May 26, 2020

**Prepared by the Office of Management and Budget
Financial Analysis and Reporting Division**

Table of Contents

Section	Page No.
Introduction.....	1
Executive Summary	1
Economic Update.....	1
Financial Results.....	2
a) General Fund	
b) Special Revenue Funds	
c) Other Funds	
d) Enterprise Funds	
Risk Management	6
Outstanding Debt	6
Plan Area Impact Fees	7
Capital Improvement Plan	7
Encumbrances	7
Appendix	
Revenue Summary by Fund.....	9
Expenditure Summary by Fund.....	12
Combined General Fund Revenue & Expenditure Statement.....	14
General Fund Departmental Expenditure Summary	15
General Fund Departmental Revenue Detail.....	16
Housing Fund Revenue & Expenditure Statement	18
Lighting and Landscaping District Statement	19
Water Fund Revenue & Expense Statement.....	22
Wastewater Fund Revenue & Expense Statement.....	23
Solid Waste Fund Revenue & Expense Statement.....	24
Risk Management Fund Revenue & Expense Statement.....	25
Compensated Leave Fund Revenue & Expense Statement.....	27
Schedule of Outstanding Debt	28
Schedule of Capital Improvement Plan Expenditures	29



CITY OF FOLSOM
DISTINCTIVE BY NATURE

Quarterly Financial Report

Third Quarter of FY 2019-2020

City of Folsom, California

INTRODUCTION

Section 5.05R of the Charter of the City of Folsom requires the City Manager submit to the City Council a financial and management report showing the relationship between budgeted and actual revenues, and expenditures and encumbrances on a quarterly basis.

This Quarterly Financial Report is an analysis of the unaudited financial status of the City’s major funds through the third quarter of Fiscal Year (FY) 2019-20, covering the period from July 2019 through March 2020. The report provides an analysis of each fund’s revenues, expenditures and fund balance as compared to the FY 2019-20 Budget. Please refer to the Appendices for detailed schedules of the City’s key funds for the period ended March 31, 2020. The document also includes an analysis of the revenue and expenditure activity for the City’s:

- General Fund
- Special Revenue Funds – Housing Fund, L&L Districts
- Enterprise Funds – Water, Wastewater, and Solid Waste
- Risk Management, Compensated Leaves, Outstanding Debt, Capital Improvement Plan and Encumbrances

EXECUTIVE SUMMARY

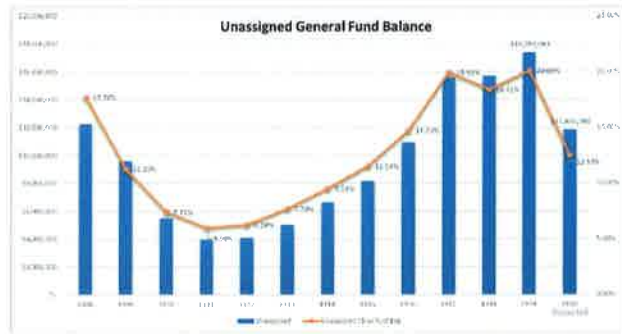
The COVID-19 public health emergency and related stay-at-home orders have caused a sharp downturn in the City’s revenues, beginning in March 2020. This is due to both the requirement that non-essential businesses shut their doors and that the City stop all non-essential programming. This has resulted in a projected \$5.8 million loss in sales tax, transient occupancy tax, and Parks and Recreation programming revenues by June 30, 2020. The city did take immediate action to reduce expenditures for the remainder of the fiscal year, and this has lessened the impact on the General Fund’s reserves. Total projected year-end General Fund revenues are \$86.03 million and projected expenditures are \$94.46 million.

The projected expenditures include an adjustment for the annexation of the City’s Transit operations by Sacramento Regional Transit. The adjustment is in the amount of approximately \$2.9 million. The projected

expenditures without this adjustment are \$91.56 million.

We project that a \$5.5 million use of the City’s \$17.4 million reserve fund will be necessary to finish out the fiscal year, putting the general fund’s unassigned fund balance at about \$11.84 million or 12.5% of expenditures, at June 30, 2020.

Below is a chart of the unassigned fund balance over the last thirteen years and displays the projected drop in FY 2019-20.



ECONOMIC UPDATE

Unemployment in California at the end of March elevated to 5.6% from previous levels averaging around 4% and represents the very early economic disruption from the COVID-19 emergency. Folsom was up to 3.4% from 2.6%. Since March, unemployment claims statewide have neared 4.5 million, which represents about 23.3% of the current workforce being unemployed at this time. The continued uncertainty of how COVID-19 protective public health measures will affect the economy, leaves us anticipating that high unemployment rates may continue into the summer and perhaps longer.

Growth in the California economy is expected to end the fiscal year with the CPI near .1%, compared to 1.5% for FY 2019.

A comparison of home sales through the third quarter of FY 2020 compared to FY 2019 shows the number of home sales increased by 13.3%, with the median sales price increasing by only 1.92%.



CITY OF FOLSOM
GENERATOR BY NATURE

Quarterly Financial Report

Third Quarter of FY 2019-2020

City of Folsom, California

GENERAL FUND REVENUE (Appendices C & E)

The General Fund is the main operating fund of the City. For financial reporting, the following funds are presented on a combined basis: General Fund, Cash Basis, Folsom History Interpretive Center, and SPIF Administration.

Revenues are projected to end FY 2020 at \$86.03 million. This is a decrease of \$6.23 million from the FY 2019 revenue amount and a \$5.8 million shortfall from the FY 2020 budget amount. The \$5.8 million shortfall is due to large impacts to the City's Sales Tax, Transient Occupancy Tax and Charges for Services revenues related to the COVID-19 emergency and related economic downturn.

The following table shows a comparison of budgeted and projected revenues for FY 2020. A brief discussion of significant General Fund revenue sources follows:

General Fund Revenues by Source

	Budget	Forecast	%
Property Tax	\$27,851,631	\$27,851,631	100.0%
Sales and Use Tax	26,349,287	23,892,287	90.7%
Trans Occup Tax	2,346,299	1,719,693	73.3%
Real Prop Transfer	572,000	600,000	104.9%
Franchise Fees	873,288	781,536	89.5%
Other Taxes	1,100,000	839,305	76.3%
Lic And Permits	2,119,000	3,003,670	141.7%
Intergovt Revenue	7,723,869	7,860,926	101.8%
Charges For Serv	14,398,625	11,671,967	81.1%
Fines & Forfeitures	167,500	142,740	85.2%
Interest Rev	222,200	278,373	125.3%
Miscellaneous	867,213	572,682	66.0%
Transfers In	7,211,844	6,813,833	94.5%
Total	\$ 91,802,756	\$ 86,028,643	93.7%

- Property tax revenues are currently projected to come in at budget for FY 2020 at \$27.85 million. This projection is \$1.18 million (4.43%) higher than property taxes received in FY 2019 (\$26.67 million).
- Sales and Use Tax collections are projected to decrease significantly due to the COVID-19 stay-at-home orders in FY 2020 and end the year at \$23.89 million. This is a \$2.46 million shortfall from the FY 2020 budget and compared to FY 2019, a \$1.47 million reduction. Through the third quarter, sales tax receipts were \$14.27 million in FY 20 compared to \$14.64 million in FY 19. The

effects of the stay-at-home order will largely be seen in the fiscal year 4th quarter sales tax results.

- Transient Occupancy Tax (TOT) collections are projected to end the fiscal year at \$1.72 million, a decrease of \$658,000 (27.68%) when compared to the FY 2019 amount. This decrease is due to hotel stays being severely reduced during the public health emergency.
- Business Licenses and Building Permits through the third quarter were \$2.61 million. Compared to the prior year this is an increase of approximately \$319,000. Business Licenses through the third quarter increased by approximately \$16,500, while Building Permits increased by approximately \$303,000. The current year-end estimate for all licenses and permits is \$3.0 million which is about \$75,000 (2.57%) more than the FY 2019 amount, and an estimated \$885,000 (42%) increase over the FY 2020 budgeted amount. This increase is mostly due to growth in building permit activity related to the Folsom Plan Area.
- Intergovernmental revenues through the third quarter were \$4.14 million. Intergovernmental revenues mainly consist of vehicle license in-lieu fees (VLF), 50% of which has been received at this point in the fiscal year (\$3.71 million) and are projected at \$7.36 million. The projected year-end estimate for all intergovernmental revenues is \$7.86 million. Compared to the prior year, this is an increase of approximately \$483,000 or 6.54%. The increase is mainly due to a projected increase of \$455,000 in VLF and an increase of \$28,000 of all other Intergovernmental revenues when compared to the prior year.
- Charges for services received through the third quarter were \$9.72 million. Compared to the third quarter of FY 2019 this is an increase of approximately \$76,000. The total current year-end estimate for FY 2020 for charges for services is \$11.67 million, a decrease from budget of \$2.73 million. This is primarily due to all recreation facilities being closed in accordance with the public health order, such as the aquatics center, sports complex, and the zoo. In addition, all recreation programming and classes were cancelled, further reducing charges for services



FOLSOM
CITY OF
INSPIRING BY NATURE

Quarterly Financial Report

Third Quarter of FY 2019-2020

City of Folsom, California

revenue. In the Fire Department ambulance revenues are projected at \$4.27 million which is an increase compared to the budget of \$265,000 and an increase from the prior year of \$209,000. Reimbursements from the Office of Emergency Services (OES) are projected at \$209,000, which is an increase from the budgeted amount of \$110,000, and less than the prior year of \$884,242.

Parks and Recreation charges are projected to end the year at \$2.93 million which is a \$2.30 million shortfall from budgeted amounts. This is due to actions to close facilities and cancel programming mentioned previously, in response to public health orders. Compared to FY 2019, total projected charges for services of \$11.67 million is a \$4.53 million (28%) decrease from the prior year's amount of \$16.20 million. Development fees are currently projected to be \$2.63 million, a decrease from FY 2019 of \$1.3 million and just slightly below the budgeted amount of \$2.69 million.

- Miscellaneous revenues are projected to end the year at \$573,000 compared to the prior year of \$495,512. The current year-end estimate is \$265,000 less than the budgeted amount.
- Transfers In were budgeted at \$7.21 million and are projected at year end at 6.81 million. The prior year transfers in were \$7.69 million.

GENERAL FUND EXPENDITURES

Expenditures are projected to end the year at \$94.46 million for FY 2020, \$2.65 million over budget. Included in this total is a one-time expenditure for final transactions related to the annexation of the City's transit operations to Regional Transit in FY 2019 in the amount of \$2.9 million. When expenditures are adjusted for that transaction, the general fund is projected to end FY 2020 at \$91.56 million, or \$245,000 under budget. Total general fund expenditures coming in under budget is due to many immediate cost savings measures implemented to lessen the impact the COVID-19 public health emergency will have on the unassigned fund balance this year.

Several departments or divisions are currently projected to end the fiscal year over the budgeted amounts. Below is a breakdown of the department's projected and approved budgeted amounts.

- City Manager – Projected to end the fiscal year \$43,000 (3.3%) over the budgeted amount, which is due to an increase in contracts and supplies.
- City Clerk – Projected to end the fiscal year \$5,600 (1.01%) over the budgeted amount, which is due to an increase in staffing costs and supplies.
- Community Development – Projected to end the fiscal year \$1.16 million (20.79%) over the budgeted amount, which is mostly due to contract costs. Most of the contract costs will be offset by reimbursements for inspections in the plan area.
- Fire – Projected to end the fiscal year \$1.69 million (7.96%) over the budgeted amount, which is mainly seen in overtime costs, vehicle maintenance and contracts. Overtime costs have also been impacted due to several employees out on leave for several months. Contract cost increases are due to outside costs for plan checks and ambulance billings of \$260,000.

The current year-end projection for General Fund expenditures is \$94.46 million, and \$91.56 million when adjusted for the Transit annexation. The General Fund expenditures by category are as follows:

	FY 19-20 Budgeted	FY 19-20 Projected	% of Budget
Salaries	\$38,215,462	\$38,621,862	101.1%
Benefits	27,049,277	26,727,827	98.8%
O&M	23,082,843	25,439,543	110.2%
Capital Outlay	2,545,940	2,758,943	108.4%
Debt Service	909,234	909,234	100.0%
Adj. for Transit Annex	-	(2,900,000)	-
Total Expenditures	\$91,802,756	\$91,557,409	99.7%



Quarterly Financial Report

Third Quarter of FY 2019-2020

City of Folsom, California

The General Fund expenditures by department are as follows:

	FY 19-20 Budgeted	FY 19-20 Projected	% of Budget
City Council	\$ 142,576	\$ 130,773	91.7%
City Manager	1,308,827	1,352,376	103.3%
City Clerk	593,577	599,221	101.0%
Mgmt & Budget	5,019,572	4,835,011	96.3%
City Attorney	1,029,351	981,677	95.4%
Human Res	725,089	690,307	95.2%
Police	23,564,422	23,553,934	100.0%
Fire	21,239,400	22,930,490	108.0%
Comm Dvlmnt	5,594,298	6,757,164	120.8%
Parks & Rec	14,918,500	14,596,484	97.8%
Library	2,025,890	1,928,370	95.2%
Public Works	7,504,407	6,606,987	88.0%
Non-Dept	8,136,847	9,494,615	116.7%
Transfers Out	-	-	0.0%
Adj. for Transit Annex	-	(2,900,000)	0.0%
Total Expenditures	\$ 91,802,756	\$ 91,557,409	99.7%

SPECIAL REVENUE FUNDS

Housing Fund

As of March 31, 2020, total revenues of \$2.13 million consisted mostly of \$1.76 million in impact fees. There were \$39,970 in expenditures for the third quarter. Fund balance was \$27,075,256 and is comprised of \$13.99 million in cash and \$12.74 million of loan receivables.

Landscape & Lighting Funds

There are 29 Landscape and Lighting (L&L) Districts in the City of Folsom. Each District has its own budget and maintenance requirements to maintain various types of assets ranging from shrub beds, mini parks, walls, fences, monument signs, streetlights, bollards, landscape lighting, irrigation systems, artwork, a waterfall, walkways/trails, open space, trees, and electrical services.

Some activities that have taken place in the L&L's during this time period include:

- Tree planning in several districts including Blue Ravine Oaks, Briggs Ranch, Cobble Hills Ridge and Reflections II

- City staff has been working with an arborist to gather data for the City's Tree Inventory database
- City staff has been working on revised scope of maintenance due to COVID-19

Below is a summary list of the main projects or activities that occurred in our L&L Districts during January-March 2020:

District	Project	Cost
Blue Ravine Oaks	Tree well renovation and replanting	\$2,750
Willow Creek Estate East / Willow Springs	Installation of annual spring color	\$450 / \$1,350
American River Canyon North	Trail asphalt repairs	\$12,707
Broadstone 3	Street tree 5-year pruning	\$9,765
Prairie Oaks Ranch	Fence repairs	\$200

OTHER FUNDS

The Compensated Leaves Fund accounts for the leave accruals paid out that are in excess of the current year accruals. As of the third quarter the fund had a positive cash balance of \$761,700. The fund is projected to end the fiscal year with a fund balance of \$662,312. This would be a decrease of \$265,000 which is a budgeted use of the fund balance.

The Trail Grant fund used to capture the expenditures and revenues for trail projects remains on the Office of Management and Budget's watch list. As of the end of the third quarter, this fund had a negative cash balance of \$1.27 million, revenues of \$228,500 and expenditures of \$597,000. The fund's negative cash balance and expenditures is mainly due to costs associated with the Oak Parkway Trail Undercrossing project of which \$1.03 million of grant reimbursements has not yet been received. The revenues consisted of \$68,100 in grant revenue (Lake Natoma Class I Trail final payment from the grant), \$43,560 in reimbursements and \$77,500 in impact fees. Impact fees compared to the prior year is a decrease of \$7,600.

The Park Improvement Fund received an Interfund Loan in the amount of \$2,000,000 from the Transportation Improvement Fund in order to complete the construction of the Econome Family Park in FY 2019. For FY 20, the Park Improvement Fund paid off \$300,000, leaving a loan balance of \$370,000.



CITY OF FOLSOM
INCORPORATED BY CHARTER

Quarterly Financial Report

Third Quarter of FY 2019-2020 City of Folsom, California

ENTERPRISE FUNDS

Water Fund

The Water Fund is reported on a combined basis and includes the following funds: Water Impact, Water Operating, Water Capital, and Water Meters.

Total projected year-end revenues for FY 2020 are \$16.09 million (58.5% of budget). Of the \$27.50 million in budgeted revenues, \$9.95 million is a planned use of fund balance. Total projected expenses are \$20.28 million (73.8% of budget), resulting in expenses exceeding revenues by \$4.19 million.

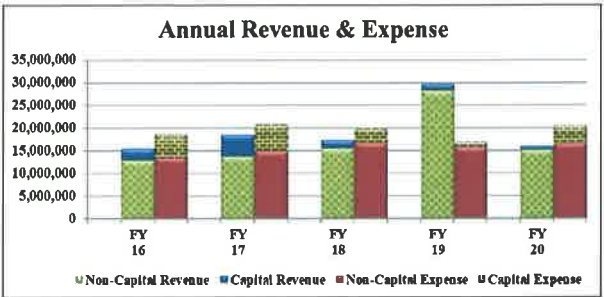
Charges for services for FY 2020 are projected at \$14.55 million; an increase of \$995,000 compared to the prior year (\$13.56 million). Charges for services through the third quarter reflect the rate increase which was effective in February 2020. Impact fees are projected to decrease by \$414,000 over the prior year amount of \$1.22 million.

The FY 2020 projected expenses compared to FY 2019 show an increase of approximately \$3.00 million, after adjusting for debt service, and are due to budgeted capital outlay projects. Excluding debt service, capital outlay costs and depreciation, projected current year expenses are \$10.49 million or \$545,000 less than prior year and due mainly to a decrease in all expense categories (\$1.42 million) except employee costs which are projected to increase by \$889,000.

Projected debt service for FY 2020 is \$2.01 million, the same as the prior year. Projected capital outlay costs are \$3.78 million, or \$2.70 million more than the prior year.

The FY 2020 projection of revenues and expenses, excluding capital sources (impact fees) and uses (capital outlays and depreciation), were \$15.29 million (57.2% of budget) and \$12.51 million (85.1% of budget). This would result in non-capital revenues exceeding expenses by \$2.78 million.

Below is a chart of the Operating and Capital Revenues and Expenses for FY 2016 through 2020:



Wastewater Fund

The Wastewater Fund is reported on a combined basis and includes the Wastewater Operating and Wastewater Capital Funds.

Total projected year-end revenues for FY 2020 are \$7.52 million (55.6% of budget). Of the \$13.54 million in budgeted revenues, \$4.10 million is a planned use of fund balance. Total projected expenses are \$6.94 million (51.25% of budget), resulting in revenues exceeding expenses by \$583,000.

Projected charges for services are \$7.04 million, or \$484,000 more than the prior year (\$6.55 million) and impact fees are projected at \$66,000, or \$49,000 less than the prior year (\$115,000). Expenses show an increase when compared to the prior year by \$278,000 and are due to budgeted capital outlay projects.

Excluding capital outlay costs and depreciation, projected current year expenses are \$4.50 million, a decrease of \$18,000 over the prior year amount of \$4.52 million

The current projection for revenues and expenses, excluding capital sources (impact fees) and uses (capital outlays and depreciation) are \$7.46 million (56.3% of budget) and \$4.50 million (82.28% of budget). This would result in non-capital revenues exceeding expenses by \$2.96 million. Projections of revenues from rate payers reflect the rate increase which was effective in February 2020.

Projected capital outlay costs are \$708,000 and \$300,000 more than the prior year.



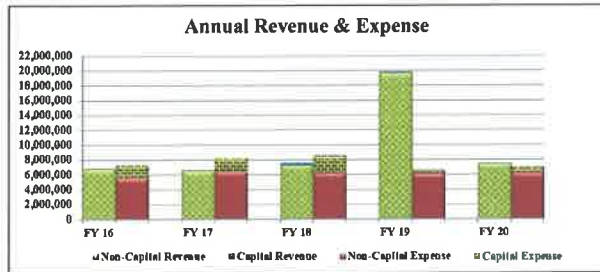
CITY OF FOLSOM
DISTRICTS BY DESIGN

Quarterly Financial Report

Third Quarter of FY 2019-2020

City of Folsom, California

Below is a chart of the Operating and Capital Revenues and Expenses for FY 2016 through 2020:



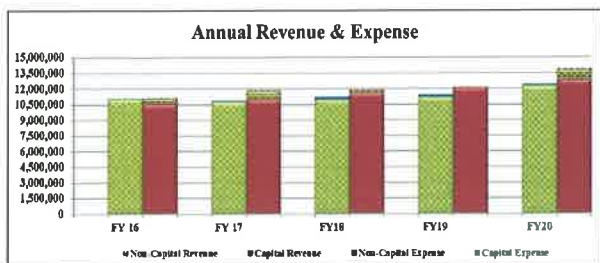
Solid Waste Fund

The Solid Waste Fund is reported on a combined basis and includes Solid Waste Operating, Solid Waste Capital, and Solid Waste Plan Area Capital.

Total projected year-end revenues for FY 2020 are \$12.39 million (92.4% of budget) and expenses are \$13.86 million (104.3% of budget). Compared to the prior year, revenues are projected to increase by \$975,000 and expenses are projected to increase by \$1.78 million.

The current projection for revenues and expenses, excluding capital, are \$12.20 million (92.84% of budget) and \$11.61 million (94.88% of budget). Compared to the prior year, non-capital revenues are projected to increase by \$1.02 million and non-capital expenses are projected to increase by \$646,000. The year over year increase in expenses is mainly due to increases in employee costs (\$753,000), maintenance costs (\$90,600) and contract services (\$585,800) but offset by a decrease in other operating expenses (\$793,600).

Below is a chart of the Operating and Capital Revenues and Expenses for FY 2016 through 2020:



Risk Management

The Risk Management Fund captures the activity associated with employee and retiree health, dental and vision insurance, workers' compensation, and liability insurance expense.

Charges for Services are the payments from all other funds as payment for the associated costs and Reimbursements are the employee or retiree contributions to health insurance premiums.

As of March 31, 2020, the City has paid \$5.16 million for medical, vision, and dental premiums for active employees, \$3.29 million for retirees and \$1.68 million for workers' compensation premiums. Liability insurance payments were \$1.79 million. The total expenditures for FY 2020 are projected at \$17.32 million. Compared to last fiscal year this is an increase of approximately \$298,000. This is due to an increase in property insurance premiums of \$370,000.

Active employees have contributed \$674,000 and retirees have contributed \$440,000 towards medical premiums through March 31, 2020. Departmental reimbursements to the Risk Management fund through the third quarter totaled \$11.69 million compared to the prior year of \$11.76 million. The Risk Management Fund is projected to remain flat with a slight increase in fund balance of approximately \$45,000.

Unrestricted net assets are projected to end the fiscal year at approximately 49.96% of expenditures. The fund is currently at a level to stabilize the cost to the other funds.

Outstanding Debt

As of March 31, 2020, the City had approximately \$195.8 million of outstanding debt comprised as follows:

	FY20 Payment	Outstanding Debt	Responsible Fund
Revenue Bonds (FPFA)	8.3 million	58.2 million	Agency
Other Debt	172 thousand	1.4 million	General
Revenue Bonds	1.4 million	17.3 million	Water
Tax Allocation Bonds	2.1 million	47.3 million	RPTTF
Revenue Bonds (FRFA)	270 thousand	71.5 million	Agency

Revenue bond debt is supported by a pledge of specific



FOLSOM
INCORPORATED BY ACT OF THE STATE OF CALIFORNIA

Quarterly Financial Report

Third Quarter of FY 2019-2020

City of Folsom, California

revenues. Approximately \$17.3 million of the City’s revenue bond debt is supported by the City’s water utility; \$58.2 million is supported by the payments of local obligations owned by the Folsom Public Financing Authority (FPFA); and another \$71.5 million is supported by the payments of local obligations owned by the Folsom Ranch Financing Authority (FRFA).

On August 7, 2019, the FRFA issued \$14,040,000 of Special Tax Revenue Bonds. These bonds are supported by the payments of CFD No. 19 Local Obligations and have a True Interest Cost (TIC) of 3.96%. On October 17, 2019, the 2009 Water Revenue Bonds were refunded by the issuance of the 2019 Water Revenue Refunding Bonds. The Net Present Value of the savings on the refunded bonds was 11.19%, with a TIC for the refunding bonds of 1.27%. And on December 19, 2019 the FRFA issued \$9,695,000 of Special Tax Revenue Bonds. These bonds are supported by the payments of CFD No. 21 Local Obligations and have a TIC of 3.98%.

The Other Debt as listed above is a facility lease agreement for City Hall and the Central Business District Fire Station (CBDFS) assigned to Bank of Nevada. Previously this debt was listed as Revenue Bonds – General, with a portion also listed as COP’s. The bulk of this debt, which was attributable to the City Hall lease, matured in fiscal year 2018. The remainder of the debt, attributable to the CBDFS, matures in 2027.

Tax allocation bonds are issued in conjunction with redevelopment projects. The taxes pledged to their repayment came from the increase of assessed value over and above a pre-established base within a project area. With the dissolution of Redevelopment Agencies in 2011, the payment for these bonds comes from the Redevelopment Property Tax Trust Fund (RPTTF), administered by the State.

Plan Area Impact Fees

Total Plan Area Impact Fees received through the 3rd Quarter of FY 2020 was \$5.17 million. In December 2019, the City used these fees to make the 1st payment of \$310,489 on the new Corp Yard.

Capital Improvement Plan (CIP)

This section presents a summary of all Capital Improvement Plan (CIP) projects adopted with the passage of the FY 2020 budget. CIPs are projects that contribute to providing essential municipal services that make Folsom a community of choice for living, working, and enjoying leisure activities.

At the end of the third quarter of FY 2020, the City budgeted projects totaled \$55,059,264. Through the third quarter, the Fire Department spent \$794,901 (99% of budget) on a Type I Fire Engine and the Police Department spent \$178,509 (27%) on outfitting vehicles and purchasing four motorcycles and one truck.

The Parks and Recreation Department spent \$177,800 on the Oak Parkway Trail Undercrossing and \$4,089 (2%) on the Johnny Cash Trail Art Experience Project (Culture and Recreation).

The Public Works Department spent \$3,637,654 (56%) on the Green Valley Road Widening, \$1,996,745 (61%) on Street Overlay, and \$412,157 (37%) for traffic signal improvements.

The Wastewater Department spent \$43,949 (4%) on the Sewer Evaluation and Capacity Assurance Plan Project. The Water Department spent \$1,772,309 (46%) on the East Tank No. 1 and \$340,218 (7%) on the Water Treatment Plant Improvement Project.

The following table provides a summary of CIP activity through March 31, 2020:

	CIP Activity		
	Budget	Actual	% of Budget
Culture and Recreation	\$ 6,587,212	\$ 4,089	0.1%
Drainage	1,819,839	531,244	29.2%
General Services	2,718,922	1,116,010	41.0%
Open Space & Greenbelts	1,763,011	832,532	47.2%
Wastewater	9,286,345	111,301	1.2%
Streets	14,568,095	6,720,188	46.1%
Transportation	5,814,530	154,829	2.7%
Water	12,501,310	2,449,906	19.6%
Total	\$ 55,059,264	\$ 11,920,099	21.6%

Encumbrances

This section presents a summary of open encumbrances/purchase orders. Encumbrances are the recognition of commitments that will subsequently



CITY OF
FOLSOM
UNPLANNED BY NATURE

Quarterly Financial Report

Third Quarter of FY 2019-2020

City of Folsom, California

05/26/2020; Item No. 1.

become expenditures when goods and services are received. An encumbrance does not represent an expenditure for the period, only a commitment to expend resources. California Government Code Section 16304 states that: "An appropriation shall be deemed to be encumbered at the time and to the extent that a valid obligation against the appropriation is created. Folsom Municipal Code Section 3.02.030 provides further clarification: "All appropriations, except for capital projects involving capital replacements and capital additions, shall lapse at the end of the fiscal year to the extent that such appropriation has not been expended or encumbered, except: (1) All capital project appropriations shall continue in force until expended, revised or repealed by action of the City Council; and (2) all capital project appropriations shall be deemed to be abandoned if three years pass without disbursement from or encumbrance against the appropriation."

The following table provides a summary listing of outstanding encumbrances by operating and capital project funds at March 31, 2020:

Fund	Fund Name	Non-Capital		% of Non-Capital
		Budget FY19-20	Encumbrance \$ Total	
10	General Fund	\$ 83,215,131	\$ 1,102,038	1.32%
23	Public Works	6,041,685	177,127	2.93%
203	Traffic Congest Relief	88,611	9,526	10.75%
221	Housing Trust	122,222	3,387	2.77%
225	General Plan Amendment	56,731	-	0.00%
226	Tree Planting & Replacmnt	136,613	-	0.00%
240	Park Dedication (Quimby)	50,000	-	0.00%
238	Redevelopment Admin	197,213	197,213	100.00%
243	Gas Tax 2106	-	-	-
244	Gas Tax 2107.5	-	-	-
245	Gas Tax 2107.5	-	-	-
246	Planning Services	450,467	333,177	73.96%
247	Gas Tax 2105	-	-	-
273	Sphere Of Influence	42,995	42,995	100.00%
279	RDA	3,746,900	-	0.00%
520	Water Operating	13,609,111	1,054,226	7.75%
530	Wastewater Operating	5,450,682	599,327	11.00%
536	FAC Augmentation	8,426	8,426	100.00%
540	Solid Waste Operating	12,050,277	73,808	0.61%
606	Risk Management	18,290,604	1,895	0.01%
760	Wetland/Open Space Maint	10,701	-	0.00%
Total Non-Capital		\$ 143,568,369	\$ 3,603,145	2.51%
Fund	Fund Name	Capital		% of Capital
		Budget	Encumbrance \$ Total	
10	General Fund	\$ 2,545,940	\$ 369,641	14.52%
223	Humbug Willow Creek	1,623,664	106,196	6.54%
235	Road Maintenance	3,459,499	131,832	3.81%
240	Park Dedication (Quimby)	1,439,351	4,113	0.29%
243	Gas Tax 2106	1,296,381	288,652	22.27%
244	Gas Tax 2107.5	655,877	7,531	1.15%
245	Gas Tax 2107.5	557,257	3,080	0.55%
247	Gas Tax 2105	353,542	7,479	2.12%
276	Measure A	1,206,334	125,223	10.38%
411	Supplemental Park Fee	265,960	-	0.00%
412	Park Improvements	5,240,147	94,893	1.81%
414	Johnny Cash Trail	260,066	17,444	6.71%
416	CFD #10	83,494	-	0.00%
425	Zoo Capital	2,608	-	0.00%
428	Police Capital	264,818	-	0.00%
431	Redevelopment Capital	4,312	-	0.00%
441	Fire Capital	853,624	-	0.00%
443	Hwy 50 Imprvmt Capital	100,038	-	0.00%
443	Hwy 50 Interchange Cap	100,077	-	0.00%
445	General Capital	152,505	15,534	10.19%
446	Transportation Impr	14,448,559	4,964,817	34.36%
448	Drainage Capital Imp.	1,067,211	475,774	44.58%
449	Transit Capital	100,039	-	0.00%
451	Light Rail Transportation	228,586	6,163	2.70%
452	Park Maintenance	105,149	-	0.00%
456	Water Impact	1,137,332	188,806	16.60%
459	Corp Yard Capital	476,512	-	0.00%
470	FSPA Infrastructure	1,326	1,326	100.00%
472	FSPASP Capital	412,366	-	0.00%
520	Water Operating	7,404,969	2,935,235	39.64%
521	Water Capital	4,630,842	262,050	5.66%
522	Water Meters	229,514	56,714	24.71%
530	Wastewater Operating	8,070,257	1,193,109	14.78%
531	Wastewater Capital	21,002	-	0.00%
537	FAC Augmentation General	124,640	106,505	85.45%
540	Solid Waste Operating	1,050,000	1,032,380	98.32%
543	Landfill Closure	100,000	106,592	106.59%
Total Capital		\$ 59,973,798	\$ 12,501,089	20.84%
Grand Total		\$ 203,542,167	\$ 16,104,234	7.91%

APPENDIX A

City of Folsom, California

Revenue Summary by Fund
 Quarter Ended March 31, 2020

Fund # and Description	Revenues through		FY 2019 vs. 2020	Percent Change	Budget FY 2019/2020	Percent of 2020 Budget
	FY 2019 3/31/2019	FY 2020 3/31/2020				
FUND 010 GENERAL FUND	49,870,499	\$ 51,591,484	\$ 1,720,985	3.5%	\$ 88,481,806	58.3%
FUND 012 COMMUNITY CENTER	545	866	321	58.9%	-	-
FUND 015 COMPENSATED LEAVES	556,327	421,059	(135,268)	-24.3%	854,601	49.3%
FUND 023 PUBLIC WORKS	1,310,141	782,325	(527,816)	-40.3%	3,320,950	23.6%
FUND 031 SPIF FEE	6,348	37,836	31,488	496.0%	-	-
FUND 032 SPIF PARKLAND FEE	-	6,893	6,893	-	-	-
FUND 033 SPIF FACILITIES	-	934	934	-	-	-
FUND 034 SPIF OFFSITE ROA	-	28,713	28,713	-	-	-
FUND 201 COMM DEV BLOCK GRANT	62,036	116,477	54,441	87.8%	167,411	69.6%
FUND 203 TRAFFIC CONGESTION RELIEF	90,290	91,861	1,571	1.7%	88,611	103.7%
FUND 204 LOS CERROS L&L AD	24,805	25,361	556	2.2%	71,410	35.5%
FUND 205 BRIGGS RANCH L&L AD	45,207	44,938	(269)	-0.6%	100,844	44.6%
FUND 206 TRANSPORTATION SYSTEM MGT	22,339	29,295	6,956	31.1%	103	28441.7%
FUND 207 NATOMA STATION L&L AD	92,988	93,740	752	0.8%	226,829	41.3%
FUND 208 FOLSOM HGHTS L&L AD	11,813	11,933	120	1.0%	16,849	70.8%
FUND 209 BROADSTONE UNIT 3 L & L	18,433	12,609	(5,824)	-31.6%	37,042	34.0%
FUND 210 BROADSTONE L&L AD	211,141	217,259	6,118	2.9%	188,064	115.5%
FUND 212 HANNAFORD CROSS L & L AD	11,548	10,879	(669)	-5.8%	41,658	26.1%
FUND 213 LAKE NATOMA SHORES L & L	14,188	14,111	(77)	-0.5%	42,488	33.2%
FUND 214 COBBLE HILLS/REFLECT L&L	25,074	24,057	(1,017)	-4.1%	66,578	36.1%
FUND 219 FOLSOM COMMNTY CULT'L SER	1,236	20,226	18,990	1536.4%	15,146	133.5%
FUND 221 HOUSING TRUST FUND	44,912	94,031	49,119	109.4%	122,222	76.9%
FUND 223 HUMBUG WILLOW CREEK	1,864,525	228,447	(1,636,078)	-87.7%	1,623,664	14.1%
FUND 225 GENERAL PLAN AMENDMENT	60,466	76,522	16,056	26.6%	56,731	134.9%
FUND 226 TREE PLANTING & REPLACEMT	81,928	120,370	38,442	46.9%	136,613	88.1%
FUND 231 SIERRA ESTATES L & L	4,779	4,850	71	1.5%	13,172	36.8%
FUND 232 LAKERIDGE ESTATES L & L	37,236	37,575	339	0.9%	78,855	47.7%
FUND 234 COBBLE RIDGE L & L	9,179	17,710	8,531	92.9%	23,480	75.4%
FUND 235 ROAD MAINT & REHAB	831,823	878,949	47,126	5.7%	3,759,499	23.4%
FUND 236 PRAIRIE OAKS RANCH L&L AD	106,914	131,519	24,605	23.0%	297,661	44.2%
FUND 237 SILVERBROOK L&L	2,050	1,974	(76)	-3.7%	21,542	9.2%
FUND 238 REDEVELOPMENT AGY 20% MNY	1,924,376	2,127,955	203,579	10.6%	113,853	1869.0%
FUND 240 PARK DEDICATION (QUIMBY)	202,301	307,034	104,733	51.8%	1,489,351	20.6%
FUND 243 GAS TAX 2106	208,425	152,099	(56,326)	-27.0%	1,296,381	11.7%
FUND 244 GAS TAX 2107	331,357	271,313	(60,044)	-18.1%	655,877	41.4%
FUND 245 GAS TAX 2107.5	210,896	335,660	124,764	59.2%	557,257	60.2%
FUND 246 PLANNING SERVICES	7,861	6,826	(1,035)	-13.2%	450,467	1.5%
FUND 247 GAS TAX 2105	280,342	226,922	(53,420)	-19.1%	353,542	64.2%
FUND 248 TRANSPORTATION TAX(SB325)	2,640	2,504	(136)	-5.2%	86,210	2.9%
FUND 249 WILLOW CREEK EAST L&L AD	32,908	32,927	19	0.1%	52,434	62.8%
FUND 250 BLUE RAVINE OAKS L&L AD	20,733	23,418	2,685	13.0%	25,000	93.7%
FUND 251 STEEPLECHASE L&L AD	15,499	19,124	3,625	23.4%	30,646	62.4%
FUND 252 WILLOW CREEK SOUTH L&L AD	97,173	99,248	2,075	2.1%	158,486	62.6%
FUND 253 AMERICAN RV CANYON NO L&L	60,916	59,331	(1,585)	-2.6%	127,855	46.4%
FUND 254 HISTORICAL DISTRICT	5,295	5,391	96	1.8%	5,370	100.4%
FUND 260 WILLOW SPRINGS L & L	8,598	12,653	4,055	47.2%	45,238	28.0%
FUND 262 WILLOW SPGS CFD 11 M. DST	33,961	30,680	(3,281)	-9.7%	291,855	10.5%
FUND 266 CFD #12 MAINT. DIST.	343,837	340,506	(3,331)	-1.0%	886,097	38.4%
FUND 267 CFD #13 ARC MAINT. DIST.	58,512	60,766	2,254	3.9%	155,754	39.0%
FUND 270 ARC NO. L & L DIST #2	9,329	9,713	384	4.1%	16,583	58.6%
FUND 271 THE RESIDENCES AT ARC, N	12,113	11,649	(464)	-3.8%	38,532	30.2%
FUND 273 SPHERE OF INFLUENCE	2,335	3,343	1,008	43.2%	15,000	22.3%
FUND 274 OAKS AT WILLOW SPRINGS	391	399	8	2.0%	24,000	1.7%
FUND 275 ARC L & L DIST #3	121,294	152,615	31,321	25.8%	268,391	56.9%
FUND 276 NEW MEASURE A	1,959,437	2,018,568	59,131	3.0%	1,206,334	167.3%
FUND 278 BLUE RAVINE OAKS NO 2 L&L	20,536	21,734	1,198	5.8%	88,359	24.6%
FUND 279 RDA OBLIGATION RETIREMENT	4,023,627	3,752,572	(271,055)	-6.7%	3,754,238	100.0%
FUND 280 RDA SA TRUST - HOUSING	2,282	2,327	45	2.0%	-	-
FUND 281 FOLSOM HEIGHTS L&L 2	34,989	36,551	1,562	4.5%	52,404	69.7%
FUND 282 BROADSTONE #4	169,501	174,151	4,650	2.7%	314,424	55.4%
FUND 283 CFD #16 ISLANDS	1,483	3,986	2,503	168.8%	117,953	3.4%
FUND 284 WILLOW CREEK EST 2	54,363	54,748	385	0.7%	103,985	52.6%
FUND 285 PROSPECT RIDGE	9,558	4,888	(4,670)	-48.9%	43,067	11.3%
FUND 288 MAINT DISTRICT	595	1,546	951	159.8%	150,007	1.0%
FUND 289 CFD #19 MAINTENANCE DIST	-	3,403	3,403	-	85,000	4.0%
FUND 302 CCF DEBT SERVICE	5,099	5,198	99	1.9%	-	-
FUND 305 1993 G O SCHOOL FAC D S	5,865	1,623	(4,242)	-72.3%	-	-
FUND 320 FSAD REFUNDING	4,035	4,112	77	1.9%	381	1079.3%

APPENDIX A

City of Folsom, California

Revenue Summary by Fund
 Quarter Ended March 31, 2020

Fund # and Description	Revenues through		FY 2019 vs. 2020	Percent Change	Budget FY 2019/2020	Percent of 2020 Budget
	FY 2019 3/31/2019	FY 2020 3/31/2020				
FUND 321 1982-1 NIMBUS AD D S	14,112	14,380	268	1.9%	1,331	1080.4%
FUND 325 TRAFFIC SIGNAL COP REFI	841	858	17	2.0%	-	-
FUND 337 RECREATION FACILITIES COP	902	920	18	2.0%	-	-
FUND 411 SUPPLEMENTAL PARK FEE	4,612	4,700	88	1.9%	265,960	1.8%
FUND 412 PARK IMPROVEMENTS	1,993,538	1,966,771	(26,767)	-1.3%	5,240,147	37.5%
FUND 414 JOHNNY CASH TRAIL	30,422	27,676	(2,746)	-9.0%	260,066	10.6%
FUND 416 CFD #10 RUSSELL RANCH	9,694	9,402	(292)	-3.0%	83,494	11.3%
FUND 418 PRAIRIE OAK 92-2 1915 AD	6	6	-	0.0%	1	600.0%
FUND 425 ZOO CAPITAL PROJECTS	12,442	2,605	(9,837)	-79.1%	2,608	99.9%
FUND 428 POLICE CAPITAL	239,201	322,996	83,795	35.0%	264,818	122.0%
FUND 431 REDEVELOPMENT AGY CAP PRO	4,615	2,511	(2,104)	-45.6%	4,312	58.2%
FUND 438 PARKWAY II CFD #14	28,750	69,927	41,177	143.2%	2,696	2593.7%
FUND 441 FIRE CAPITAL	392,045	473,121	81,076	20.7%	853,624	55.4%
FUND 443 HWY 50 IMPRV CAPITAL	279,409	329,539	50,130	17.9%	100,038	329.4%
FUND 444 HWY 50 INTER CAPITAL	570,468	668,681	98,213	17.2%	100,077	668.2%
FUND 445 GENERAL CAPITAL	566,858	667,329	100,471	17.7%	152,505	437.6%
FUND 446 TRANSPORTATION IMPR	2,860,328	3,020,531	160,203	5.6%	14,148,559	21.3%
FUND 448 DRAINAGE CAPITAL IMPRV	440,995	446,429	5,434	1.2%	1,067,211	41.8%
FUND 449 TRANSIT CAPITAL	289,843	339,432	49,589	17.1%	100,039	339.3%
FUND 451 LIGHT RAIL TRANSPORTATION	221,808	242,737	20,929	9.4%	228,586	106.2%
FUND 452 GENERAL PARK EQUIP CAP	63,378	65,944	2,566	4.0%	105,149	62.7%
FUND 456 WATER IMPACT FEE(ORD912)	293,701	287,441	(6,260)	-2.1%	1,137,332	25.3%
FUND 458 LIBRARY DEVELOPMENT FUND	1,155	1,178	23	2.0%	-	-
FUND 459 CORP YARD CAPITAL	274,472	93,132	(181,340)	-66.1%	476,512	19.5%
FUND 470 FSPA INFRASTRUCTURE	85,879	3,838	(82,041)	-95.5%	-	-
FUND 472 FSPA CAPITAL	2,721,745	3,698,228	976,483	35.9%	412,366	896.8%
FUND 519 TRANSIT	326,466	17,905	(308,561)	-94.5%	-	-
FUND 520 WATER OPERATING	9,672,021	10,363,852	691,831	7.2%	21,014,080	49.3%
FUND 521 WATER CAPITAL	649,974	454,392	(195,582)	-30.1%	5,121,623	8.9%
FUND 522 WATER METERS	173,177	145,957	(27,220)	-15.7%	229,514	63.6%
FUND 530 SEWER OPERATING	5,736,753	6,292,092	555,339	9.7%	13,520,939	46.5%
FUND 531 SEWER CAPITAL	89,887	69,774	(20,113)	-22.4%	21,002	332.2%
FUND 536 FAC AUGMENTATION CRITICAL	727	701	(26)	-3.6%	42,515	1.6%
FUND 537 FAC AUGMENTATION GENERAL	5,174	1,605	(3,569)	-69.0%	124,640	1.3%
FUND 540 SOLID WASTE OPERATING	9,092,762	9,814,523	721,761	7.9%	13,100,277	74.9%
FUND 541 SOLID WASTE CAPITAL	68,172	49,457	(18,715)	-27.5%	85,392	57.9%
FUND 543 LANDFILL CLOSURE	70,354	40,002	(30,352)	-43.1%	100,000	40.0%
FUND 544 SOLID WASTE CAPITAL	103,275	140,836	37,561	36.4%	100,014	140.8%
FUND 601 MAJOR CAPITAL & RENOVATION	1,245	1,269	24	1.9%	50,117	2.5%
FUND 602 EQUIPMENT FUND	123,044	109,451	(13,593)	-11.0%	5,966	1834.6%
FUND 604 FOLSOM RANCH CFD #17	-	-	-	-	2,598,394	0.0%
FUND 605 FOLSOM PUBLIC FINANC AUTH	4,642	20,071	15,429	332.4%	10,846,752	0.2%
FUND 606 RISK MANAGEMENT	12,891,462	12,930,528	39,066	0.3%	18,290,604	70.7%
FUND 702 BLUE RAVINE EAST AGENCY	131	134	3	2.3%	-	-
FUND 706 LEGENDS 93-2 1915 AD AGCY	13	149	136	1046.2%	-	-
FUND 707 NATOMA STA92-1 1915AD AGY	1,038	624	(414)	-39.9%	33,106	1.9%
FUND 708 FOLSOM AUTO PLAZA 1915 AD	1,053	1,027	(26)	-2.5%	-	-
FUND 709 LK NATOMA SHOR93-1 AD AGY	82	18	(64)	-78.0%	-	-
FUND 710 PRAIRIE OAKS AD92-2 REFI	24,638	729	(23,909)	-97.0%	1,784,849	0.0%
FUND 711 COBBLE HILLS RDG AD AGNCY	625	548	(77)	-12.3%	3,310	16.6%
FUND 712 RIDGEVIEW95-1 1915 AD AGY	525	251	(274)	-52.2%	2,421	10.4%
FUND 713 CRESLEIGH 95-2 AD AGENCY	216	384	168	77.8%	1,118	34.3%
FUND 715 HANNFORD CROSS 1915 REFI	2,116	720	(1,396)	-66.0%	-	-
FUND 720 CFD 2013-01 WTR FAC & SUP	968,440	1,221,303	252,863	26.1%	245,529	497.4%
FUND 721 CFD #1 WILLOW CR SO REFI	24	23	(1)	-4.2%	-	-
FUND 722 CFD #2 NATOMA STATION	510,482	6,259	(504,223)	-98.8%	1,352,350	0.5%
FUND 723 CFD #3 FOLSOM HGTS REFI	23	23	-	0.0%	-	-
FUND 724 CFD #4 BROADSTONE REFI	743	797	54	7.3%	-	-
FUND 727 CFD #7 BROADSTONE #2	1,346,545	1,364,900	18,355	1.4%	2,472,969	55.2%
FUND 728 CFD #8 PARKWAY	193,276	159,805	(33,471)	-17.3%	344,257	46.4%
FUND 729 CFD #9 WILLOW CREEK SO	581	581	-	0.0%	-	-
FUND 730 CFD #10 RUSSELL RANCH	2,961,273	2,973,749	12,476	0.4%	4,826,469	61.6%
FUND 731 CFD #11 WILLOW SPRINGS	238,375	238,088	(287)	-0.1%	336,790	70.7%
FUND 733 CFD #16 ISLANDS IA2	187,694	186,887	(807)	-0.4%	157,500	118.7%
FUND 734 CFD #14 PARKWAY II	671,823	684,414	12,591	1.9%	1,239,774	55.2%
FUND 735 FOL HIS DIST BUS IMP DIST	41,560	44,926	3,366	8.1%	-	-
FUND 736 CFD #16 ISLANDS IA1	67,936	116,833	48,897	72.0%	100,600	116.1%
FUND 737 CFD #17 WILLOW HILL PIPELN	204,959	249,296	44,337	21.6%	422,639	59.0%

APPENDIX A

City of Folsom, California

Revenue Summary by Fund
 Quarter Ended March 31, 2020

Fund # and Description	Revenues through		FY 2019 vs. 2020	Percent Change	Budget FY 2019/2020	Percent of 2020 Budget
	FY 2019 3/31/2019	FY 2020 3/31/2020				
FUND 738 CFD #18 AREA WID	26,363	239,073	212,710	806.9%	1,400	17076.6%
FUND 739 CFD #19 MANGINI	644,907	1,752,355	1,107,448	171.7%	1,585,550	110.5%
FUND 740 CFD #20 RUSSELL RANCH	237	374,037	373,800	157721.5%	663,064	56.4%
FUND 751 POLICE SPECIAL REVENUE	35,500	14,672	(20,828)	-58.7%	51,354	28.6%
FUND 753 ZOO SPECIAL REVENUE	27,483	26,365	(1,118)	-4.1%	82,808	31.8%
FUND 760 WETLAND/OPEN SPACE MAINT	7,423	7,550	127	1.7%	10,701	70.6%
FUND 766 POLICE IMPOUND	1,736	1,907	171	9.9%	-	-

APPENDIX B

City of Folsom, California

Expenditure Summary by Fund
 Quarter Ended March 31, 2020

Fund # and Description	Expenditures through		FY 2019 vs. 2020	Percent Change	Budget FY 2019/2020	Percent of 2020 Budget
	FY 2019 3/31/2019	FY 2020 3/31/2020				
FUND 010 GENERAL FUND	\$58,682,785	\$ 65,799,320	\$ 7,116,535	12.1%	\$ 85,761,071	76.7%
FUND 015 COMPENSATED LEAVES	1,085,261	565,911	(519,350)	-47.9%	854,601	66.2%
FUND 023 PUBLIC WORKS	4,037,419	3,831,701	(205,718)	-5.1%	6,041,685	63.4%
FUND 201 COMM DEV BLOCK GRANT	89,137	117,708	28,571	32.1%	167,411	70.3%
FUND 203 TRAFFIC CONGESTION RELIEF	36,139	9,754	(26,385)	-73.0%	88,611	11.0%
FUND 204 LOS CERROS L&L AD	20,598	28,307	7,709	37.4%	71,410	39.6%
FUND 205 BRIGGS RANCH L&L AD	48,091	87,113	39,022	81.1%	100,844	86.4%
FUND 206 TRANSPORTATION SYSTEM MGT	59	77	18	30.5%	103	74.8%
FUND 207 NATOMA STATION L&L AD	116,060	165,532	49,472	42.6%	226,829	73.0%
FUND 208 FOLSOM HGHTS L&L AD	13,264	18,749	5,485	41.4%	16,849	111.3%
FUND 209 BROADSTONE UNIT 3 L & L	9,027	50,328	41,301	457.5%	37,042	135.9%
FUND 210 BROADSTONE L&L AD	274,754	291,615	16,861	6.1%	188,064	155.1%
FUND 212 HANNAFORD CROSS L & L AD	14,752	21,769	7,017	47.6%	41,658	52.3%
FUND 213 LAKE NATOMA SHORES L & L	10,640	20,662	10,022	94.2%	42,488	48.6%
FUND 214 COBBLE HILLS/REFLECT L&L	40,826	64,040	23,214	56.9%	66,578	96.2%
FUND 219 FOLSOM COMMNTY CULT'L SER	1,467	6,598	5,131	349.8%	15,146	43.6%
FUND 221 HOUSING TRUST FUND	9,613	3,659	(5,954)	-61.9%	122,222	3.0%
FUND 223 HUMBUG WILLOW CREEK	1,792,268	596,792	(1,195,476)	-66.7%	1,623,664	36.8%
FUND 225 GENERAL PLAN AMENDMENT	107,251	5,048	(102,203)	-95.3%	56,731	8.9%
FUND 226 TREE PLANTING & REPLACEMT	19,213	107,911	88,698	461.7%	136,613	79.0%
FUND 231 SIERRA ESTATES L & L	3,471	6,063	2,592	74.7%	13,172	46.0%
FUND 232 LAKERIDGE ESTATES L & L	18,760	34,108	15,348	81.8%	78,855	43.3%
FUND 234 COBBLE RIDGE L & L	11,433	8,482	(2,951)	-25.8%	23,480	36.1%
FUND 235 ROAD MAINT & REHAB	-	1,040,052	1,040,052	-	3,459,499	30.1%
FUND 236 PRAIRIE OAKS RANCH L&L AD	162,647	194,323	31,676	19.5%	297,661	65.3%
FUND 237 SILVERBROOK L&L	4,230	4,953	723	17.1%	21,542	23.0%
FUND 238 REDEVELOPMENT AGY 20% MNY	19,985	39,967	19,982	100.0%	113,853	35.1%
FUND 240 PARK DEDICATION (QUIMBY)	2,687	102,879	100,192	3728.8%	1,489,351	6.9%
FUND 243 GAS TAX 2106	-	277,605	277,605	-	1,296,381	21.4%
FUND 244 GAS TAX 2107	78,634	169,060	90,426	115.0%	655,877	25.8%
FUND 245 GAS TAX 2107.5	617,834	195,120	(422,714)	-68.4%	557,257	35.0%
FUND 246 PLANNING SERVICES	187,995	264,679	76,684	40.8%	450,467	58.8%
FUND 247 GAS TAX 2105	-	555	555	-	353,542	0.2%
FUND 248 TRANSPORTATION TAX(SB325)	50,000	-	(50,000)	-100.0%	86,210	0.0%
FUND 249 WILLOW CREEK EAST L&L AD	52,849	61,028	8,179	15.5%	52,434	116.4%
FUND 250 BLUE RAVINE OAKS L&L AD	27,168	40,658	13,490	49.7%	25,000	162.6%
FUND 251 STEEPLECHASE L&L AD	15,750	22,795	7,045	44.7%	30,646	74.4%
FUND 252 WILLOW CREEK SOUTH L&L AD	81,284	120,149	38,865	47.8%	158,486	75.8%
FUND 253 AMERICAN RV CANYON NO L&L	68,081	137,661	69,580	102.2%	127,855	107.7%
FUND 254 HISTORICAL DISTRICT	976	876	(100)	-10.2%	5,370	16.3%
FUND 260 WILLOW SPRINGS L & L	8,800	11,134	2,334	26.5%	45,238	24.6%
FUND 262 WILLOW SPGS CFD 11 M. DST	55,461	80,747	25,286	45.6%	291,855	27.7%
FUND 266 CFD #12 MAINT. DIST	218,857	284,774	65,917	30.1%	886,097	32.1%
FUND 267 CFD #13 ARC MAINT. DIST.	107,910	79,403	(28,507)	-26.4%	155,754	51.0%
FUND 270 ARC NO. L & L DIST #2	2,218	5,154	2,936	132.4%	16,583	31.1%
FUND 271 THE RESIDENCES AT ARC, N	9,893	19,478	9,585	96.9%	38,532	50.6%
FUND 273 SPHERE OF INFLUENCE	16,243	29,836	13,593	83.7%	15,000	198.9%
FUND 274 OAKS AT WILLOW SPRINGS	-	-	-	-	24,000	0.0%
FUND 275 ARC L & L DIST #3	103,374	88,362	(15,012)	-14.5%	268,391	32.9%
FUND 276 NEW MEASURE A	3,225,186	696,787	(2,528,399)	-78.4%	1,206,334	57.8%
FUND 278 BLUE RAVINE OAKS NO.2 L&L	7,309	22,478	15,169	207.5%	88,359	25.4%
FUND 279 RDA OBLIGATION RETIREMENT	7,565	4,955	(2,610)	-34.5%	3,754,238	0.1%
FUND 281 FOLSOM HEIGHTS L&L 2	18,975	26,462	7,487	39.5%	52,404	50.5%
FUND 282 BROADSTONE #4	86,315	162,251	75,936	88.0%	314,424	51.6%
FUND 283 CFD #16 ISLANDS	42,541	48,559	6,018	14.1%	117,953	41.2%
FUND 284 WILLOW CREEK EST 2	103,727	41,017	(62,710)	-60.5%	103,985	39.4%
FUND 285 PROSPECT RIDGE	4,593	4,837	244	5.3%	43,067	11.2%
FUND 288 CFD #18 MAINT	7,035	29,489	22,454	319.2%	150,007	19.7%
FUND 289 CFD #19 MAINTENANCE DIST	1,046	5,275	4,229	404.3%	85,000	6.2%
FUND 305 1993 G O SCHOOL FAC D S	4,581	-	(4,581)	-100.0%	-	-
FUND 320 FSAD REFUNDING	-	286	286	-	381	75.1%
FUND 321 1982-1 NIMBUS AD D S	-	998	998	-	1,331	75.0%
FUND 411 SUPPLEMENTAL PARK FEE	-	326	326	-	265,960	0.1%
FUND 412 PARK IMPROVEMENTS	907,881	500,961	(406,920)	-44.8%	5,240,147	9.6%
FUND 414 JOHNNY CASH TRAIL	30,546	4,089	(26,457)	-86.6%	260,066	1.6%
FUND 416 CFD #10 RUSSELL RANCH	13,143	62,621	49,478	376.5%	83,494	75.0%
FUND 418 PRAIRIE OAK 92-2 1915 AD	-	-	-	-	1	0.0%

APPENDIX B

City of Folsom, California

Expenditure Summary by Fund
 Quarter Ended March 31, 2020

Fund # and Description	Expenditures through		FY 2019 vs. 2020	Percent Change	Budget FY 2019/2020	Percent of 2020 Budget
	FY 2019 3/31/2019	FY 2020 3/31/2020				
FUND 425 ZOO CAPITAL PROJECTS	1,162	1,956	794	68.3%	2,608	75.0%
FUND 428 POLICE CAPITAL	-	118,333	118,333		264,818	44.7%
FUND 431 REDEVELOPMENT AGY CAP PRO	158,307	3,234	(155,073)	-98.0%	4,312	75.0%
FUND 438 PARKWAY II CFD #14	-	2,022	2,022		2,696	75.0%
FUND 441 FIRE CAPITAL	1,867,133	32,838	(1,834,295)	-98.2%	853,624	3.8%
FUND 443 HWY 50 IMPROV CAP	-	29	29		100,038	0.0%
FUND 444 HWY 50 INTERCHANGE CAP	-	52	52		100,077	0.1%
FUND 445 GENERAL CAPITAL	44,897	154,148	109,251	243.3%	152,505	101.1%
FUND 446 TRANSPORTATION IMPR	2,394,386	4,651,142	2,256,756	94.3%	14,448,559	32.2%
FUND 448 DRAINAGE CAPITAL IMPRV	128,348	249,525	121,177	94.4%	1,067,211	23.4%
FUND 449 TRANSIT CAPITAL	-	29	29		100,039	0.0%
FUND 451 LIGHT RAIL TRANSPORTATION	113,674	13,137	(100,537)	-88.4%	228,586	5.7%
FUND 452 GENERAL PARK EQUIP CAP	80,935	9,233	(71,702)	-88.6%	105,149	8.8%
FUND 456 WATER IMPACT FEE(ORD912)	19,228	160,298	141,070	733.7%	1,137,332	14.1%
FUND 459 CORP YARD CAPITAL	1,995	322,864	320,869	16083.7%	476,512	67.8%
FUND 470 FSPA INFRASTRUCTURE	87,177	566	(86,611)	-99.4%	-	-
FUND 472 FSPA CAPITAL	-	275	275		412,366	0.1%
FUND 519 TRANSIT	1,964,943	-	(1,964,943)	-100.0%	-	-
FUND 520 WATER OPERATING	7,798,523	8,844,664	1,046,141	13.4%	21,014,080	42.1%
FUND 521 WATER CAPITAL	47,893	337,774	289,881	605.3%	5,121,623	6.6%
FUND 522 WATER METERS	165,333	69,255	(96,078)	-58.1%	229,514	30.2%
FUND 530 SEWER OPERATING	3,153,037	3,463,032	309,995	9.8%	13,520,939	25.6%
FUND 531 SEWER CAPITAL	245	752	507	206.9%	21,002	3.6%
FUND 536 FAC AUGMENTATION CRITICAL	3,072	1,490	(1,582)	-51.5%	42,515	3.5%
FUND 537 FAC AUGMENTATION GENERAL	306,586	17,857	(288,729)	-94.2%	124,640	14.3%
FUND 540 SOLID WASTE OPERATING	7,394,435	8,732,689	1,338,254	18.1%	13,100,277	66.7%
FUND 541 SOLID WASTE CAPITAL	7,113	25,304	18,191	255.7%	85,392	29.6%
FUND 543 LANDFILL CLOSURE	45,184	37,909	(7,275)	-16.1%	100,000	37.9%
FUND 544 SOLID WASTE CAPITAL	-	11	11		100,014	0.0%
FUND 601 MAJOR CAPITAL & RENOVATION	-	88	88		50,117	0.2%
FUND 602 EQUIPMENT FUND	6,281	4,475	(1,806)	-28.8%	5,966	75.0%
FUND 604 FOLSOM RANCH CFD #17	-	-	-		2,598,394	0.0%
FUND 605 FOLSOM PUBLIC FINANC AUTH	111,179	111,827	648	0.6%	10,846,752	1.0%
FUND 606 RISK MANAGEMENT	12,701,474	13,348,642	647,168	5.1%	18,290,604	73.0%
FUND 706 LEGENDS 93-2 1915 AD AGCY	37,311	-	(37,311)	-100.0%	-	-
FUND 707 NATOMA STA92-1 1915AD AGY	32,059	31,603	(456)	-1.4%	33,106	95.5%
FUND 708 FOLSOM AUTO PLAZA 1915 AD	2,415	2,765	350	14.5%	-	-
FUND 709 LK NATOMA SHOR93-1 AD AGY	7,000	-	(7,000)	-100.0%	-	-
FUND 710 PRAIRIE OAKS AD92-2 REFI	1,753,094	1,763,388	10,294	0.6%	1,784,849	98.8%
FUND 711 COBBLE HILLS RDG AD AGENCY	224,859	2,483	(222,376)	-98.9%	3,310	75.0%
FUND 712 RIDGEVIEW95-1 1915 AD AGY	296,131	1,816	(294,315)	-99.4%	2,421	75.0%
FUND 713 CRESLEIGH 95-2 AD AGENCY	247,648	839	(246,809)	-99.7%	1,118	75.0%
FUND 715 HANNFORD CROSS 1915 REFI	467,605	26	(467,579)	-100.0%	-	-
FUND 720 CFD 2013-01 WTR FAC & SUP	34,732	35,332	600	1.7%	245,529	14.4%
FUND 722 CFD #2 NATOMA STATION	29,937	27,146	(2,791)	-9.3%	1,352,350	2.0%
FUND 724 CFD #4 BROADSTONE REFI	5,445	-	(5,445)	-100.0%	-	-
FUND 727 CFD #7 BROADSTONE #2	4,373,070	2,456,911	(1,916,159)	-43.8%	2,472,969	99.4%
FUND 728 CFD #8 PARKWAY	348,338	340,428	(7,910)	-2.3%	344,257	98.9%
FUND 729 CFD #9 WILLOW CREEK SO	625	-	(625)	-100.0%	-	-
FUND 730 CFD #10 RUSSELL RANCH	2,867,466	4,804,487	1,937,021	67.6%	4,826,469	99.5%
FUND 731 CFD #11 WILLOW SPRINGS	332,713	334,639	1,926	0.6%	336,790	99.4%
FUND 733 CFD #16 ISLANDS	173,169	149,913	(23,256)	-13.4%	258,100	58.1%
FUND 734 CFD #14 PARKWAY II	1,189,310	1,224,824	35,514	3.0%	1,239,774	98.8%
FUND 735 FOL HIS DIST BUS IMP DIST	79,457	83,565	4,108	5.2%	-	-
FUND 736 CFD #16 Islands IA1	7,233	7,148	(85)	-1.2%	-	-
FUND 737 CFD #17 WILLOW HILL PIPELN	1,124,496	421,386	(703,110)	-62.5%	422,639	99.7%
FUND 738 CFD #18 AREA WID	4,988	8,029	3,041	61.0%	1,400	573.5%
FUND 739 CFD #19 MANGINI	35,669	1,919,602	1,883,933	5281.7%	1,585,550	121.1%
FUND 740 CFD #20 RUSSELL RANCH	4,861	335,287	330,426	6797.5%	663,064	50.6%
FUND 751 POLICE SPECIAL REVENUE	45,444	29,349	(16,095)	-35.4%	51,354	57.2%
FUND 753 ZOO SPECIAL REVENUE	12,442	2,755	(9,687)	-77.9%	82,808	3.3%
FUND 760 WETLAND/OPEN SPACE MAINT	953	526	(427)	-44.8%	10,701	4.9%

APPENDIX C

City of Folsom, California
Combined General Fund

Revenue and Expense Statement
Quarter Ended March 31, 2020

	FY 2019	FY 2020	FY 2019	FY 2020	FY20 Forecast	VARIANCE		VARIANCE	
	As of 3/31/2019	As of 3/31/2020	ACTUAL	BUDGET	As of 3/31/2020	Forecast vs Budget	%	Actual vs Budget	%
						\$	%	\$	%
REVENUES:									
Taxes:									
Property	\$ 13,437,481	\$ 14,685,205	\$ 26,669,899	\$ 27,851,631	\$ 27,851,631	\$ -	100%	\$ (13,166,426)	53%
Sales And Use	14,638,277	14,266,080	25,359,293	26,349,287	23,892,287	(2,457,000)	91%	(12,083,207)	54%
Transient Occupancy	1,161,026	1,186,394	2,377,895	2,346,299	1,719,693	(626,606)	73%	(1,159,905)	51%
Real Property Transfer	248,397	383,925	507,368	572,000	600,000	28,000	105%	(188,075)	67%
Franchise Fees	-	-	739,092	873,288	781,536	(91,752)	89%	(873,288)	0%
Other	578,794	576,178	1,185,070	1,100,000	839,305	(260,695)	76%	(523,822)	52%
Licenses And Permits	2,375,856	2,819,570	2,928,513	2,119,000	3,003,670	884,670	142%	700,570	133%
Intergovernmental	3,805,335	4,137,179	7,378,385	7,723,869	7,860,926	137,057	102%	(3,586,690)	54%
Charges For Current Services	9,639,844	9,716,275	16,200,278	14,398,625	11,671,967	(2,726,658)	81%	(4,682,350)	67%
Fines And Forfeitures	80,712	102,951	158,797	167,500	142,740	(24,760)	85%	(64,549)	61%
Interest	169,940	279,575	566,730	222,200	278,373	56,173	125%	57,375	126%
Miscellaneous	316,951	608,779	495,512	867,213	572,682	(294,531)	66%	(258,434)	70%
Operating Transfers In	4,734,926	3,686,941	7,694,005	7,211,844	6,813,833	(398,011)	94%	(3,524,903)	51%
TOTAL REVENUES	51,187,539	52,449,052	92,260,837	91,802,756	86,028,643	(5,774,113)	93.7%	(39,353,704)	57%
EXPENDITURES:									
Current Operating:									
General Government	\$ 7,904,529	\$ 8,648,523	\$ 10,825,215	\$ 11,840,698	\$ 11,616,510	\$ (224,188)	98%	\$ 3,192,175	73%
Public Safety	32,394,589	35,120,845	42,897,358	44,573,341	46,271,809	1,698,468	104%	9,452,496	79%
Public Ways and Facilities	5,039,082	4,919,043	6,804,649	7,504,407	6,606,987	(897,420)	88%	2,585,364	66%
Community Services	4,440,683	4,947,109	6,719,373	5,594,298	6,757,164	1,162,866	121%	647,189	88%
Culture and Recreation	11,130,014	11,205,511	15,405,089	14,153,165	13,710,322	(442,843)	97%	2,947,654	79%
Non-Departmental	3,934,355	7,166,752	3,949,849	8,136,847	9,494,617	1,357,770	117%	970,095	88%
Operating Transfers Out	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	64,843,252	72,007,783	86,601,533	91,802,756	94,457,409	2,654,653	102.9%	19,794,973	78%
APPROPRIATION OF FUND BALANCE	(13,655,713)	(19,558,731)	5,659,304	-	(8,428,766)				
FUND BALANCE, JULY 1	18,010,708	23,670,012	18,010,708	23,670,012	23,670,012				
FUND BALANCE	4,354,995	4,111,281	23,670,012	23,670,012	15,241,246				
NONSPENDABLE FUND BALANCE	(329,886)	(1,066,791)	(1,105,568)	(1,066,791)	(1,066,791)				
RESTRICTED FUND BALANCE	-	-	-	-	-				
COMMITTED FUND BALANCE	-	-	-	-	-				
ASSIGNED FUND BALANCE	(3,620,984)	(587,374)	(2,214,552)	-	(2,339,176)				
UNRESTRICTED FUND BALANCE	\$ 404,125	\$ 2,457,116	\$ 20,349,892	\$ 22,603,221	\$ 11,835,279				

APPENDIX D

City of Folsom, California

Expenditure Summary - General Fund Departments
Quarter Ended March 31, 2020

	FY 2019	FY 2020	FY 2019	FY 2020	FY20 Forecast	VARIANCE		VARIANCE	
	As of	As of	FY 2019	FY 2020	As of	Forecast vs Budget		Actual vs. Budget	
	3/31/2019	3/31/2020	ACTUAL	BUDGET	3/31/2020	\$	%	\$	%
EXPENDITURES:									
City Council	\$ 82,994	\$ 97,869	\$ 118,222	\$ 142,576	\$ 130,772	\$ (11,804)	91.72%	\$ (44,707)	69%
City Manager	904,993	1,028,638	1,254,020	1,308,827	1,352,375	43,548	103.33%	(280,189)	79%
City Clerk	459,584	454,937	591,068	593,577	599,220	5,643	100.95%	(138,640)	77%
Office of Mgmt & Budget	3,282,512	3,633,268	4,387,549	5,019,572	4,835,013	(184,559)	96.32%	(1,386,304)	72%
City Attorney	655,462	727,470	879,323	1,029,351	981,677	(47,674)	95.37%	(301,881)	71%
Human Resources	506,044	521,887	708,826	725,089	690,307	(34,782)	95.20%	(203,202)	72%
Police	16,684,828	17,541,334	22,427,590	23,564,422	23,553,935	(10,487)	99.96%	(6,023,088)	74%
Fire	15,859,134	17,735,685	20,676,893	21,239,400	22,930,490	1,691,090	107.96%	(3,503,715)	84%
Community Development	4,440,683	4,947,109	6,719,373	5,594,298	6,757,164	1,162,866	120.79%	(647,189)	88%
Parks & Recreation	11,595,503	11,742,346	16,223,507	14,918,500	14,596,482	(322,018)	97.84%	(3,176,154)	79%
Library	1,398,078	1,491,445	1,860,664	2,025,890	1,928,370	(97,520)	95.19%	(534,445)	74%
Public Works	5,039,082	4,919,043	6,804,649	7,504,407	6,606,987	(897,420)	88.04%	(2,585,364)	66%
Other	-	-	-	-	-	-	-	-	-
Non Departmental	3,934,355	7,166,752	3,949,849	8,136,847	9,494,617	1,357,770	116.69%	(970,095)	88%
Operating Transfers Out	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES:	\$ 64,843,252	\$ 72,007,783	\$ 86,601,533	\$ 91,802,756	\$ 94,457,409	\$ 2,654,653	102.89%	\$ (19,794,973)	78%

APPENDIX E

City of Folsom, California

General Fund - Revenue Detail
Quarter Ended March 31, 2020

	FY 2019	FY 2020	FY 2019	FY 2020	FY20 Forecast	VARIANCE		VARIANCE	
	As of 3/31/2019	As of 3/31/2020	ACTUAL	BUDGET	As of 3/31/2020	Forecast vs Budget	%	Actual vs Budget	%
						\$	%	\$	%
SUMMARY									
TOTAL: TAX RELATED REVENUES	\$ 30,063,975	\$ 31,097,782	\$ 56,838,617	\$ 59,092,505	\$ 55,684,452	\$ (3,408,053)	94%	\$ (27,994,723)	53%
TOTAL: NON-TAX RELATED REVENUES	21,123,564	21,351,270	35,422,220	32,710,251	30,344,191	(2,366,060)	93%	(11,358,981)	65%
TOTAL: GENERAL FUND REVENUES	\$ 51,187,539	\$ 52,449,052	\$ 92,260,837	\$ 91,802,756	\$ 86,028,643	\$ (5,774,113)	94%	\$ (39,353,704)	57%
TAX RELATED REVENUES									
Property Tax	\$ 13,437,481	\$ 14,685,205	\$ 26,669,899	\$ 27,851,631	\$ 27,851,631	\$ -	100%	\$ (13,166,426)	53%
Sales & Use									
Point-of-Sale	14,162,226	13,793,074	24,742,286	25,689,287	23,339,287	(2,350,000)	91%	(11,896,213)	54%
In-Lieu	-	-	-	-	-	-	-	-	-
Prop 172	476,051	473,006	617,007	660,000	553,000	(107,000)	84%	(186,994)	72%
	14,638,277	14,266,080	25,359,293	26,349,287	23,892,287	(2,457,000)	91%	(12,083,207)	54%
Transient Occupancy Tax	1,161,026	1,186,394	2,377,895	2,346,299	1,719,693	(626,606)	73%	(1,159,905)	51%
Real Property Transfer	248,397	383,925	507,368	572,000	600,000	28,000	105%	(188,075)	67%
Franchise Fees	-	-	739,092	873,288	781,536	(91,752)	89%	(873,288)	0%
Other Taxes	578,794	576,178	1,185,070	1,100,000	839,305	(260,695)	76%	(523,822)	52%
TOTAL: TAX RELATED REVENUES	\$ 30,063,975	\$ 31,097,782	\$ 56,838,617	\$ 59,092,505	\$ 55,684,452	\$ (3,408,053)	94%	\$ (27,994,723)	53%
NON-TAX RELATED REVENUES									
Licenses & Permits									
Building Permits	\$ 1,549,719	\$ 1,852,314	\$ 2,023,999	\$ 1,303,000	\$ 2,002,979	\$ 699,979	154%	\$ 549,314	142%
Easement Permit	58,652	157,287	71,823	65,000	162,000	97,000	249%	92,287	242%
Planning Permits	13,175	14,094	17,659	20,000	14,808	(5,192)	74%	(5,906)	70%
Business Licenses	737,134	753,613	786,078	700,000	778,641	78,641	111%	53,613	108%
Other Permits	58	22,746	58	1,000	22,746	21,746	2275%	21,746	2275%
Wide Load Permits	17,118	19,316	28,896	30,000	22,496	(7,504)	75%	(10,484)	65%
Subtotal: Licenses & Permits	\$ 2,375,856	\$ 2,819,570	\$ 2,928,513	\$ 2,119,000	\$ 3,003,670	\$ 884,670	142%	\$ 700,570	133%
Intergovernmental									
Vehicle License Fees	\$ 3,470,069	\$ 3,710,108	\$ 6,902,484	\$ 7,276,719	\$ 7,357,030	\$ 80,311	101%	\$ (3,566,611)	51%
State Grants	155,436	249,866	123,382	15,000	193,046	178,046	1287%	234,866	1666%
Federal Grants	4,100	-	5,714	75,000	-	(75,000)	0%	(75,000)	0%
Homeowners Property Tax Relief	132,887	131,988	265,774	297,150	262,000	(35,150)	88%	(165,162)	44%
Vehicle Abatement	36,687	41,367	74,875	60,000	45,000	(15,000)	75%	(18,633)	69%
Library Reimbursement	6,156	3,850	6,156	-	3,850	3,850	-	3,850	-
Subtotal: Intergovernmental	\$ 3,805,335	\$ 4,137,179	\$ 7,378,385	\$ 7,723,869	\$ 7,860,926	\$ 137,057	102%	\$ (3,586,690)	54%
Charges for Services									
Administrative Fees	\$ 117	\$ 113	\$ 163	\$ 500	\$ 161	\$ (339)	32%	\$ (387)	23%
Insurance Refund	25,316	-	25,316	-	-	-	-	-	-
Recovery of Damages	150	592	150	-	692	692	-	592	-
Recovery of Labor and Benefits	16,427	14,101	251,427	250,000	93,273	(156,727)	37%	(235,899)	6%
Other Charges	141,838	90,506	224,430	204,500	84,980	(119,520)	42%	(113,994)	44%
	183,848	105,312	501,486	455,000	179,106	(275,894)	39%	(349,688)	23%
Police	374,386	341,551	519,218	211,100	424,674	213,574	201%	130,451	162%
Fire	71,218	84,530	96,741	197,490	86,385	(111,105)	44%	(112,960)	43%
Ambulance	2,533,153	3,214,250	4,056,780	4,000,000	4,265,421	265,421	107%	(785,750)	80%
OES Reimbursement	310,049	209,025	884,242	110,000	209,427	99,427	190%	99,025	190%
	2,914,420	3,507,805	5,037,763	4,307,490	4,561,233	253,743	106%	(799,685)	81%
Development-Building Fees	688,459	739,792	928,523	1,112,000	807,484	(304,516)	73%	(372,208)	67%
Development-Engineering Fees	1,392,706	1,161,445	2,578,023	1,203,708	1,427,609	223,901	119%	(42,263)	96%
Development-Planning Fees	377,299	318,962	421,571	363,567	389,809	26,242	107%	(44,605)	88%
Development-Misc Fees	592	151	892	10,500	151	(10,349)	1%	(10,349)	1%
	2,459,056	2,220,350	3,929,009	2,689,775	2,625,053	(64,722)	98%	(469,425)	83%

APPENDIX E

City of Folsom, California

General Fund - Revenue Detail
Quarter Ended March 31, 2020

	FY 2019	FY 2020	FY 2019	FY 2020	FY20 Forecast	VARIANCE		VARIANCE	
	As of 3/31/2019	As of 3/31/2020	ACTUAL	BUDGET	As of 3/31/2020	Forecast vs Budget		Actual vs Budget	
						\$	%	\$	%
Community Center	266,121	253,880	376,366	355,500	241,507	(113,993)	68%	(101,620)	71%
Recreation	677,945	615,554	1,087,667	1,150,000	607,098	(542,902)	53%	(534,446)	54%
Aquatics	484,596	547,815	999,112	1,083,900	547,218	(536,682)	50%	(536,085)	51%
Sports	1,063,693	883,326	1,562,603	1,671,500	892,794	(778,706)	53%	(788,174)	53%
Parks Lighting Fee	8,376	17,739	28,225	20,000	17,739	(2,261)	89%	(2,261)	89%
Youth Field User Fees	14,844	13,788	18,684	30,000	13,788	(16,212)	46%	(16,212)	46%
Zoo Admission Fees	647,761	612,286	945,597	926,000	612,829	(313,171)	66%	(313,714)	66%
	3,163,336	2,944,388	5,018,254	5,236,900	2,932,973	(2,303,927)	56%	(2,292,512)	56%
Public Works Fees	544,798	596,869	1,194,548	1,498,360	948,928	(549,432)	63%	(901,491)	40%
Subtotal: Charges for Services	\$ 9,639,844	\$ 9,716,275	\$ 16,200,278	\$ 14,398,625	\$ 11,671,967	\$ (2,726,658)	81%	\$ (4,682,350)	67%
Fines & Forfeitures									
Parking	\$ 21,074	\$ 21,276	\$ 32,896	\$ 25,000	\$ 23,000	\$ (2,000)	92%	\$ (3,724)	85%
Code Enforcement	1,250	12,600	6,821	1,000	12,600	11,600	1260%	11,600	1260%
Traffic	13,140	18,321	35,182	50,000	30,000	(20,000)	60%	(31,679)	37%
Court	17,488	19,917	45,586	55,000	45,000	(10,000)	82%	(35,083)	36%
Library	27,270	30,697	37,687	36,000	32,000	(4,000)	89%	(5,303)	85%
Other Fines	490	140	625	500	140	(360)	28%	(360)	28%
Subtotal: Fines & Forfeitures	\$ 80,712	\$ 102,951	\$ 158,797	\$ 167,500	\$ 142,740	\$ (24,760)	85%	\$ (64,549)	61%
Interest Earnings	169,940	279,575	566,730	222,200	278,373	56,173	125%	57,375	126%
Miscellaneous									
Rental Income	\$ 59,054	\$ 42,923	\$ 93,683	\$ 2,000	\$ 50,964	\$ 48,964	2548%	\$ 40,923	2146%
Cell Tower Rentals	136,461	343,941	215,774	383,000	333,891	(49,109)	87%	(39,059)	90%
Fixed Asset Disposition	31,778	24,180	50,645	40,000	24,403	(15,597)	61%	(15,820)	60%
Library	60,228	46,805	63,566	46,000	46,150	150	100%	805	102%
Sundry	29,430	150,930	71,844	396,213	117,274	(278,939)	30%	(245,283)	38%
Subtotal: Miscellaneous	\$ 316,951	\$ 608,779	\$ 495,512	\$ 867,213	\$ 572,682	\$ (294,531)	66%	\$ (258,434)	70%
Operating Transfers In	4,734,926	3,686,941	7,694,005	7,211,844	6,813,833	(398,011)	94%	(3,524,903)	51%
TOTAL: NON-TAX RELATED REVENUES	\$ 21,123,564	\$ 21,351,270	\$ 35,422,220	\$ 32,710,251	\$ 30,344,191	\$ (2,366,060)	93%	\$ (11,358,981)	65%

APPENDIX F

**City of Folsom, California
Housing Fund**

Revenue and Expense Statement
Quarter Ended March 31, 2020

	FY 2020	FY 2019	FY 2020	FY20 Forecast	VARIANCE		VARIANCE	
	As of 3/31/2020	ACTUAL	BUDGET	As of 3/31/2020	Forecast vs Budget		Actual vs Budget	
					\$	%	\$	%
REVENUES:								
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
Intergovernmental	-	-	-	-	-		-	
Charges for Current Services	11,461	41,536	15,000	17,281	2,281	115%	(3,539)	76%
Impact Fee Revenue	1,761,950	2,024,070	155,000	1,948,569	1,793,569	1257%	1,606,950	1137%
Interest Revenue	354,544	514,887	100,000	479,544	379,544	480%	254,544	355%
Other Revenue	-	-	(156,147)	-	156,147	0%	156,147	0%
Operating Transfers In	-	-	-	-	-		-	
TOTAL REVENUES	2,127,955	2,580,493	113,853	2,445,394	2,331,541	2148%	2,014,102	1869%
EXPENDITURES:								
Salary & Benefits	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	
Services & Supplies	-	-	-	-	-		-	
Contracts	29,578	18,675	100,000	33,130	(66,870)	33%	70,422	30%
Insurance	-	-	-	-	-		-	
Other Operating Expenses	-	-	-	-	-		-	
Capital Outlay	-	-	-	-	-		-	
Extraordinary Loss on Dissolution of RDAs	-	-	-	-	-		-	
Operating Transfers Out	10,390	6,647	13,853	13,853	-	100%	3,463	75%
TOTAL EXPENDITURES	39,968	25,322	113,853	46,983	66,870	41%	73,885	35%
APPROPRIATION OF FUND BALANCE	2,087,987	2,555,171	-	2,398,411				
FUND BALANCE, JULY 1	24,987,269	22,432,098	24,987,269	24,987,269				
FUND BALANCE	\$ 27,075,256	\$ 24,987,269	\$ 24,987,269	\$ 27,385,680				
NONSPENDABLE FUND BALANCE	(2,261,875)	(2,261,875)	(24,987,269)	(27,385,680)				
RESTRICTED FUND BALANCE	-	-	-	-				
COMMITTED FUND BALANCE	-	-	-	-				
ASSIGNED FUND BALANCE	-	-	-	-				
UNRESTRICTED FUND BALANCE (DEFICIT)	\$ 24,813,381	\$ 22,725,394	\$ -	\$ -				

APPENDIX G

**City of Folsom, California
Lighting and Landscaping Districts**

Revenue and Expenditure Statement
Quarter Ended March 31, 2020

	Fund 204	Fund 205	Fund 207	Fund 208	Fund 209	Fund 210	Fund 212	Fund 213	Fund 214	Fund 231	Fund 232
	Los Cerrros	Briggs Ranch	Natoma Station	Folsom Heights	Broadstone Unit 3	Broadstone	Hannaford Cross	Lake Natoma Shores	Cobble Hills Reflect	Sierra Estates	Natoma Valley
Revenues:											
Special Assessment	22,721	44,607	93,740	11,512	10,861	212,514	10,420	12,426	23,737	4,514	34,207
Interest	2,639	332	-	421	1,234	-	459	1,684	321	336	3,368
Other Revenue	-	-	-	-	513	4,745	-	-	-	-	-
Total Revenue	\$ 25,360	\$ 44,939	\$ 93,740	\$ 11,933	\$ 12,608	\$ 217,259	\$ 10,879	\$ 14,110	\$ 24,058	\$ 4,850	\$ 37,575
Expenditures:											
Communications	1,346	538	1,615	-	-	2,960	538	269	1,346	269	269
Utilities	7,602	11,767	41,150	5,841	878	107,485	2,896	2,798	5,492	865	2,038
Contracts	3,907	11,805	29,634	3,593	49,208	41,024	4,400	10,535	12,279	718	977
Maintenance	11,216	51,756	66,040	8,944	-	92,513	10,679	4,207	36,847	3,222	24,501
Supplies	-	-	-	-	-	-	-	-	-	-	-
Transfers Out	4,236	11,247	27,094	371	243	47,632	3,256	2,852	8,078	989	6,323
Total Expenditures	\$ 28,307	\$ 87,113	\$ 165,533	\$ 18,749	\$ 50,329	\$ 291,614	\$ 21,769	\$ 20,661	\$ 64,042	\$ 6,063	\$ 34,108

APPENDIX G

**City of Folsom, California
Lighting and Landscaping Districts**

Revenue and Expenditure Statement
Quarter Ended March 31, 2020

	Fund 234	Fund 236	Fund 237	Fund 249	Fund 250	Fund 251	Fund 252	Fund 253	Fund 260	Fund 262	Fund 266
	Cobble Ridge	Praire Oaks Ranch	Silverbrook	Willow Creek East	Blue Ravine Oaks	Steeplechase	Willow Creek So.	Am River Canyon No.	Willow Springs	Willow Sprgs CFD#11	Broadstone 3 CFD #12
Revenues:											
Special Assessment	7,767	109,119	-	32,927	19,055	13,728	88,976	57,690	7,848	23,841	317,011
Interest	1,763	-	1,974	-	1,778	1,545	10,272	1,640	732	6,595	22,285
Other Revenue	8,180	22,400	-	-	2,585	3,851	-	-	4,073	245	1,210
Total Revenue	\$ 17,710	\$ 131,519	\$ 1,974	\$ 32,927	\$ 23,418	\$ 19,124	\$ 99,248	\$ 59,330	\$ 12,653	\$ 30,681	\$ 340,506
Expenditures:											
Communications	-	-	-	807	538	269	3,229	-	-	807	630
Utilities	639	43,817	428	13,193	8,520	3,723	44,587	35,753	4,143	13,192	58,970
Contracts	1,576	14,090	1,554	24,782	1,313	1,294	42,209	98,349	6,762	1,860	7,847
Maintenance	5,261	88,506	1,924	22,245	29,612	14,137	22,703	1,943	-	52,015	157,368
Supplies	13	-	-	-	-	-	-	-	-	-	5,806
Transfers Out	992	47,910	1,049	-	675	3,372	7,421	1,616	230	12,872	54,153
Total Expenditures	\$ 8,481	\$ 194,323	\$ 4,955	\$ 61,027	\$ 40,658	\$ 22,795	\$ 120,149	\$ 137,661	\$ 11,135	\$ 80,746	\$ 284,774

APPENDIX G

**City of Folsom, California
Lighting and Landscaping Districts**

Revenue and Expenditure Statement
Quarter Ended March 31, 2020

	Fund 267	Fund 270	Fund 271	Fund 275	Fund 278	Fund 281	Fund 282	Fund 283	Fund 284	Fund 285	Fund 288	Fund 289	
	ARC No.2 CFD #13	ARC No. 2	Residences At ARC	ARC North #3	Blue Ravine Oaks No. 2	Folsom Hts #2	Broadstone #4	Islands CFD #16	Willow Creek Estates #2	Prospect Ridge	Maint Dist CFD #18	Maint Dist CFD #19	TOTAL
Revenues:													
Special Assessment	59,238	6,884	10,379	135,911	18,588	32,850	169,000	-	53,205	4,668	-	-	1,649,944
Interest	1,528	2,829	1,271	14,664	3,145	3,701	5,151	3,986	1,543	220	1,546	3,403	102,365
Other Revenue	-	-	-	2,040	-	-	-	-	-	-	-	-	49,842
Total Revenue	\$ 60,766	\$ 9,713	\$ 11,650	\$ 152,615	\$ 21,733	\$ 36,551	\$ 174,151	\$ 3,986	\$ 54,748	\$ 4,888	\$ 1,546	\$ 3,403	\$ 1,802,151
Expenditures:													
Communications	191	-	538	1,884	-	-	-	-	-	-	-	-	18,043
Utilities	14,036	175	2,624	165	-	-	-	6,665	-	165	13,687	2,331	455,625
Contracts	-	4,765	4,059	9,939	4,259	5,792	57,235	149	29,103	700	8,429	1,897	496,043
Maintenance	44,604	-	8,978	60,982	14,814	16,464	89,796	28,675	-	46	2,484	415	972,897
Supplies	4,739	-	-	-	-	-	-	269	-	-	4,885	632	16,344
Transfers Out	15,833	215	3,278	15,393	3,405	4,206	15,221	12,802	11,914	3,926	5	-	328,809
Total Expenditures	\$ 79,403	\$ 5,155	\$ 19,477	\$ 88,363	\$ 22,478	\$ 26,462	\$ 162,252	\$ 48,560	\$ 41,017	\$ 4,837	\$ 29,490	\$ 5,275	\$ 2,287,761

APPENDIX H

City of Folsom, California
 Combined Water Funds*
 Revenue and Expense Statement
 Quarter Ended March 31, 2020

	FY 2019	FY 2020	FY 2019	FY 2020	FY20 Forecast	VARIANCE		VARIANCE	
	As of 3/31/2019	As of 3/31/2020	ACTUAL	BUDGET	As of 3/31/2020	Forecast vs Budget	%	Actual vs Budget	%
						\$	%	\$	%
OPERATING REVENUES:									
Charges For Services	9,965,416	10,997,845	13,557,821	14,176,455	14,552,856	376,401	103%	(3,178,610)	78%
TOTAL OPERATING REVENUES	9,965,416	10,997,845	13,557,821	14,176,455	14,552,856	376,401	103%	(3,178,610)	78%
OPERATING EXPENSES:									
Employee Services	3,407,850	3,719,137	4,110,704	5,173,428	4,999,338	(174,090)	97%	(1,454,291)	72%
Utilities	476,963	474,845	758,755	775,500	661,898	(113,602)	85%	(300,655)	61%
Supplies	652,311	503,428	871,314	1,115,100	729,806	(385,294)	65%	(611,672)	45%
Maintenance and Operation	420,340	279,779	578,284	870,750	356,944	(513,806)	41%	(590,971)	32%
Contractual Services	1,344,815	1,316,134	1,782,871	2,491,414	1,604,807	(886,607)	64%	(1,175,280)	53%
Depreciation	2,977,803	2,996,739	3,995,652	-	3,995,652	3,995,652		2,996,739	
Other Operating Expenses	585,901	574,883	1,900,935	1,228,733	1,121,828	(106,905)	91%	(653,850)	47%
TOTAL OPERATING EXPENSES	9,865,983	9,864,945	13,998,515	11,654,925	13,470,273	1,815,348	116%	(1,789,980)	85%
OPERATING INCOME	99,433	1,132,900	(440,694)	2,521,530	1,082,583		43%		
NONOPERATING REVENUE (EXPENSES):									
Impact Fees	820,904	607,256	1,223,791	782,272	809,675	27,403	104%	(175,016)	78%
Other	20,664	11,246	13,678,378	12,070,593	12,000	(12,058,593)	0%	(12,059,347)	0%
Investment Income	306,541	353,260	683,830	231,503	470,230	238,727	203%	121,757	153%
Intergovernmental	199,626	8,285	253,626	-	8,506	8,506		8,285	
Proceeds of Financing	-	-	-	-	-	-		-	
Debt Service Expense	(6,905)	(3,455)	(784,025)	(2,013,703)	(2,012,158)	1,545	100%	2,010,248	0%
Other Reimbursements	-	-	-	-	-	-		-	
Capital Outlay - Projects	(596,766)	(2,097,501)	(236,312)	(12,813,917)	(3,781,452)	9,032,465	30%	10,716,416	16%
TOTAL NONOPERATING REVENUE (EXPENSE)	744,064	(1,120,909)	14,819,288	(1,743,252)	(4,493,199)	(2,749,947)	258%	622,343	64%
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS AND TRANSFERS	843,497	11,991	14,378,594	778,278	(3,410,616)				
CAPITAL CONTRIBUTIONS AND TRANSFERS:									
Transfers In	-	20,863	100,000	241,726	241,726	-	100%	(220,863)	9%
Transfers Out	(699,244)	(616,963)	(1,036,633)	(1,020,004)	(1,020,004)	(2,749,947)	100%	403,041	60%
TOTAL CAPITAL CONTRIBUTIONS AND TRANSFERS	(699,244)	(596,100)	(936,633)	(778,278)	(778,278)				
CHANGE IN NET ASSETS	144,253	(584,109)	13,441,961	-	(4,188,894)				
NET ASSETS, JULY 1	82,691,640	96,133,601	82,691,640	96,133,601	96,133,601				
NET ASSETS	82,835,893	95,549,492	96,133,601	96,133,601	91,944,707				
RESTRICTED NET ASSETS	(3,736,761)	(1,210,701)	-	(1,210,701)	(1,210,701)				
UNRESTRICTED NET ASSETS	\$ 79,099,132	\$ 94,338,791	\$ 96,133,601	\$ 94,922,900	\$ 90,734,006				

* Includes the following funds: Water Impact Fee, Water Operating, Water Capital and Water Meters
 Prior year includes prior period adjustment for GASB 68

APPENDIX I

**City of Folsom, California
 Combined Wastewater Funds*
 Revenue and Expense Statement
 Quarter Ended March 31, 2020**

	FY 2019	FY 2020	FY 2019	FY 2020	FY20 Forecast	VARIANCE		VARIANCE	
	As of 3/31/2019	As of 3/31/2020	ACTUAL	BUDGET	As of 3/31/2020	Forecast vs Budget		Actual vs Budget	
						\$	%	\$	%
OPERATING REVENUES:									
Charges For Services	4,901,019	5,310,107	6,552,594	6,603,200	7,036,300	433,100	107%	(1,293,093)	80%
Prison Services	50,400	50,400	67,200	67,200	67,200	-	100%	(16,800)	75%
TOTAL OPERATING REVENUES	4,951,419	5,360,507	6,619,794	6,670,400	7,103,500	433,100	106%	(1,309,893)	80%
OPERATING EXPENSES:									
Employee Services	1,814,765	1,925,793	2,293,626	2,752,725	2,443,211	(309,514)	89%	(826,932)	70%
Utilities	51,722	53,828	88,321	75,000	81,458	6,458	109%	(21,172)	72%
Supplies	169,842	329,482	289,409	545,014	409,039	(135,975)	75%	(215,532)	60%
Maintenance and Operation	53,071	124,721	109,917	328,500	172,312	(156,188)	52%	(203,779)	38%
Contractual Services	120,724	324,018	200,735	870,100	417,063	(453,037)	48%	(546,082)	37%
Depreciation	1,296,117	1,297,621	1,730,161	-	1,730,161	1,730,161		1,297,621	
Other Operating Expenses	239,461	272,189	864,384	315,180	393,951	78,771	125%	(42,991)	86%
TOTAL OPERATING EXPENSES	3,745,702	4,327,652	5,576,553	4,886,519	5,647,195	760,676	116%	(558,867)	89%
OPERATING INCOME (LOSS)	1,205,717	1,032,855	1,043,241	1,783,881	1,456,305		82%		
NONOPERATING REVENUE (EXPENSES):									
Impact Fees	78,856	56,832	114,800	298,339	65,776	(232,563)	22%	(241,507)	19.0%
Investment Income	186,967	224,750	421,854	134,000	299,667	165,667	224%	90,750	168%
Other	62,379	11,837	12,608,154	6,415,318	30,614	(6,384,704)	0%	(6,403,481)	0%
Debt Service	-	-	-	-	-	-		-	
Capital Outlay - Projects	(275,130)	(97,174)	(412,566)	(8,070,257)	(708,399)	7,361,858	9%	7,973,083	1%
TOTAL NONOPERATING REVENUE (EXPENSE)	53,072	196,245	12,732,242	(1,222,600)	(312,342)	910,258	26%	1,418,845	-16%
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS AND TRANSFERS	1,258,789	1,229,100	13,775,483	561,281	1,143,963				
CAPITAL CONTRIBUTIONS AND TRANSFERS:									
Transfers In	-	11,942	-	23,884	23,884	-	0%	(11,942)	-100%
Transfers Out	(505,029)	(426,923)	(673,404)	(585,165)	(585,165)	-	0%	(158,242)	270%
TOTAL CAPITAL CONTRIBUTIONS AND TRANSFERS	(505,029)	(414,981)	(673,404)	(561,281)	(561,281)				
CHANGE IN NET ASSETS	753,760	814,119	13,102,079	-	582,682				
NET ASSETS, JULY 1	46,536,525	59,638,604	46,536,525	59,638,604	59,638,604				
NET ASSETS	47,290,285	60,452,723	59,638,604	59,638,604	60,221,286				
RESTRICTED NET ASSETS	(1,371,017)	(789,476)	-	(789,476)	(789,476)				
UNRESTRICTED NET ASSETS	\$ 45,919,268	\$ 59,663,247	\$ 59,638,604	\$ 58,849,128	\$ 59,431,810				

* Includes the following funds: Sewer Operating and Sewer Capital
 Prior year includes prior period adjustment for GASB 68

APPENDIX J

City of Folsom, California
 Combined Solid Waste Funds*
 Revenue and Expense Statement
 Quarter Ended March 31, 2020

	FY 2019	FY 2020	FY 2019	FY 2020	FY20 Forecast	VARIANCE		VARIANCE	
	As of 3/31/2019	As of 3/31/2020	ACTUAL	BUDGET	As of 3/31/2020	Forecast vs Budget \$ %	Actual vs Budget \$ %		
OPERATING REVENUES:									
Charges For Services	8,020,648	8,405,952	10,701,299	11,168,600	11,711,733	543,133 105%	(2,762,648) 75%		
TOTAL OPERATING REVENUES	8,020,648	8,405,952	10,701,299	11,168,600	11,711,733	543,133 105%	(2,762,648) 75%		
OPERATING EXPENSES:									
Employee Services	3,716,321	4,045,192	4,599,994	5,650,732	5,353,214	(297,518) 95%	(1,605,540) 72%		
Utilities	10,297	16,108	14,631	20,500	26,254	5,754 128%	(4,392) 79%		
Supplies	670,249	708,824	986,629	1,137,098	941,292	(195,806) 83%	(428,274) 62%		
Maintenance and Operation	530,362	629,026	725,347	538,133	815,905	277,772 152%	90,893 117%		
Contractual Services	1,231,582	1,995,907	1,875,286	2,886,087	2,461,089	(424,998) 85%	(890,180) 69%		
Depreciation	859,419	835,273	1,113,697	-	1,113,697	1,113,697	835,273		
Other Operating Expenses	399,218	443,194	1,420,369	618,042	626,729	8,687 101%	(174,848) 72%		
TOTAL OPERATING EXPENSES	7,417,448	8,673,524	10,735,953	10,850,592	11,338,180	487,588 104%	(2,177,068) 80%		
OPERATING INCOME (LOSS)	603,200	(267,572)	(34,654)	318,008	373,553				
NONOPERATING REVENUE (EXPENSE):									
Impact Fees	165,681	180,414	238,092	267,100	194,277	(72,823) 72.7%	(86,686) 68%		
Investment Income	103,051	110,293	224,628	49,000	147,385	98,385 301%	61,293 225%		
Intergovernmental Revenues	469	33,156	49,231	40,499	77,312	36,813 191%	(7,343) 82%		
Other	137,167	126,819	180,438	1,819,192	200,000	(1,619,192) 11%	(1,692,373) 7%		
Debt Service-Expense	-	-	-	-	-	-	-		
Capital Outlay	-	(72,588)	(245)	(1,050,000)	(1,138,882)	(88,882) 108%	977,412 7%		
TOTAL NONOPERATING REVENUE (EXPENSE)	406,368	378,094	692,144	1,125,791	(519,908)	(1,645,699) -46%	(747,697) 34%		
INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS AND TRANSFERS	1,009,568	110,522	657,490	1,443,799	(146,355)				
CAPITAL CONTRIBUTIONS AND TRANSFERS:									
Transfers In	19,840	30,159	22,040	60,318	60,318	- 0%	(30,159) -100%		
Transfers Out	(1,007,121)	(1,013,288)	(1,341,699)	(1,385,091)	(1,385,091)	- 0%	371,803 -273%		
TOTAL CAPITAL CONTRIBUTIONS AND TRANSFERS	(987,281)	(983,129)	(1,319,659)	(1,324,773)	(1,324,773)				
CHANGE IN NET ASSETS	22,287	(872,607)	(662,169)	119,026	(1,471,128)				
NET ASSETS, JULY 1	(4,201,956)	(4,864,125)	(4,201,956)	(4,864,125)	(4,864,125)				
NET ASSETS	(4,179,669)	(5,736,732)	(4,864,125)	(4,745,099)	(6,335,253)				
RESTRICTED NET ASSETS	(2,231,248)	(1,149,149)	-	(1,149,149)	(1,149,149)				
UNRESTRICTED NET ASSETS	\$ (6,410,917)	\$ (6,885,881)	\$ (4,864,125)	\$ (5,894,248)	\$ (7,484,402)				

* Includes the following funds: Solid Waste Operating, Solid Waste Capital, and Solid Waste Plan Area Capital
 Prior year includes prior period adjustment for GASB 68

APPENDIX K

City of Folsom, California
Risk Management
 Revenue and Expense Statement
 Quarter Ended March 31, 2020

	FY 2019 As of 3/31/2019	FY 2020 As of 3/31/2020	FY 2019 ACTUAL	FY 2020 BUDGET	FY 2020 Forecast As of 3/31/2020
OPERATING REVENUES:					
Charges for services	11,764,387	11,694,238	15,728,106	15,542,316	15,592,317
Penalty Fines	-	-	-	-	-
Interest revenue	101,085	106,538	280,440	50,000	100,000
Reimbursement	1,023,357	1,114,038	1,426,124	1,744,704	1,650,000
Other revenue	2,633	15,715	894,048	953,584	25,000
Total operating revenues	12,891,462	12,930,528	18,328,718	18,290,604	17,367,317
OPERATING EXPENSES:					
Employee Services					
Active Employees:					
Wages	73,634	103,411	111,823	137,899	142,900
FICA	6,924	8,057	9,947	11,015	12,000
PERS	24,253	42,560	36,760	43,754	59,000
Deferred Compensation	1,837	2,585	2,791	3,447	3,500
Workers Compensation	1,617,513	1,679,978	2,205,453	2,183,973	2,168,536
Liability	1,798,574	1,785,753	1,798,574	1,897,925	1,785,754
Health Insurance	4,562,128	4,667,624	6,643,987	7,050,697	6,415,000
Vision	60,631	78,655	87,990	118,813	101,000
Dental	412,309	415,911	600,533	628,256	569,306
Employee Assistance Program	8,584	8,564	9,845	10,839	11,092
Health Retirement Account	101,125	108,777	144,200	157,200	154,200
Health Savings Account	26,657	17,838	43,253	27,414	22,673
Contracts	655,800	974,999	646,455	1,007,864	1,051,864
Small Equipment	-	-	44,000	-	-
Transfers Out	-	145,263	-	290,527	290,527
Retirees:					
PERS	11,091	11,314	11,091	13,000	11,314
Health Insurance	3,021,852	2,958,870	4,159,024	4,281,377	4,053,614
Vision	44,521	49,893	70,142	55,780	68,852
Dental	274,042	278,589	398,182	370,824	375,000
Retiree HRA	-	10,000	-	-	25,894
Total operating expenses	12,701,475	13,348,642	17,024,050	18,290,604	17,322,026
CHANGE IN NET ASSETS	189,987	(418,113)	1,304,668	-	45,291
NET ASSETS, BEGINNING OF YEAR	11,030,415	12,335,083	11,030,415	12,335,083	12,335,083
RESTRICTED FOR INSURANCE DEPOSIT	3,034,476	3,726,923	3,726,923	3,726,923	3,726,923
UNRESTRICTED NET ASSETS	8,185,926	8,190,048	8,608,160	8,608,160	8,653,451
NET ASSETS	11,220,402	11,916,970	12,335,083	12,335,083	12,380,374

APPENDIX L

**City of Folsom, California
Risk Management
Revenue and Expense Statement
Quarter Ended March 31, 2020**

	Active Employees						Retirees	Total
	General Fund	Redevelopment Agency	Water	Waste Water	Solid Waste	Transit		
OPERATING REVENUES:								
Charges for services	\$ 6,913,762	\$ -	\$ 678,062	\$ 377,984	\$ 930,001	\$ -	\$ 2,794,430	\$ 11,694,238
Fines	-	-	-	-	-	-	-	-
Interest revenue	28,376	393	2,627	1,422	2,855	-	7,812	43,484
Reimbursements	527,349	-	52,210	26,968	67,724	-	439,787	1,114,038
Other Revenue	15,715	-	-	-	-	-	-	15,715
Total operating revenues	\$ 7,485,201	\$ 393	\$ 732,899	\$ 406,374	\$ 1,000,580	\$ -	\$ 3,242,028	\$ 12,867,474
OPERATING EXPENSES:								
Active Employees:								
Wages	\$ 80,334	\$ -	\$ 7,879	\$ 4,392	\$ 10,806	\$ -	\$ -	\$ 103,411
FICA	6,259	-	614	342	842	-	-	8,057
PERS	27,254	-	6,171	2,109	7,026	-	-	42,560
Deferred Compensation	2,008	-	197	110	270	-	-	2,585
Workers' Compensation Liability	1,329,406	-	118,194	62,390	169,988	-	-	1,679,978
Health Insurance	1,418,040	-	122,437	58,208	187,068	-	-	1,785,753
Vision	3,715,577	-	350,491	156,634	444,923	-	-	4,667,624
Dental	62,612	-	5,906	2,639	7,498	-	-	78,655
Employee Assistance Program	331,078	-	31,231	13,957	39,645	-	-	415,911
Health Retirement Account	6,853	-	577	280	854	-	-	8,564
Health Savings Account	87,753	-	6,388	3,138	11,498	-	-	108,777
Contracts	15,564	-	1,649	176	449	-	-	17,838
Transfers Out	974,999	-	-	-	-	-	-	974,999
Retirees:	145,263	-	-	-	-	-	-	145,263
PERS	-	-	-	-	-	-	11,314	11,314
Insurance/Retiree	-	-	-	-	-	-	2,968,870	2,968,870
Retiree Vision	-	-	-	-	-	-	49,893	49,893
Retiree Dental	-	-	-	-	-	-	278,589	278,589
Total operating expenses	\$ 8,203,001	\$ -	\$ 651,733	\$ 304,374	\$ 880,867	\$ -	\$ 3,308,666	\$ 13,348,642
CHANGE IN NET ASSETS	(717,800)	393	81,166	102,000	119,712	-	(66,638)	(481,167)
NET ASSETS, BEGINNING OF YEAR	8,954,211	91,057	679,070	302,854	781,286	-	1,526,605	12,335,083
RESTRICTED FOR INSURANCE DEPOSIT UNRESTRICTED	2,933,069	18,075	269,218	139,141	367,420	-	-	3,726,923
NET ASSETS, END OF YEAR	\$ 8,236,411	\$ 91,450	\$ 760,236	\$ 404,854	\$ 900,998	\$ -	\$ 1,459,967	\$ 11,853,916

APPENDIX M

City of Folsom, California
Compensated Leave
 Revenue and Expense Statement
 Quarter Ended March 31, 2020

	FY 2019	FY 2020	FY 2019 ACTUAL	FY 2020 BUDGET	FY 2020 Forecast	VARIANCE		VARIANCE	
	As of 3/31/2019	As of 3/31/2020			As of 3/31/2020	Forecast vs Budget		Actual vs BUDGET	
						\$	%	\$	%
REVENUES:									
Reimbursements	534,881	407,413	713,175	540,209	543,217	3,008	101%	(132,796)	75%
Interest	21,446	13,646	25,336	25,000	18,000	(7,000)	72%	(11,354)	55%
Other revenue	-	-	-	289,392	-	(289,392)	0%	(289,392)	0%
Operating Transfers In	-	-	-	-	-	-	-	-	-
TOTAL REVENUES	556,327	421,059	738,511	854,601	561,217	(293,384)	66%	(433,542)	49%
EXPENDITURES:									
Annual Leave Wages	466,261	426,111	602,675	575,000	547,040	(27,960)	95%	(148,889)	74%
Annual Leave Benefits	-	-	-	-	-	-	-	-	-
Operating Transfers Out	619,000	139,800	619,000	279,601	279,601	-	100%	(139,801)	50%
Services & Supplies	-	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	1,085,261	565,911	1,221,675	854,601	826,641	27,960	97%	288,690	66%
APPROPRIATION OF FUND BALANCE	(528,934)	(144,852)	(483,164)	-	(265,424)				
FUND BALANCE, JULY 1	1,410,900	927,736	1,410,900	927,736	927,736				
FUND BALANCE	881,966	782,884	927,736	927,736	662,312				
RESTRICTED FUND BALANCE	-	-	-	-	-				
UNRESTRICTED FUND BALANCE	\$ 881,966	\$ 782,884	\$ 927,736	\$ 927,736	\$ 662,312				

APPENDIX N

City of Folsom
Outstanding Debt
 Quarter Ended March 31, 2020

Entity	Type	Issue Date	Purpose	Original Issue Amount	Amount Outstanding	Final Maturity Date (mo/year)
Governmental	Revenue Bond	Jul-08	Prairie Oaks Ranch A/D	11,955,000	-	Sep-19
Governmental	Revenue Bond	Jul-10	Finance CFD Debt	23,180,000	9,325,000	Sep-24
Governmental	Revenue Bond	Jul-11	Finance CFD Debt	10,855,000	4,820,000	Sep-24
Governmental	Revenue Bond	Jul-12	Finance CFD Debt	15,034,361	2,799,921	Sep-21
Governmental	Revenue Bond	Sep-15	Finance CFD Debt	6,675,000	6,155,000	Sep-45
Governmental	Revenue Bond	Jul-17	Finance CFD Debt	46,885,000	41,260,000	Sep-32
Governmental	Revenue Bond	Aug-17	Finance CFD Debt	28,530,000	28,395,000	Sep-47
Governmental	Revenue Bond	Jun-18	Finance CFD Debt	13,255,000	13,255,000	Sep-48
Governmental	Revenue Bond	Aug-19	Finance CFD Debt	14,040,000	14,040,000	Sep-49
Governmental	Revenue Bond	Dec-19	Finance CFD Debt	9,695,000	9,695,000	Sep-49
Governmental	Other (Assignment Agreement)	Mar-12	Ref 02 FPFA Debt & 01 COPs	10,538,467	1,441,461	Oct-26
Governmental	Tax Allocation Bond	Oct-16	RDA Projects	53,755,000	<u>47,275,000</u>	Aug-36
Total Outstanding Governmental Debt					\$ <u>178,461,382</u>	
Water	Revenue Bond	Dec-09	Refund 1998 Water Bonds	15,825,000	-	Dec-28
					Refunded Oct 2019	
Water	Revenue Bond	Jul-13	Refund 2005A Water Bonds	12,779,582	9,394,283	Dec-33
Water	Revenue Bond	Oct-19	Refund 2009 Water Bonds	8,780,000	<u>7,925,000</u>	Dec-28
Total Outstanding Business Type Activity Debt					\$ <u>17,319,283</u>	

APPENDIX O

City of Folsom

Schedule of Capital Improvement Plan Expenditures - Cash Basis
 Quarter Ended March 31, 2020

Category	Project Description	Budget FY 19-20	Total Expended FY 19-20	% of Budget Expended
Culture and Recreation	Davies Park	1,104,113	-	0.00%
Culture and Recreation	Benevento Family Park (formerly Park Site #51)	3,000,000	-	0.00%
Culture and Recreation	Folsom Sports Complex-Ph II	706,000	-	0.00%
Culture and Recreation	Johnny Cash Legacy Park	56,083	-	0.00%
Culture and Recreation	Johnny Cash Trail Art Experience	210,066	4,089	1.95%
Culture and Recreation	Lew Howard Park	360,950	-	0.00%
Culture and Recreation	Livermore Park-Ph V	800,000	-	0.00%
Culture and Recreation	McFarland Park Community Garden	350,000	-	0.00%
		6,587,212	4,089	0.06%
Drainage	Cornerstone Storm Water Quality Basin	50,000	-	0.00%
Drainage	Localized Drainage Improvements	100,000	-	0.00%
Drainage	NPDES	150,000	29,092	19.39%
Drainage	Natoma Street Drainage	250,000	-	0.00%
Drainage	Sibley Street Drainage	100,000	-	0.00%
Drainage	Storm Drain Pond	272,974	29,376	10.76%
Drainage	Weather Station	79,859	985	1.23%
Drainage	Willow Creek Estates Storm Drain	817,006	471,791	57.75%
		1,819,839	531,244	29.19%
General Services	Fire Apparatus	800,000	794,901	99.36%
General Services	Fire Station 38 (Remodel)	1,247,940	142,600	11.43%
General Services	Police Vehicle Replacements	670,982	178,509	26.60%
		2,718,922	1,116,010	41.05%
Open Space and Greenbelts	Folsom Placerville Rail Trail	1,013,813	9,978	0.98%
Open Space and Greenbelts	Folsom Plan Area Trails	120,000	-	0.00%
Open Space and Greenbelts	Oak Parkway Trail Undercrossing	629,198	822,554	130.73%
		1,763,011	832,532	47.22%
Streets	City Wide ADA Compliance	150,000	150,000	100.00%
Streets	East Bidwel Frontage Improvements	998,514	19,147	1.92%
Streets	East Bidwel Widening & Sidewalk	455,839	26,042	5.71%
Streets	Energy Efficient Traffic Sig & Lights	46,555	18,603	39.96%
Streets	Folsom Lake Crossing Bridge Deck Rehab	150,000	-	0.00%
Streets	Folsom Lake Crossing Safety Improvements	400,000	-	0.00%
Streets	Green Valley Rd Widening	6,497,108	3,637,654	55.99%
Streets	Intelligent Transp System Plan	308,642	94,140	30.50%
Streets	Neighborhood Street & SW Rehab	300,000	162,067	54.02%
Streets	Signal/Delineation Modification	309,180	8,162	2.64%
Streets	Street Overlay / Pavement Mgmt	3,279,174	1,996,745	60.89%
Streets	Streetlight / Traffic Pole Imp	50,000	-	0.00%
Streets	Traffic Safety Projects	110,447	102,200	92.53%
Streets	Traffic Signal Improvements	1,112,636	412,157	37.04%
Streets	Traffic Signal System Upgrades	400,000	93,271	23.32%
		14,568,095	6,720,188	46.13%
Transportation	Capital SE Connector Project Seg D3	3,050,000	-	0.00%
Transportation	Empire Ranch Rd Interchange	872,178	154,829	17.75%
Transportation	Highway 50 Facilities	204,852	-	0.00%
Transportation	Lake Natoma Crossing-Right Turn Approach	150,000	-	0.00%
Transportation	Light Rail Project	150,000	-	0.00%
Transportation	Rainbow Bridge Rehab	1,387,500	-	0.00%
		5,814,530	154,829	2.66%

APPENDIX O

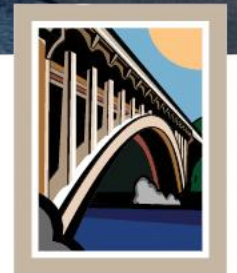
City of Folsom

Schedule of Capital Improvement Plan Expenditures - Cash Basis
 Quarter Ended March 31, 2020

<u>Category</u>	<u>Project Description</u>	<u>Budget FY 19-20</u>	<u>Total Expended FY 19-20</u>	<u>% of Budget Expended</u>
Wastewater	ARC Sewer Access R&R	2,572,989	2,535	0.10%
Wastewater	Greenback Sewer & Lift Station Improvements	2,422,557	34,975	1.44%
Wastewater	Natoma Alley R&R	2,119,952	-	0.00%
Wastewater	Oak Ave P/S Peak Wet Weather Flow Relief	174,888	29,842	17.06%
Wastewater	SECAP Ph 1	1,234,060	43,949	3.56%
Wastewater	Sewer Lateral R&R	761,899	-	0.00%
		<u>9,286,345</u>	<u>111,301</u>	1.20%
Water	Ashland Water Rehab Project No. 1	195,000	-	0.00%
Water	East Tank No. 1	3,872,959	1,772,309	45.76%
Water	Folsom South Control Valve	120,000	-	0.00%
Water	GSWC Inter-tie Booster Pump Station	779,106	166,445	21.36%
Water	Water System Rehab Project #1	635,508	57,726	9.08%
Water	Water System Rehab Project #2	150,000	-	0.00%
Water	WTP Polymer Reliability & Redundancy	756,012	113,208	14.97%
Water	WTP System Improvement	4,891,065	340,218	6.96%
Water	WTP Backwash & Recycled Water Capacity	450,000	-	0.00%
Water	WTP Lime System Upgrades	651,660	-	0.00%
		<u>12,501,310</u>	<u>2,449,906</u>	19.60%
		<u>\$ 55,059,264</u>	<u>\$ 11,920,099</u>	21.65%

FY 2019-20 3rd Quarter Financial Report

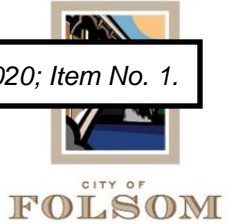
Presentation to the Folsom City Council
May 26, 2020



CITY OF
FOLSOM

General Fund Summary

05/26/2020; Item No. 1.



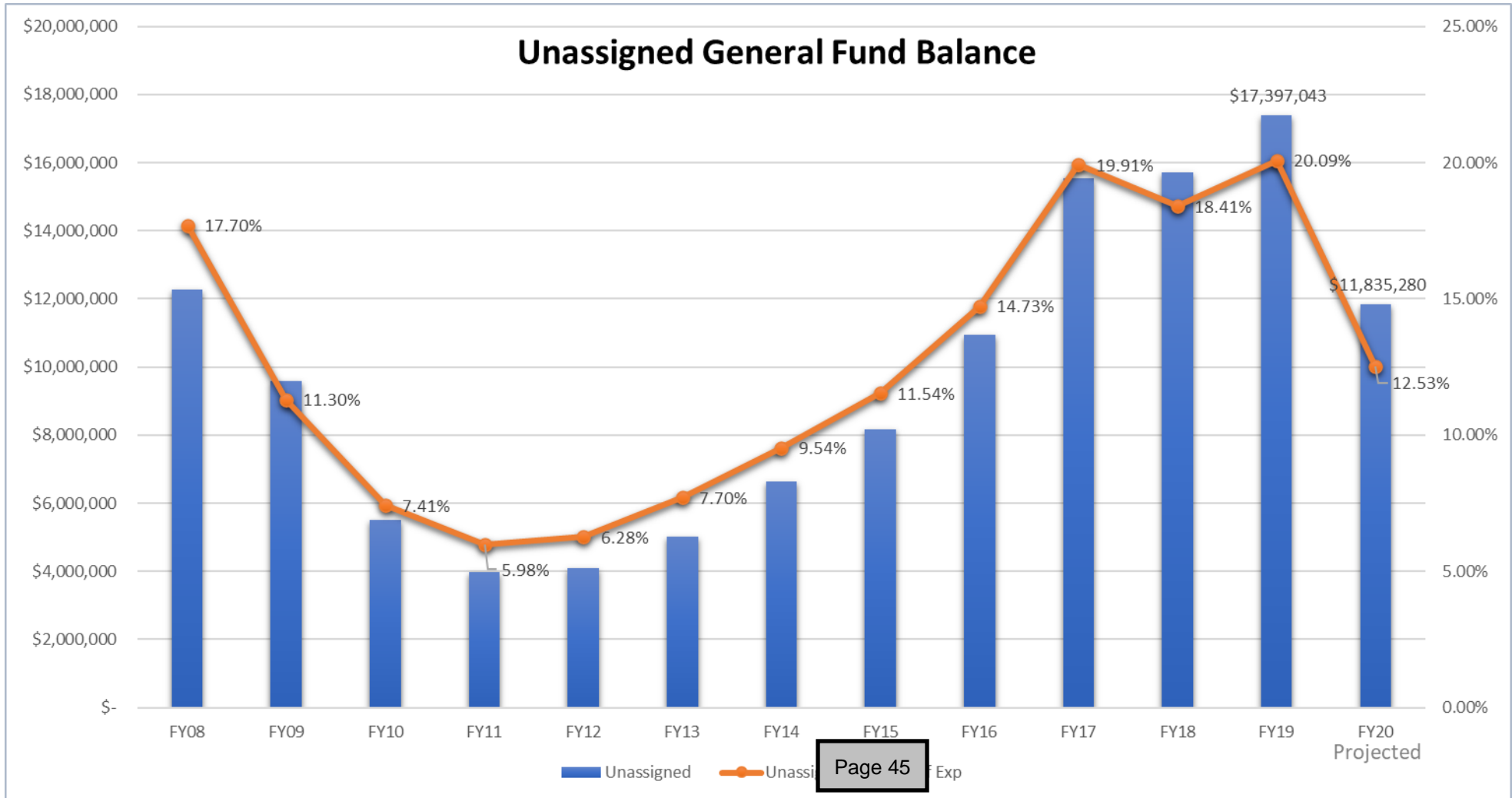
	FY 19-20 Budgeted	FY 19-20 Projected
Revenue	\$ 91,802,756	\$ 86,028,643
Expenditures	(91,802,756)	(94,457,409)
Adj. for Transit Annexation	-	2,900,000
Change in Fund Balance	\$ -	\$ (5,528,766)
Unassigned Fund Balance	\$ 17,364,046	\$ 11,835,280
% of Expenditures	18.9%	12.5%

General Fund Summary

05/26/2020; Item No. 1.

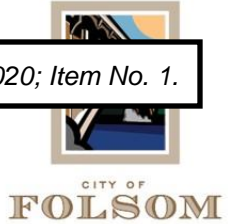


CITY OF
FOLSOM



General Fund – Revenues

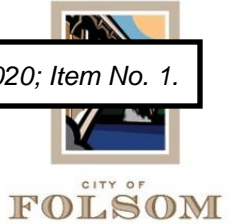
05/26/2020; Item No. 1.



	FY 19-20 Budgeted	FY 19-20 Projected	Over/(Under) Budget	% of Budget
Property Tax	\$ 27,851,631	\$ 27,851,631	\$ -	100.0%
Sales Tax	26,349,287	23,892,287	(2,457,000)	90.7%
Transient Occupancy Tax	2,346,299	1,719,693	(626,606)	73.3%
Charges for Services	14,398,625	11,671,967	(2,726,658)	81.1%
Licenses, Permits & VLF	9,842,869	10,864,596	1,021,727	110.4%
Transfers In	7,211,844	6,813,833	(398,011)	94.5%
All other	3,802,201	3,214,636	(587,565)	84.5%
Total Revenue	\$ 91,802,756	\$ 86,028,643	\$ (5,774,113)	93.7%

General Fund – Revenues

05/26/2020; Item No. 1.



	FY 18-19 Actual	FY 19-20 Budget	FY 19-20 Projected
All Tax Related Revenue	\$56,099,525	\$58,219,217	\$54,902,916
All Non-Tax Revenue	\$36,161,312	\$33,583,539	\$31,125,727
Development Fees	3,929,009	2,689,775	2,625,053
Building Permits	2,023,999	1,300,000	2,002,979
Parks & Rec Fees	5,018,254	5,236,900	2,949,918
Ambulance Fees	4,056,780	4,000,000	4,265,421
Total Revenue	\$92,260,837	\$91,802,756	\$86,028,643

General Fund - Expenditures

05/26/2020; Item No. 1.

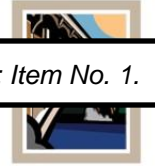


CITY OF
FOLSOM

	FY 19-20 Budgeted	FY 19-20 Projected	Over/(Under) Budget	% of Budget
Salaries	\$ 38,215,462	\$ 38,621,862	\$ 406,400	101.1%
Benefits	27,049,277	26,727,827	(321,450)	98.8%
O&M	23,082,843	25,439,543	2,356,700	110.2%
Capital Outlay	2,545,940	2,758,943	213,003	108.4%
Debt Service	909,234	909,234	-	100.0%
Adj. for Transit Annexation	-	(2,900,000)	(2,900,000)	-
Total Expenditures	\$ 91,802,756	\$ 91,557,409	\$ (245,347)	99.7%

General Fund - Expenditures

05/26/2020; Item No. 1.



CITY OF
FOLSOM

	FY 19-20 Budgeted	FY 19-20 Projected	% of Budget
City Council	\$ 142,576	\$ 130,773	91.7%
City Manager	1,308,827	1,352,376	103.3%
City Clerk	593,577	599,221	101.0%
Mgmt & Budget	5,019,572	4,835,011	96.3%
City Attorney	1,029,351	981,677	95.4%
Human Res	725,089	690,307	95.2%
Police	23,564,422	23,553,934	100.0%
Fire	21,239,400	22,930,490	108.0%
Comm Dvlmnt	5,594,298	6,757,164	120.8%
Parks & Rec	14,918,500	14,596,484	97.8%
Library	2,025,890	1,928,370	95.2%
Public Works	7,504,407	6,606,987	88.0%
Non-Dept	8,136,847	9,494,615	116.7%
Adj. for Transit Annex		(2,900,000)	0.0%
Total Expenditures	\$ 91,802,750	\$ 91,557,409	99.7%



Enterprise Funds

Water Enterprise Fund

05/26/2020; Item No. 1.



CITY OF
FOLSOM

	Actual FY 18-19	Budget FY 19-20	Projected FY 19-20
Program Revenues	\$ 13,557,821	\$ 14,176,455	\$ 14,552,856
Salaries	\$ 2,751,335	\$ 3,022,664	\$ 2,895,195
Benefits	1,359,369	2,150,764	2,104,143
Operating Expenses	5,892,159	5,705,997	3,813,385
Transfers Out	1,036,633	1,020,004	1,020,004
Debt Service	2,070,691	2,013,703	2,012,158
	<u>\$ 13,110,187</u>	<u>\$ 13,913,132</u>	<u>\$ 11,844,885</u>
Capital Expenses	\$ 1,080,835	\$ 12,813,917	\$ 3,781,452
Working Capital	\$ Page 51 ,366	\$ 18,198,366	\$ 17,124,885

Wastewater Enterprise Fund

05/26/2020; Item No. 1.

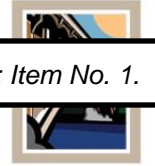


CITY OF
FOLSOM

	Actual FY 18-19	Budget FY 19-20	Projected FY 19-20
Program Revenues	\$ 6,619,794	\$ 6,670,400	\$ 7,103,500
Salaries	\$ 1,408,834	\$ 1,567,373	\$ 1,372,431
Benefits	884,793	1,185,352	1,070,780
Operating Expenses	1,552,766	2,133,794	1,473,823
Transfers Out	673,077	585,165	585,165
Debt Service	-	-	-
	<hr/>	<hr/>	<hr/>
	\$ 4,519,470	\$ 5,471,684	\$ 4,502,199
Capital Expenses	\$ 504,733	\$ 8,070,257	\$ 708,399
Working Capital	\$ 1,895	\$ 11,100,895	\$ 12,993,797

Solid Waste Enterprise Fund

05/26/2020; Item No. 1.



CITY OF
FOLSOM

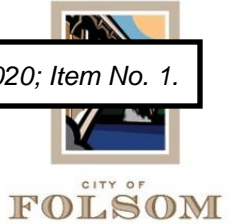
	Actual FY 18-19	Budget FY 19-20	Projected FY 19-20
Program Revenues	\$ 10,701,299	\$ 11,168,600	\$ 11,711,733
Salaries	\$ 2,840,308	\$ 3,177,807	\$ 3,000,921
Benefits	1,759,684	2,472,925	2,352,293
Operating Expenses	5,022,262	5,199,860	4,871,269
Transfers Out	1,341,699	1,385,091	1,385,091
Debt Service	-	-	-
	<u>\$ 10,963,953</u>	<u>\$ 12,235,683</u>	<u>\$ 11,609,574</u>
Capital Expenses	\$ 245	\$ 1,050,000	\$ 1,138,882
Working Capital	\$ 10,964,198	\$ 6,009,927	\$ 4,973,204



Internal Service Fund

Risk Management

05/26/2020; Item No. 1.



	Actual	Budget	Projected
	FY 18-19	FY 19-20	FY 19-20
Charges for Services	\$ 15,728,106	\$ 15,542,316	\$ 15,592,317
Operating Expenses	\$ 17,024,050	\$ 18,290,604	\$ 17,322,026
Unrestricted Net Position	\$ 8,608,160	\$ 8,608,160	\$ 8,653,451

Major Expense Categories:

Act Employee Health	\$ 7,332,510	\$ 7,797,766	\$ 7,085,306
Retiree Health	\$ 4,627,348	\$ 4,707,981	\$ 4,497,466
Workers Comp	\$ 2,205,453	\$ 2,183,973	\$ 2,168,536
Liability Ins	\$ 1,798,000	\$ 1,897,925	\$ 1,785,754



QUESTIONS / COMMENTS

City Council Special Meeting

MINUTES

Tuesday, May 12, 2020 6:00 PM

Pursuant to Governor Newsom's Executive Order N-29-20, members of the Folsom City Council and staff may participate in this meeting via teleconference

CALL TO ORDER

The special City Council meeting was called to order at 6:00 p.m. in City Council Chambers, 50 Natoma Street, Folsom, California, with Mayor Sarah Aquino presiding.

ROLL CALL:

Council Members Present: Roger Gaylord, Council Member
 Kerri Howell, Council Member
 Mike Kozlowski, Council Member
 Ernie Sheldon, Vice Mayor
 Sarah Aquino, Mayor

Council Members Absent: None

Staff Present: City Manager Elaine Andersen
 City Attorney Steve Wang
 City Clerk Christa Freemantle
 Parks and Recreation Director Lorraine Poggione (via teleconference)

ADJOURNMENT TO CLOSED SESSION FOR THE FOLLOWING PURPOSES:

1. Conference with Real Property Negotiator - Pursuant to Government Code section 54956.8:
 Approximately 3.03 acres of vacant real property located near Riley Street and Glenn Drive in Folsom, APN: 071-0690-006. Negotiating Parties: City Manager Elaine Andersen on behalf of the City of Folsom, and the Sacramento County Department of Finance. Under Negotiation: Price and Terms of Sale

Motion by Council Member Mike Kozlowski, second by Council Member Kerri Howell to adjourn to closed session for the above referenced item. Motion carried with the following roll call vote:

AYES: Council Member(s): Gaylord, Howell, Kozlowski, Sheldon, Aquino
NOES: Council Member(s): None
ABSENT: Council Member(s): None
ABSTAIN: Council Member(s): None

RECONVENE

City Attorney Steve Wang advised that no final action was taken during closed session.

ADJOURNMENT

There being no further business to come before the Folsom City Council, the meeting was adjourned at 6:30 p.m.

PREPARED AND SUBMITTED BY:

Christa Freemantle, City Clerk

ATTEST:

Sarah Aquino, Mayor

City Council Regular Meeting

MINUTES

Tuesday, May 12, 2020 6:30 PM

Pursuant to Governor Newsom's Executive Order N-29-20, members of the Folsom City Council and staff may participate in this meeting via teleconference.

CALL TO ORDER

The regular City Council meeting was called to order at 6:30 p.m. in City Council Chambers, 50 Natoma Street, Folsom, California, with Mayor Sarah Aquino presiding.

ROLL CALL:

Council Members Present: Roger Gaylord, Council Member
Kerri Howell, Council Member
Mike Kozlowski, Council Member
Ernie Sheldon, Vice Mayor
Sarah Aquino, Mayor

Council Members Absent: None

Staff Present: City Manager Elaine Andersen
City Attorney Steve Wang
City Clerk Christa Freemantle
Finance Director Stacey Tamagni (via teleconference)
Senior Planner Stephanie Henry (via teleconference)

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

AGENDA UPDATE

City Clerk Christa Freemantle advised that staff is requesting that item 8 be continued off calendar to allow staff to take the matter to the Planning Commission.

BUSINESS FROM THE FLOOR:

City Clerk Christa Freemantle read submitted statements from the following individuals:

1. Colt McGraw, regarding littering in city parks
2. Greg Webb, regarding aggressive transients

SCHEDULED PRESENTATIONS:

1. Presentation of the City Manager's FY 2020-21 Proposed Operating and Capital Budgets for the City of Folsom, the Successor Agency, the Folsom Public Financing Authority, and the Folsom Ranch Public Financing Authority

City Manager Elaine Andersen introduced the item and provided an overview of the anticipated fiscal year. Finance Director Stacey Tamagni made a presentation and responded to questions from the City Council.

CONSENT CALENDAR:

2. Approval of the April 28, 2020 Special and Regular Meeting Minutes
3. Resolution No. 10425 - A Resolution Calling and Giving Notice of the Holding of a General Municipal Election to be Held on Tuesday, November 3, 2020, Requesting the Board of Supervisors of the County of Sacramento Consolidate the General Municipal Election with the Statewide General Election, and Establishing Policies for Candidates' Statements
4. Resolution No. 10426 - A Resolution Acknowledging Receipt of Completed Annual State Mandated Fire Inspections
5. Resolution No. 10427 – A Resolution Authorizing the City Manager to Execute a Contract Change Order with Western Engineering Contractors, Inc. for the Green Valley Road Widening Project, Project No. PW0804 and Appropriation of Funds
6. Resolution No. 10429 - A Resolution Accepting a 2019 Homeland Security Grant of \$24,825 for Automated License Plate Reader Expansion and Appropriation of Funds
7. Resolution No. 10430 - A Resolution Authorizing the City Manager to Execute a Design and Consulting Services Contract with R.E.Y. Engineers, Inc. for the Natoma Street Drainage Phase 2 Project
8. Resolution No. 10431 - A Resolution Authorizing the City Manager to Purchase a 3.03 Acre Parcel (A.P.N. 071-0690-006) in the City of Folsom Made Available Through a Sacramento County Chapter 8 Auction Process **(continued off calendar)**
9. Resolution No. 10432 - A Resolution Authorizing the City Manager to Execute Non-Exclusive Agreements with Approved Licensed Contractors to Implement the Sacramento Housing and Redevelopment Agency Inter-Agency Contract for the Seniors Helping Seniors Program
10. Resolution No. 10434 – A Resolution Approving the Preliminary Engineer's Report, Declaring the Intention to Continue to Levy and Collect Fiscal Year 2020-2021 Annual Assessments in the City of Folsom Landscaping and Lighting Assessment Districts and Setting Public Hearing for American River Canyon North, American River Canyon North No. 2, American River Canyon North No. 3, Blue Ravine Oaks, Blue Ravine Oaks No. 2, Briggs Ranch, Broadstone, Broadstone No. 4, Broadstone Unit No. 3, Cobble Ridge, Cobble Hills Ridge II/Reflections II, Folsom Heights, Folsom Heights No. 2, Hannaford Cross, Lake Natoma Shores, Los Cerros, Natoma Station, Natoma Valley, Prairie Oaks Ranch, Prospect Ridge, Sierra Estates, Silverbrook, Steeplechase, The Residences at

American River Canyon, The Residences at American River Canyon II, Willow Creek Estates East, Willow Creek Estates East No. 2, Willow Creek Estates South, and Willow Springs

At the request of staff, item 8 will be continued off calendar.

Motion by Council Member Kerri Howell, second by Council Member Mike Kozlowski to approve the consent calendar with the exception of item 8. Motion carried with the following roll call vote:

AYES: Council Member(s): Gaylord, Howell, Kozlowski, Sheldon, Aquino
NOES: Council Member(s): None
ABSENT: Council Member(s): None
ABSTAIN: Council Member(s): None

PUBLIC HEARING:

11. Resolution No. 10428 - A Resolution of the City Council of the City of Folsom Approving the Issuance by the California Public Finance Authority of Multifamily Housing Revenue Bonds in an Aggregate Principal Amount not to Exceed \$20,000,000 for the Purpose of Financing or Refinancing the Acquisition and Construction of Bidwell Place Apartments and Certain Other Matters Relating Thereto

Senior Planner Stephanie Henry made a presentation.

Mayor Sarah Aquino opened the public hearing. Hearing no speakers, the public hearing was closed.

Motion by Council Member Kerri Howell, second by Council Member Mike Kozlowski to approve Resolution No. 10428. Motion carried with the following roll call vote:

AYES: Council Member(s): Gaylord, Howell, Kozlowski, Sheldon, Aquino
NOES: Council Member(s): None
ABSENT: Council Member(s): None
ABSTAIN: Council Member(s): None

NEW BUSINESS:

12. Resolution No. 10433 - A Resolution of the City Council Confirming Emergency Order DES-04-20 Issued by the Director of Emergency Services

City Manager Elaine Andersen made a presentation and responded to questions from the City Council.

Motion by Council Member Kerri Howell, second by Council Member Mike Kozlowski to approve Resolution No. 10433. Motion carried with the following roll call vote:

AYES: Council Member(s): Gaylord, Howell, Kozlowski, Sheldon, Aquino
NOES: Council Member(s): None
ABSENT: Council Member(s): None

ABSTAIN: Council Member(s): None

CITY MANAGER REPORTS:

City Manager Elaine Andersen spoke of the ongoing COVID-19 response, curbside pickup for retail, online services and weed abatement efforts,

COUNCIL COMMENTS:

Council Member Kerri Howell expressed concerns about vehicle speeding.

Council Member Mike Kozlowski spoke of recent SACOG meetings and SACOG discussions regarding allocation formulas for transportation funding.

ADJOURNMENT

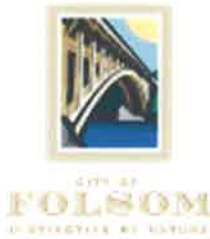
There being no further business to come before the Folsom City Council, the meeting was adjourned at 8:08 p.m.

PREPARED AND SUBMITTED BY:

Christa Freemantle, City Clerk

ATTEST:

Sarah Aquino, Mayor



Folsom City Council Staff Report

MEETING DATE:	5/26/2020
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10454 - A Resolution Authorizing the City Manager to Execute Amendment No. 3 to the Agreement (Contract No. 173-21 16-035) with Murraysmith Inc. for Design and Construction Administration Services for the Misc. Water System Rehabilitation Project No. 1 and Folsom Zoo Sewer Line Project and Appropriation of Funds.
FROM:	Environmental and Water Resources Department

RECOMMENDATION / CITY COUNCIL ACTION

The Environmental and Water Resources Department recommends the City Council pass and adopt Resolution No. 10454 - A Resolution Authorizing the City Manager to Execute Amendment No. 3 to the Agreement (Contract No. 173-21 16-035) with Murraysmith Inc. for Design and Construction Administration Services for the Misc. Water System Rehabilitation Project No. 1 and Folsom Zoo Sewer Line Project and Appropriation of Funds.

BACKGROUND / ISSUE

The Environmental and Water Resources Department has developed a water and wastewater infrastructure rehabilitation and replacement (R & R) program through water and wastewater master plans and ongoing condition assessment programs. Through these efforts, portions of the water and wastewater system in the City have been identified as needing rehabilitation or replacement. A comprehensive plan has been developed for the R & R of these aging systems, and much of this work has been completed in recent years. The projects identified and included within the Misc. Water System Improvements Project No. 1 include the replacement of the waterline serving Negro Bar State Park, replacing the upstream slide gate on the Willow Hill Dam, rehabilitating the waterline on Rainbow Bridge, and replacing the Folsom Zoo sewer lines.

Amendment No. 3 is for design and construction administration services related to the Willow Hill Valve Project only. The original project contract request and all associated amendments have been summarized in the table below. No additional cost for design or construction administration services is being requested for the Negro Bar Waterline Rehabilitation Project, the Rainbow Bridge Waterline Rehabilitation Project or the Folsom Zoo Sewer Rehabilitation Project. These three projects have been designed and constructed to date.

Water System Rehabilitation Project No. 1 and the Folsom Zoo Sewer Line Project (Design and Construction Administration Services)			
Contract No. 173-21 16-035	Contract Amount	Resolution No.	Scope of Work
Original Contract (April 12 th , 2016)	\$125,000	9754	Design and Construction Administration Services for Negro Bar Waterline, Rainbow Bridge Waterline, Willow Hill Dam and the Folsom Zoo Sewer Line
Amendment No. 1 (March 28 th , 2017)	\$41,800	9894	Additional Design and Construction Administration Services for Negro Bar Waterline, Rainbow Bridge Waterline, Willow Hill Dam and the Folsom Zoo Sewer Line
Amendment No. 2 (November 13 th , 2018)	\$69,857.50	10198	Additional Design and Construction Administration Services for the Willow Hill Dam Project Only
Amendment No. 3 (April 28 th , 2020)	\$225,339		Additional Design and Construction Administration Services for the Willow Hill Dam Project Only

This resolution will authorize the City Manager to execute Amendment No. 3 to the Agreement (Contract No. 173-21 16-035) with Murraysmith, Inc. for design and construction administration services for the Misc. Water System Rehabilitation Project No. 1 and Folsom Zoo Sewer Line Project and Appropriation of Funds. Amendment No. 3 is for \$225,339 and the new contract amount, including Amendment No. 3 is \$ \$461,997

POLICY / RULE

In accordance with Chapter 2.36 of the Folsom Municipal Code, supplies, equipment, services, and construction with a value of \$62,014 or greater shall be awarded by City Council.

ANALYSIS

In April 2016, the original contract scope was awarded to Quincy Engineering, now Murraysmith, Inc., through Resolution No. 9754 for engineering services to develop bid documents to replace the existing slide gate on the upstream side of the dam at the Willow Hill Reservoir. At that time, the City and Murraysmith did not know all of the details to incorporate into the environmental studies or CEQA documents, with the City receiving limited information from the Division of Safety of Dams (DSOD) regarding their specific requirements for the Project. Specific requirements from DSOD were not available until after the City provided DSOD with a preliminary design. The original scope of the project was based on the following:

- The existing slide gate on the upstream side of the Willow Hill Dam was inoperable and needed to be replaced
- The exact location and configuration of the existing slide gate was unknown
- Murraysmith's survey team would perform a topographic survey of the dam inlet area
- Specifications would be included as notes on plans
- Two site visits would be completed as part of preliminary site investigations
- Construction administration services (RFI's, submittals, meetings) would be required

As the project progressed, the project team identified several items that were not in the original project scope. In order to address these additional items, the City requested that Murraysmith provide pre-design services instead of the design and construction administration budget as originally scoped. Therefore, a portion of Amendment No. 1 was requested for the Willow Hill Valve Dam Project through Resolution No. 9894 to address the pre-design services and the remaining design and construction administrative services for the project.

Pre-design services provided to date include:

- Developing and researching alternatives for the type and configuration of the upstream valve either in its current location with remote operator cables, or as a slant gate built into the face of the dam embankment
- Developing a design solution for the replacement of the downstream valve
- Participating in discussion with operations staff about the inclusion of a level gage indicator and remote SCADA operation of the valve
- Identifying the type and potential locations for a remote operator on the site
- Securing a remote operator, in either a locked vault or with a fence around a slab on grade

Murraysmith developed 65% design level plans to provide to DSOD for review and comment. DSOD's review and comment provided information to the City and Murraysmith as to the additional parameters required by DSOD for the final design. The 65% design submittal required expending the remaining funds from the original contract and most of the funds from Amendment No. 1. As a result, the City approved Amendment No. 2 through Resolution No. 10198 for Murraysmith to complete the following:

- Confirm with the City and Helix Environmental Planning the environmental impacts of the project
- Perform an underwater/dive assessment and manual cleaning of the existing slide gate to confirm dimensions and condition of the existing slide gate
- Incorporate DSOD's 65% and 95% review comments into the final bid documents (100% plans and specifications)
- Design a slide gate to be installed by a diving contractor
- Include performance specifications for a floating dock to provide operations staff access to the slide gate operator
- Provide construction administration services

As described above, one of the tasks in Amendment No. 2 included an underwater dive and assessment of the existing valve. During the assessment, the dive team, CSI Services, Inc., encountered several issues that did not allow the assessment to be completed. This included the following:

- Heavy siltation above and around the inlet valve, completely obscuring access to the valve and the bar screen
- The level of murkiness made it physically impossible to assess the valve conditions

The conditions below the surface of the water did not allow for a proper inspection and assessment of the existing valve and pipe. Based on these findings, the City and Murraysmith concluded that the proposed design and installation of a new valve by underwater methods was impractical. After further discussions between the City, Murraysmith and DSOD, a new design concept was agreed upon. Murraysmith completed a technical memorandum that included findings to date, recommendations of the abandonments of the existing outlet piping and the design of a new siphon system. Based upon acceptance by the DSOD of the Technical Memo, City staff is recommending approval of Amendment No. 3 and the following scope of work:

- Project Management
- Design Services:
 - Coordination/Meetings with City
 - Develop 30%, 60%, 90% plans and specifications for review by the City and DSOD
 - Final Bid Package (plans, specifications, bid quantities, final cost estimate)
- Construction Administration Services
 - Bid Support
 - Submittal Reviews
 - RFI Responses

This resolution will authorize the City Manager to execute Amendment No. 3 to the Agreement (Contract No. 173-21 16-035) with Murraysmith, Inc. for design and construction administration services for the Misc. Water System Rehabilitation Project No. 1 and Folsom Zoo Sewer Line Project and Appropriation of Funds. Amendment No. 3 is for \$225,339 and the new contract amount, including Amendment No. 3 is \$461,997.

FISCAL IMPACT

An appropriation of funds in the amount of \$225,339 is required. Funding for this agreement is available in the Water Operating Fund (Fund 520). With the additional appropriation, the total contract amount will be for a not-to-exceed amount of \$461,996.50 and a project budget of \$2,234,261.

ENVIRONMENTAL REVIEW

An environmental opportunities and constraints analysis will be performed as part of the design process to ensure DSOD environmental compliance. The analysis will include a general approach to the environmental compliance process, including a recommendation for any California Environmental Quality Act (CEQA) documentation and identification, identification of potentially required regulatory permits, and a general mitigation strategy and cost estimate.

ATTACHMENT

Resolution No. 10454 - A Resolution Authorizing the City Manager to Execute Amendment No. 3 to the Agreement (Contract No. 173-21 16-035) with Murraysmith, Inc. for Design and Construction Administration Services for the Misc. Water System Rehabilitation Project No. 1 and Folsom Zoo Sewer Line Project and Appropriation of Funds.

Submitted,

Marcus Yasutake, Director
ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT

RESOLUTION NO. 10454

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 3 TO THE AGREEMENT (CONTRACT NO. 173-21 16-035) WITH MURRAYSMITH INC. FOR DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES FOR THE MISC. WATER SYSTEM REHABILITATION PROJECT NO. 1 AND FOLSOM ZOO SEWER LINE PROJECT AND APPROPRIATION OF FUNDS

WHEREAS, the City identifies projects that are critical to ensuring the delivery of adequate and high quality water supply to all residents and businesses; and

WHEREAS, the City of Folsom has identified the Willow Hill Dam Project as a priority to maintain integrity and operation of the raw water system; and

WHEREAS, the City of Folsom will incorporate comments provided by the Division of Safety of Dams into the final design and environmental review; and

WHEREAS, Murraysmith by reason of their past experience and abilities for performing these types of services, are qualified to perform the required consulting services; and

WHEREAS, the amendment with Murraysmith will be in the amount of \$225,339 and an additional appropriation will be required for this amendment; and

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

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute Amendment No. 3 to the Agreement (Contract No. 173-21 16-035) with Murraysmith for Design and Construction Administration Services for the Misc. Water System Rehabilitation Project No. 1 and Folsom Zoo Sewer Line Project and Appropriation of Funds for an amount not-to-exceed \$461,997; and

BE IT FURTHER RESOLVED that the Finance Director is authorized to increase the Misc. Water System Rehabilitation Project No. 1 appropriation by \$225,339 in the Water Operating Fund (Fund 520) for a total amount of \$461,997 and a total project budget of \$2,234,261.

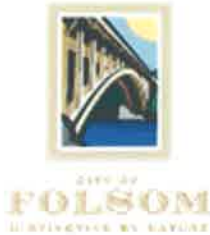
PASSED AND ADOPTED this 26th day of May 2020, by the following roll-call vote:

- AYES:** Council Member(s):
- NOES:** Council Member(s):
- ABSENT:** Council Member(s):
- ABSTAIN:** Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK



Folsom City Council Staff Report



MEETING DATE:	5/26/2020
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10455 - A Resolution Authorizing the City Manager to Execute a Construction Agreement with Sierra National Construction, Inc. for the Prairie City and Blue Ravine Lane Modification Project, Project No. PW2002
FROM:	Public Works Department

RECOMMENDATION / CITY COUNCIL ACTION

The Public Works Department recommends that the City Council pass and adopt Resolution No. 10455 - A Resolution Authorizing the City Manager to Execute a Construction Agreement with Sierra National Construction, Inc. for the Prairie City and Blue Ravine Lane Modification Project, Project No. PW2002.

BACKGROUND / ISSUE

The intersection of Prairie City Road and Blue Ravine Road has been experiencing an increase in traffic volumes that has led to queue distances in the left turn lane from Northbound Prairie City to Westbound Blue Ravine to exceed the available capacity. This has contributed to queue spillback from the left turn lane to extend into the northbound through lane, restricting flow and has been shown in statistical reports to have an increase in rear-end and sideswipe accidents. The proposed project addresses this by converting one of the southbound lanes into an additional northbound to westbound left turn lane, reducing the instances of queue spillback, and potentially reducing the cycle length of the intersection to provide more efficient flow along both Blue Ravine Road and Prairie City Road.

This project was identified in the Folsom Plan Area Specific Plan (FPASP) as a “required off-site roadway improvement” as mitigation for the FPASP, and a fair-share portion of the construction costs will eventually be funded from the Off-site Roadway fee as shown in the financial impact section of this staff report.

Furthermore, this project will allow the Public Works Department to begin collecting high-resolution data to perform advanced analytics for the traffic signal operations, and also integrate a larger portion of Prairie City Road into the City’s Traffic Management Center furthering the City’s ITS Master Plan.

POLICY / RULE

Section 2.36.080, Award of Contracts of the Folsom Municipal Code states, in part, that contracts for supplies, equipment, services and construction with an estimated value of \$62,014 or greater shall be awarded by City Council.

ANALYSIS

Public Works staff compiled the bid package, and the project was publicly advertised on March 25th, 2020.

The Engineer’s Estimate for this Project was \$425,000. Public Works staff recommends that a contract be awarded to the low-bidder, Sierra National Construction. Staff will use the City’s standard Construction Agreement in a form acceptable to the City Attorney.

Contractor	Total Bid
Sierra National Construction, Inc.	\$310,069.00
Martin General Engineering, Inc.	\$315,990.00
Central Valley Engineering & Asphalt, Inc.	\$325,382.50
Western Engineering Contractors, Inc.	\$416,000.00
Tennyson Electric, Inc.	\$466,565.00

FINANCIAL IMPACT

The contract with Sierra National Construction would be authorized for \$310,069. with the project budgeted for a total of \$341,076, which will include a ten percent contingency amount of \$ 31,007for potential Change Orders.

Funds in the amount of \$341,076 are budgeted and available in the Transportation Improvement Fund (Fund 446) to be allocated to this project. The project is one of the identified projects to be partially funded by the Plan Area developers through the Off-site Roadway fee. Once a sufficient amount of fees have been collected through the fee, the Transportation Improvement Fund will be reimbursed for \$130,034 of the costs.

ENVIRONMENTAL REVIEW

This project has been deemed categorically exempt from environmental review.

ATTACHMENTS

1. Resolution No. 10455 - A Resolution Authorizing the City Manager to Execute a Construction Agreement with Sierra National Construction, Inc. for the Prairie City and Blue Ravine Lane Modification Project, Project No. PW2002
2. Exhibit 1 – Site Map

Submitted,

Dave Nugen, PUBLIC WORKS DIRECTOR

ATTACHMENT 1

Resolution No. 10455 - A Resolution Authorizing the City Manager to Execute a Construction Agreement with Sierra National Construction, Inc. for the Prairie City and Blue Ravine Lane Modification Project, Project No. PW2002

RESOLUTION NO. 10455

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSTRUCTION AGREEMENT WITH SIERRA NATIONAL CONSTRUCTION, INC. FOR THE PRAIRIE CITY AND BLUE RAVINE LANE MODIFICATION PROJECT, PROJECT NO. PW2002

WHEREAS, the City of Folsom desires to perform intersection improvements at Prairie City Road and Blue Ravine Road to add an additional left turn lane; and

WHEREAS, the project will improve traffic signal operations and safety at the intersection of Prairie City Road and Blue Ravine Road; and

WHEREAS, the project was identified in the Folsom Plan Area Specific Plan as an off-site mitigating project, and the required fair-share funding is available through the Off-site Roadway Fee; and

WHEREAS, the project will allow the City to integrate the traffic signal into the Traffic Management Center; and

WHEREAS, this Project was publicly advertised, and the bids were received on April 30th, 2020, with Sierra National Construction being the lowest responsible bidder; and

WHEREAS, sufficient funds are available in the amount of \$\$341,076 in the Transportation Improvement Fund (Fund 446), to be allocated to the Prairie City and Blue Ravine Lane Modification Project PW2002 for Fiscal Year 2019-20; and

WHEREAS, once sufficient funds are accumulated from the Off-site Roadway Fee the Transportation Improvement Fund will be reimbursed in the amount of \$130,034.

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

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute a construction agreement with Sierra National Construction for the Prairie City and Blue Ravine Lane Modification Project in the amount of \$310,069., with the project budgeted amount to include a ten percent contingency for a total not-to-exceed amount of \$341,076.

PASSED AND ADOPTED this 26th day of May, 2020, by the following roll-call vote:

- AYES:** Council Member(s):
- NOES:** Council Member(s):
- ABSENT:** Council Member(s):
- ABSTAIN:** Council Member(s):

Sarah Aquino, MAYOR

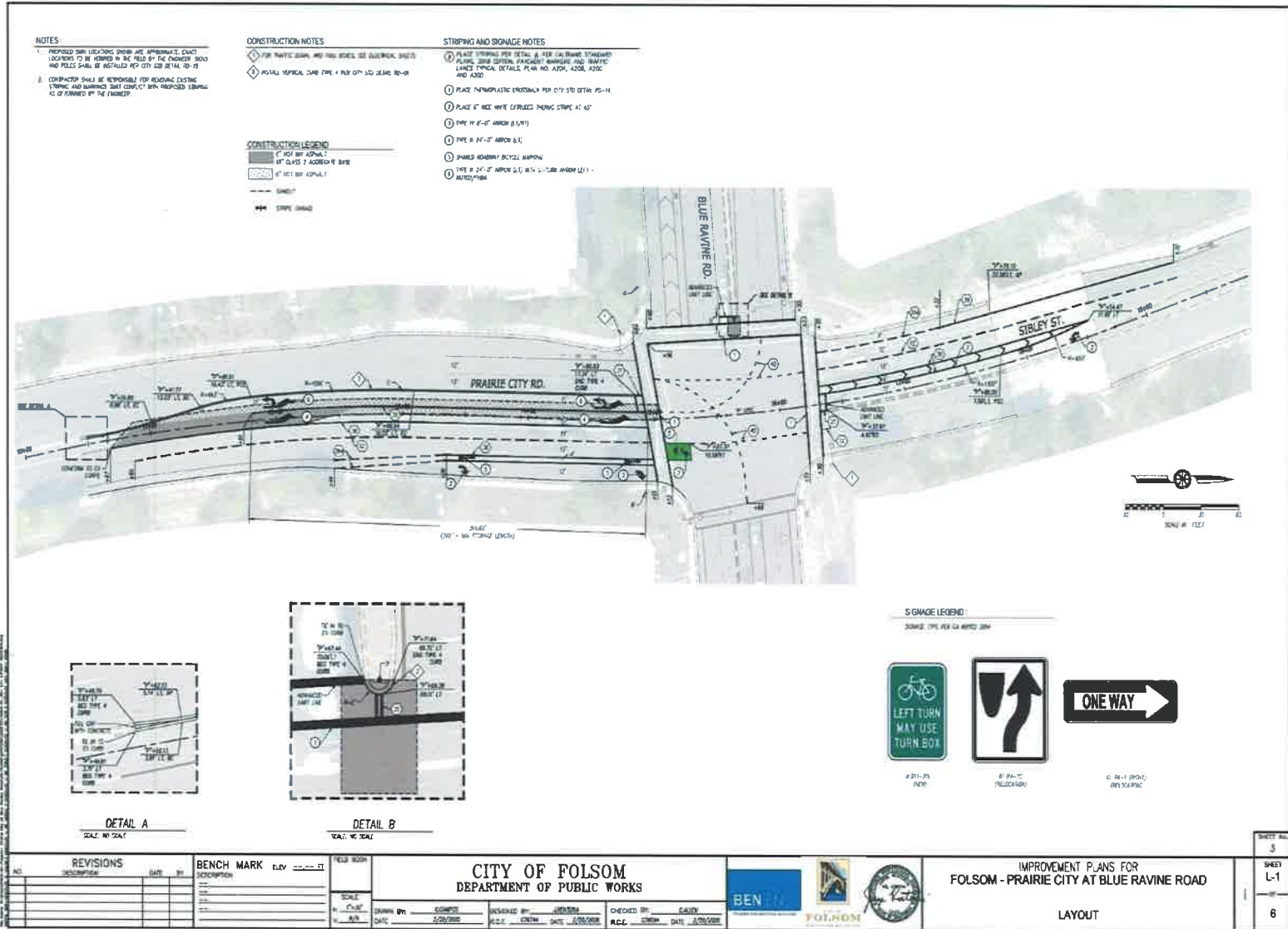
ATTEST:

Christa Freemantle, CITY CLERK

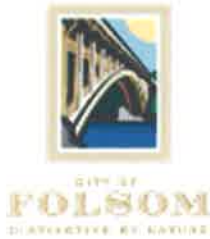
ATTACHMENT 2

Exhibit 1 – Site Map

Exhibit 1 – Site Map



This page is intentionally left blank.



Folsom City Council Staff Report

MEETING DATE:	5/26/2020
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10457 – A Resolution Authorizing the City Manager to Approve Amendment No. 2 to the Contract with Aquatic Design Group for Additional Design Services for the Steve Miklos Aquatic Center Renovation Project (Contract No. 173-21 17-063) And Appropriation of Funds
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

Move to approve Resolution No. 10457 – A Resolution Authorizing the City Manager to Execute Amendment No. 2 to the Contract with Aquatic Design Group for Additional Design Services for the Steve Miklos Aquatic Center Renovation Project (Contract No. 173-21 17-063).

BACKGROUND / ISSUE

The Steve Miklos Aquatic Center was completed and opened in May 2001 and has provided the community with 19 years of safe swimming and aquatic programming. Over 4,000,000 participants have utilized the Steve Miklos Aquatic Center participating in activities ranging from swim lessons, fitness swim, swim team programs, birthday parties, school parties, and countless hours of recreational swim. For the past several years, staff has been monitoring the condition of both the pool plaster and the pool deck as the typical life expectancy is approximately 15 years due to high levels of chlorination and public use.

On October 23, 2017, the City entered into a consultant agreement with the Aquatic Design Group (ADG) in the amount of \$32,000 to provide design and engineering services for the Steve Miklos Aquatic Center Swimming Pools Re-plaster project. During a scheduled site visit on December 13, 2017, it was determined that the condition of the pool deck was also in need of repair. The additional design services, which constituted Amendment No. 1 (Resolution No. 10074 approved on February 13, 2018), amounted to \$32,000, for a total not-to-exceed amount of \$64,000.

The original construction documents and specifications included the 50-meter pool re-plastering and replacement of the surrounding deck as the base bid. The re-plastering and surrounding deck replacement for the other two pools, the instructional pool and the activity pool, were identified as additive alternates to the original re-plaster/deck construction contract. Due to the bids received and available funding, only the 50-meter pool and decking was awarded in the renovation work in 2018.

Since the successful completion of the 50-meter pool in 2018, staff has also evaluated the condition of the wet play structure that exists in the activity pool. This wet play structure was installed in 2001 as part of the original construction and since then, has been continually used to the delight of many customers. This wet play structure has essentially come to the end of its serviceable life and now requires replacement. The replacement of this structure during the re-plastering project saves time and money since the new structure will require different foundation supports and plumbing than the old structure. This is more easily achieved when the plaster and decking is already being replaced.

Since ADG prepared the drawings and specifications for the instructional pool and activity pool as part of the larger bid documents, minimal effort will be required to prepare a stand-alone package for the renovation of these two pools, surrounding decks, and activity structure.

Staff has also considered the addition of shade structures between the instructional and activity pool, as well as the addition of a pool-side basketball hoop. These elements not only provide an updated operational advantage but add to the overall “95630” feel staff always strives for. The addition of the shade structure and basketball hoop would be an add-alternate to the design and construction.

The professional services fee for Aquatic Design Group to modify the existing drawings and specifications for the re-plastering and deck work for both the instructional and activity pools is \$19,500, for a not-to-exceed amount of \$83,500.

POLICY / RULE

Chapter 2.36 of the Folsom Municipal Code states that supplies, equipment, services, and construction with a value of \$62,014 or greater shall be awarded by City Council. By increasing the scope of work, the contract amount exceeds the City Manager’s signature authority, thus requiring City Council authorization.

ANALYSIS

ADG and City staff determined that 75% of the pool deck needs to be replaced along with the re-plastering of the two pools. The deterioration of the pools and deck is due to the high volume of participation, pool chemicals, water, and extreme thermal change over the past 19 years. Approval of the ADG consultant agreement for the scope of work does not include bidding or construction of the project. Renovation of the Aquatic Center Activity pool is included in the Fiscal Year 2020-21 preliminary budget.

Staff estimates the expense for both the plaster and pool deck repair, along with the replacement of the wet play structure, to be \$1,950,000. Due to current Covid-19 restrictions, the entire Steve Miklos Aquatic Center is currently closed until further notice.

Staff anticipates renovation, if approved, would start around Labor Day 2020 and the project is expected to take 90 – 120 days to complete. If COVID-19 restrictions are modified during that time, the recently renovated 50-meter pool can still be used for revenue generating swim activities.

The FY 2020/21 Preliminary Budget includes \$1,600,000 for the renovation of the instructional pool and activity pool and \$350,000 for the activity structure. Once the plans and specifications are prepared, they will remain valid and viable for use in the fiscal year if funding is approved.

FINANCIAL IMPACT

The scope of work and contract amendment (\$19,500) for the additional design and engineering services will require an appropriation from the Capital Replacement Fund (Fund 602) in Fiscal Year 2019-20 as a transfer out to the General Fund (Fund 010) in the Parks and Recreation Department. If the project for renovation of the pools is approved in the FY 2020-21 Preliminary Budget the additional design costs will be included in the total project costs.

ATTACHMENTS

Resolution No. 10457 – A Resolution Authorizing the City Manager to Execute Amendment No. 2 to the Contract with Aquatic Design Group for Additional Design Services for the Steve Miklos Aquatic Center Renovation Project (Contract No. 173-21 17-063) And Appropriation of Funds

Submitted,

Lorraine Poggione, Parks & Recreation Director

RESOLUTION NO. 10457

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 2 TO THE CONTRACT WITH AQUATIC DESIGN GROUP FOR ADDITIONAL DESIGN SERVICES FOR THE STEVE MIKLOS AQUATIC CENTER RENOVATION PROJECT (CONTRACT NO. 173-21 17-063)

WHEREAS, the Steve Miklos Aquatic Center opened in 2001 and has provided the community with 19 years of safe swimming and aquatic programming and has withstood high public use and highly chlorinated water and must soon undergo pool plaster renovations, deck renovations, and wet play structure replacement; and

WHEREAS, in October 2017, the City entered into a design and consultant contract with the Aquatic Design Group for re-plastering of the swimming pools in the amount of \$32,000; and

WHEREAS, in February 2018 Amendment No.1 (Resolution No. 10074) in the amount of \$32,000 was approved for design services in connection with the 50-meter pool deck, which resulted in a total contract cost of \$64,000; and

WHEREAS, the pool plaster, deck and wet play structure for the instructional and activity pools are in need of repair; and

WHEREAS, the cost to complete the additional design services is \$19,500 for a total contract amount of \$83,500; and

WHEREAS, the scope of work and contract amendment for the additional design services will require an additional appropriation in Fiscal Year 2019-20.

NOW, THEREFORE, BE IT RESOLVED that the City Council authorizes the City Manager, to execute Amendment No. 2, in a form acceptable to the City Attorney, and in the amount of \$19,500, to the contract with Aquatic Design Group for additional design and engineering services for the Aquatic Center Renovation Project for a total contract amount of \$83,500.

BE IT FURTHER RESOLVED that the City Council directs the Finance Director to appropriate \$19,500 from the Capital Replacement Fund (Fund 602) as a transfer to the General Fund (Fund 010) in the Parks and Recreation Department.

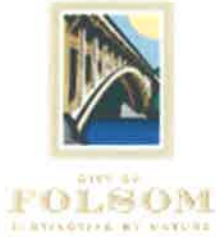
PASSED AND ADOPTED this 26th day of May 2020 by the following roll call vote:

- AYES:** Council Member(s):
- NOES:** Council Member(s):
- ABSENT:** Council Member(s):
- ABSTAIN:** Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK



Folsom City Council Staff Report

MEETING DATE:	5/26/2020
AGENDA SECTION:	New Business
SUBJECT:	Resolution No. 10459 - A Resolution Authorizing the Automatic Extension of Zoning Related Entitlements and Grading Permits for One-Year
FROM:	Community Development Department

RECOMMENDATION / CITY COUNCIL ACTION

In recognition of the current COVID-19 pandemic and as a means to extend all Zoning Ordinance-related entitlements and Grading Permits, it is recommended that City Council adopt Resolution No. 10459 - A Resolution Authorizing the Automatic Extension of Zoning Related Entitlements and Grading Permits for One-Year.

BACKGROUND / ISSUE

On March 4, 2020, Governor Gavin Newsom proclaimed a State of Emergency in California as a result of the COVID-19 pandemic. On March 16, 2020 the City Council proclaimed that the COVID-19 pandemic has caused a Local Emergency. On March 19, 2020, Governor Newsom issued Executive Order N-33-20 ordering all residents of California to stay at home (“Directive”), unless in the category of essential services.

The current COVID-19 public health emergency is delaying the construction and completion of certain development projects, and the land use entitlement approvals for these projects are at risk of expiring due to the current pandemic. Because the processing, approval, and issuance of land use entitlements represent a substantial investment of money, time, and effort toward the successful completion of these projects, expiration of these entitlements represents a significant loss for landowners, developers, and the local economy. Staff is recommending that the City Council take action to protect against this potential loss and preserve development opportunities by granting an automatic extension of 1 year time to the term of these entitlements that would otherwise expire in and during 2020 following the adoption of the proposed Resolution.

If approved, the Resolution would grant an automatic extension of one-year to all land use entitlements that would have expired in 2020. This would include, but is not limited to, Design Review Permits, Conditional Use Permits, Planned Development Permits, other Zoning-related permit types as well as Grading Permits. The Resolution would not affect subdivision entitlements or building permits. Subdivision entitlements are governed by California's Subdivision Map Act provisions, which allows substantial extensions for the life of a subdivision entitlement. Building permits are governed by Title 14 of the Folsom Municipal Code ("Buildings and Construction") and the California Buildings Standard Code, which gives the City's Chief Building Official discretion regarding building permit extensions.

FINANCIAL IMPACT

An economic benefit is likely to occur by extending the time development projects have to construct; however, the fiscal impact cannot be quantified.

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, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378. Each development project that may be extended has been reviewed in compliance with CEQA statutes and the proposed ordinance will meet the above criteria and is not subject to CEQA. No additional environmental review is required.

ATTACHMENT:U

Resolution No. 10459 - A Resolution Authorizing the Automatic Extension of Zoning Related Entitlements and Grading Permits for One-Year

Respectfully Submitted,



Pam Johns, Community Development Director

RESOLUTION NO. 10459**A RESOLUTION AUTHORIZING THE AUTOMATIC EXTENSION OF ZONING RELATED ENTITLEMENTS AND GRADING PERMITS FOR ONE-YEAR**

WHEREAS, On March 4, 2020, Governor Gavin Newsom proclaimed a State of Emergency in California as a result of the COVID-19 pandemic. On March 16, 2020 the City Council proclaimed that the COVID-19 pandemic has caused a Local Emergency. On March 19, 2020, Governor Newsom issued Executive Order N-33-20 ordering all residents of California to stay at home (“Directive”), unless in the category of essential services; and

WHEREAS, the City Council of the City of Folsom finds and declares that the current COVID-19 State of Emergency, Proclamation, and Directive are delaying the start and completion of construction of certain development projects, and the land use entitlement approvals for these projects are at risk of expiring due to no fault of landowners and developers. Because the processing, approval, and issuance of land use entitlements represent a substantial investment of money, time, and effort toward the successful completion of these projects, expiration of these entitlements represents a significant loss for landowners, developers, and the local economy. The City Council desires to protect against this potential loss and preserve development opportunities by granting an automatic extension of 1 year time to the term of these entitlements; and

WHEREAS, notwithstanding the provisions of Title 17 of the Folsom Municipal Code (Zoning) to the contrary, the period of time within which to obtain a building permit and commence construction, or to establish a use, under Chapter 17 of the Zoning Ordinance, including any extensions thereof, shall not include the period of time that this Resolution is in effect. This Resolution shall apply only to all entitlements and permits issued under the Zoning Ordinance that are valid and not expired as of the effective date of this Resolution; and

WHEREAS, notwithstanding the provisions of Title 14 of the Folsom Municipal Code (Buildings and Construction) to the contrary, the period of time within which to obtain a grading permit and to initiate grading, under Chapter 14 the Folsom Municipal Code, shall not include the period of time that this Resolution is in effect. This Resolution shall apply only to all grading plans issued under Chapter 14 of the Folsom Municipal Code that are valid and not expired as of the effective date of this Resolution.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the automatic extension of zoning related land use entitlements and grading permits for one year for all projects that would have expired in 2020.

BE IT FURTHER RESOLVED that the aforementioned one-year extension shall apply prospectively only to projects whose land use entitlements and/or grading permits are valid and have not expired as of the effective date of this Resolution.

PASSED AND ADOPTED this 26th day of May, 2020, by the following roll-call vote:

AYES: Council Member(s):
NOES: Council Member(s):
ABSENT: Council Member(s):
ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK



Folsom City Council Staff Report

MEETING DATE:	5/26/2020
AGENDA SECTION:	Public Hearing
SUBJECT:	City of Folsom Community Facilities District No. 23 (Folsom Ranch)
FROM:	Finance Department

RECOMMENDATION / CITY COUNCIL ACTION

It is recommended that the City Council adopt the following resolutions and conduct the first reading of the ordinance:

Resolution No. 10435 - A Resolution of the City Council of the City of Folsom to Form a Community Facilities District, to Designate Improvement Areas within the District and to Levy Special Taxes therein

Resolution No. 10436 - A Resolution of the City Council of the City of Folsom Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 1 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)

Resolution No. 10437 - A Resolution of the City Council of the City of Folsom Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 2 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)

Resolution No. 10438 - A Resolution of the City Council of the City of Folsom Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 3 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)

Resolution No. 10439 - A Resolution of the City Council of the City of Folsom Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 4 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)

Resolution No. 10440 - A Resolution of the City Council of the City of Folsom Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 5 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)

Resolution No. 10441 - A Resolution of the City Council of the City of Folsom Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 6 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)

Resolution No. 10442 - A Resolution of the City Council of the City of Folsom Calling Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 1

Resolution No. 10443 - A Resolution of the City Council of the City of Folsom Calling Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2

Resolution No. 10444 - A Resolution of the City Council of the City of Folsom Calling Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 3

Resolution No. 10445 - A Resolution of the City Council of the City of Folsom Calling Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 4

Resolution No. 10446 - A Resolution of the City Council of the City of Folsom Calling Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 5

Resolution No. 10447 - A Resolution of the City Council of the City of Folsom Calling Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 6

Resolution No. 10448 – A Resolution of the City Council of the City of Folsom Declaring Election Results in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 1

Resolution No. 10449 – A Resolution of the City Council of the City of Folsom Declaring Election Results in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2

Resolution No. 10450 – A Resolution of the City Council of the City of Folsom Declaring Election Results in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 3

Resolution No. 10451 – A Resolution of the City Council of the City of Folsom Declaring Election Results in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 4

Resolution No. 10452 – A Resolution of the City Council of the City of Folsom Declaring Election Results in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 5

Resolution No. 10453 – A Resolution of the City Council of the City of Folsom Declaring Election Results in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 6

Ordinance No. 10305 – An Uncodified Ordinance Levying Special Taxes for the Fiscal Year 2020-21 and Following Fiscal Years Solely within and Relating to the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (Introduction and First Reading)

BACKGROUND / ISSUE

The Folsom Plan Area Specific Plan Public Facilities Financing Plan (“PFFP”), approved by the City Council on January 28, 2014 via Resolution 9298, is an \$877 million plan that describes the backbone infrastructure and facility requirements, presents a comprehensive financing strategy, and sets forth the estimated time horizon for the development of the Folsom Plan Area (“FPA”).

Landowners within the FPA requested to form the proposed City of Folsom Community Facilities District No. 23 (Folsom Ranch) (“CFD No. 23”), and designate six separate Improvement Areas (each an “IA”) therein (designated as Improvement Area No. 1 through Improvement Area No. 6). Special tax revenues generated from each IA within CFD No. 23 will help fund all or a portion of the project’s share of PFFP backbone infrastructure and facilities, including related environmental mitigation obligations. A detailed list of authorized facilities can be found under Appendix A of Resolution No. 10414, approved by this City Council on April 14, 2020. A summary of the facilities authorized to be funded by CFD No. 23 include, but are not limited to:

- Transportation Improvements including all public roadway improvements designed to meet the needs of development within CFD No. 23, including internal subdivision streets and related underground utilities
- Water System Improvements
- Recycled Water System Improvements
- Drainage System Improvements
- Wastewater System Improvements
- Park, Parkway and Open Space Improvements
- Specific Plan Infrastructure Fee Improvements
- Payment of Specific Plan Infrastructure Fee Program Obligation
- Other Incidental Expenses and Bond Issuance Costs

In addition, the following project-specific services are anticipated to be funded by CFD No. 23 special taxes.

- Enhanced open space maintenance
- Landscape corridors and paseos
- Street light maintenance
- Medians, entries and entry monumentation
- Neighborhood park maintenance
- Community amenities
- Storm water management
- Other miscellaneous costs related to any of the items described above
- Anticipated future repairs or replacements costs

The proposed CFD No. 23 is located within the FPA and is generally bounded by U.S. Highway 50 on the north, Placerville Road on the east, and White Rock Road on the south. Each IA within CFD No. 23 includes several Assessor’s Parcel Numbers, which are identified in the CFD No. 23 boundary map, which is included in the CFD Public Hearing Report (Attachment 21). The proposed development plan for each IA within CFD No. 23 includes the following:

IA	SF Units	SF High-Density Units	MF Low-Density Units	MF Medium Density Acreage	MF High Density Acreage	Non-Residential Acreage
IA1	0	441	257	0.0	9.8	0.0
IA2	0	0	340	0.0	0.0	5.1
IA3	0	1,068	157	0.0	0.0	0.0
IA4	100	266	251	0.0	0.0	0.0
IA5	84	194	401	9.7	17.8	23.5
IA6	0	0	0	9.5	9.3	11.4

The CFD No. 23 funding stream will be a combination of bonded indebtedness and pay-as-you-go (“PAYGO”) funding, both secured by the levy of special taxes upon property within the boundaries of CFD No. 23.

On April 14, 2020, this City Council appointed consultants, approved a proposed boundary map and declared the intention to form CFD No. 23 and to levy special taxes within CFD No. 23 by passage of Resolution No. 10414. On that same date, this City Council declared the necessity for incurring bonded indebtedness in and for CFD No. 23 and in and for each IA designated therein by passage of Resolution No. 10415.

A Public Hearing is required as part of the formation process of a Community Facilities District. Notice of the hearing was mailed to the landowners within CFD No. 23 on April 28, 2020 and published in the Folsom Telegraph on May 14, 2020. A copy of the required CFD

Public Hearing Report has been made available in the City Clerk’s office since May 14, 2020 and is also included with this report as Attachment 21.

POLICY / RULE

Chapter 5 of the Folsom Plan Area Public Facilities Financing Plan authorizes the formation of community facilities districts (each a “CFD”) to finance the construction, acquisition, and servicing of FPA backbone infrastructure and public facilities

Section 2.5.3 of the First Amended and Restated Tier 1 Development Agreement authorizes the formation of infrastructure CFDs.

Resolution No. 9282 – A Resolution of the City Council of the City of Folsom Approving Goals and Policies for Community Facilities Districts

Mello-Roos Community Facilities Act of 1982

ANALYSIS

CFD No. 23 will be structured as an extended-term CFD and will provide the necessary funding to help fund all or a portion of the project’s share of PFFP backbone infrastructure and facilities, including related environmental mitigation obligations. The PFFP backbone infrastructure and facilities will be financed using both bond proceeds and PAYGO special tax revenues. The extended-term CFD structure is proposed to help meet the challenge of high-cost infrastructure and facilities while also aligning the timing of future funding availability with the need for such funding.

The PFFP backbone facilities to be funded via CFD No. 23, and listed above, were originally anticipated to be funded by either Community Facilities District No. 18 (Folsom Plan Area - Area-Wide Improvements and Services) or funded as part of project specific CFDs established for each development within the FPA.

The special tax revenue generated from taxable parcels within each IA of CFD No. 23 will be comprised of a special tax to fund facilities and a special tax to fund services. The 2020/21 maximum facilities special tax rates, set forth in each IA’s Rate and Method of Apportionment, for each land use category are provided in the table below:

Land Use Category	Residential Floor Area (square footage)	2020/21 Maximum Facilities Special Tax Rate (All IAs)	Per
Single-Family Detached Property - SF/SFHD Zoning	≥ 3,600	\$3,886	Unit
Single-Family Detached Property - SF/SFHD Zoning	3,200 - 3,599	3,571	Unit
Single-Family Detached Property - SF/SFHD Zoning	2,800 - 3,199	3,559	Unit
Single-Family Detached Property - SF/SFHD Zoning	2,400 - 2,799	3,293	Unit
Single-Family Detached Property - SF/SFHD Zoning	2,000 - 2,399	3,000	Unit

Single-Family Detached Property - SF/SFHD Zoning	< 2,000	2,900	Unit
Single-Family Detached Property - MLD Zoning	≥ 3,600	3,886	Unit
Single-Family Detached Property - MLD Zoning	3,200 - 3,599	3,571	Unit
Single-Family Detached Property - MLD Zoning	2,800 - 3,199	3,559	Unit
Single-Family Detached Property - MLD Zoning	2,400 - 2,799	3,293	Unit
Single-Family Detached Property - MLD Zoning	2,000 - 2,399	3,000	Unit
Single-Family Detached Property - MLD Zoning	< 2,000	2,900	Unit
MMD Multi-Family Attached Property	N/A	30,000	Acre
MHD Multi-Family Attached Property	N/A	11,700	Acre
Non-Residential Property	N/A	11,700	Acre

The special tax for the authorized facilities within any IA shall not be levied after the earlier of (i) Fiscal Year 2079/80 or (ii) the fiscal year occurring 50 years following (a) the fiscal year in which the first building permit was issued or (b) the first series of bonds or other debt issued for the respective IA. Each fiscal year, commencing with 2021/22, the maximum facilities special tax rate will be increased by 2% annually.

The 2020/21 maximum services special tax rates, set forth in each IA’s Rate and Method of Apportionment, for each land use category are provided in the table below:

Land Use Category	IA1	IA2	IA3*	IA4	IA5	IA6	Per
Single-Family Detached Property - SF/SFHD Zoning	\$210	\$200	\$175	\$205	\$165	\$175	Unit
Single-Family Detached Property - MLD Zoning	156	103	125	140	85	85	Unit
MMD Multi-Family Attached Property	500	500	500	500	500	300	Acre
MHD Multi-Family Attached Property	1,000	1,000	1,000	1,000	1,000	300	Acre
Non-Residential Property	1,000	1,000	1,000	1,000	1,000	0	Acre

* For Active Adult Property the maximum services special tax rate for SF/SFHD Zoning property is \$100 per unit and MLD zoning property is \$40 per unit.

The CFD No. 23 services special tax can be levied and collected in perpetuity. Each fiscal year, commencing with 2021/22, the maximum services special tax rate will be increased by the June annualized percentage change of the Consumer Price Index for all Urban Consumers, for the San Francisco-Oakland-San Jose area, not to exceed 4%.

As described above, CFD No. 23 will include an extended-term in order to provide the financing to fund CFD No. 23 authorized facilities through multiple CFD bond issues and the generation of PAYGO special tax revenue from the levy and collection of the special taxes. The primary pledge of CFD No. 23 special tax revenues will be to service outstanding CFD No. 23 debt. Special tax revenues in excess of the annual debt service and administrative expenses will be used on a PAYGO basis. 100% of the PAYGO revenue year is intended to be available to the landowners to fund eligible facilities for the first 20 years, beginning the Fiscal

Year following the earlier of the first building permit being issued or the first series of bonds or other debt issued for the respective IA. After that, any PAYGO revenues may be used at the City's discretion to continue to fund or acquire eligible facilities, or the City may elect to reduce the special tax levy amount to eliminate PAYGO revenues.

Approving the resolutions attached:

- Forms CFD No. 23 and designates six Improvement Areas therein
- Authorizes the levy of special taxes within each Improvement Area therein
- Deems it necessary to incur bonded indebtedness within each Improvement Area
- Calls for a special mailed ballot election within each Improvement Area
- Declares the results of the special mailed ballot election within each Improvement Area

An ordinance is also being introduced to levy special taxes within CFD No. 23 for fiscal year 2020/21 and following fiscal years. This is the first reading of the ordinance.

FINANCIAL IMPACT

There is no direct General Fund impact on the City of Folsom. The CFD No. 23 formation, bonded indebtedness, and expenses are solely the responsibility of CFD No. 23.

ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration prepared for the Folsom Plan Area Backbone Infrastructure Project were previously prepared for, and adopted by the City Council on February 24, 2015, in accordance with the requirements of the California Environmental Quality Act. Pursuant to CEQA Guidelines section 15378(c), the term "project" does not mean each separate governmental approval for an approved activity which may be subject to several discretionary approvals by governmental agencies. Additionally, the creation of government funding mechanisms which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment is not defined as a "project" under CEQA. CEQA Guidelines Section 15378(b)(4) and 15061(b)(3).

ATTACHMENTS

1. Resolution No. 10435 - A Resolution of the City Council of the City of Folsom to Form a Community Facilities District, to Designate Improvement Areas within the District and to Levy Special Taxes therein
2. Resolution No. 10436 - A Resolution of the City Council of the City of Folsom Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 1 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)
3. Resolution No. 10437 - A Resolution of the City Council of the City of Folsom Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 2 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)

4. Resolution No. 10438 - A Resolution of the City Council of the City of Folsom Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 3 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)
5. Resolution No. 10439 - A Resolution of the City Council of the City of Folsom Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 4 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)
6. Resolution No. 10440 - A Resolution of the City Council of the City of Folsom Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 5 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)
7. Resolution No. 10441 - A Resolution of the City Council of the City of Folsom Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 6 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)
8. Resolution No. 10442 - A Resolution of the City Council of the City of Folsom Calling Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 1
9. Resolution No. 10443 - A Resolution of the City Council of the City of Folsom Calling Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2
10. Resolution No. 10444 - A Resolution of the City Council of the City of Folsom Calling Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 3
11. Resolution No. 10445 - A Resolution of the City Council of the City of Folsom Calling Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 4
12. Resolution No. 10446 - A Resolution of the City Council of the City of Folsom Calling Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 5
13. Resolution No. 10447 - A Resolution of the City Council of the City of Folsom Calling Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 6
14. Resolution No. 10448 – A Resolution of the City Council of the City of Folsom Declaring Election Results in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 1

15. Resolution No. 10449 – A Resolution of the City Council of the City of Folsom
Declaring Election Results in the City of Folsom Community Facilities District No. 23
(Folsom Ranch) Improvement Area No. 2
16. Resolution No. 10450 – A Resolution of the City Council of the City of Folsom
Declaring Election Results in the City of Folsom Community Facilities District No. 23
(Folsom Ranch) Improvement Area No. 3
17. Resolution No. 10451 – A Resolution of the City Council of the City of Folsom
Declaring Election Results in the City of Folsom Community Facilities District No. 23
(Folsom Ranch) Improvement Area No. 4
18. Resolution No. 10452 – A Resolution of the City Council of the City of Folsom
Declaring Election Results in the City of Folsom Community Facilities District No. 23
(Folsom Ranch) Improvement Area No. 5
19. Resolution No. 10453 – A Resolution of the City Council of the City of Folsom
Declaring Election Results in the City of Folsom Community Facilities District No. 23
(Folsom Ranch) Improvement Area No. 6
20. Ordinance No. 10305 – An Uncodified Ordinance Levying Special Taxes for the Fiscal
Year 2020-21 and Following Fiscal Years Solely within and Relating to the City of
Folsom Community Facilities District No. 23 (Folsom Ranch) (Introduction and First
Reading)
21. City of Folsom Community Facilities District No. 23 (Folsom Ranch) Public Hearing
Report
22. Landowner Petitions and Waivers (without exhibits)

Submitted,



Stacey Tamagni
Finance Director

ATTACHMENT 1

RESOLUTION NO. 10435**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
TO FORM A COMMUNITY FACILITIES DISTRICT, TO DESIGNATE
IMPROVEMENT AREAS WITHIN THE DISTRICT AND TO LEVY
SPECIAL TAXES THEREIN**

WHEREAS, a community facilities district is proposed to be established (the “Community Facilities District”) under the terms of the Mello-Roos Community Facilities Act of 1982, Chapter 2.5 of Division 2 of Title 5 of the California Government Code, commencing with Section 53311 (the “Act”); and

WHEREAS, pursuant to Section 53350 of the Act, six improvement areas are proposed to be designated within the Community Facilities District (each, an “Improvement Area” and, collectively, the “Improvement Areas”); and

WHEREAS, the boundaries of the Community Facilities District, and each portion of the Community Facilities District designated as an Improvement Area, are described in a boundary map on file in the office of the City Clerk of the City of Folsom (the “City Clerk”); and

WHEREAS, for the preliminary scope of the project and financing contemplated by these proceedings, reference is made to Resolutions No. 10414 (the “Resolution of Intention”) and No. 10415 adopted by the City Council of the City (the “City Council”) on April 14, 2020; and

WHEREAS, on May 26, 2020, at the time and place scheduled for the public hearing concerning the formation of the Community Facilities District and the designation of the Improvement Areas, said public hearing of protests was duly convened by the City Council, and the City Council duly heard all interested parties desiring to be heard; and

WHEREAS, the City Council determined that a majority protest under Section 53324 of the Government Code was not made at the public hearing and therefore the proposed formation of the Communities Facilities District, designation of each Improvement Area and special tax to be levied within each Improvement Area have not been eliminated by majority protest pursuant to said Section 53324; and

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

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. The City Council hereby forms the Community Facilities District under the terms of the Act. The boundaries of the Community Facilities District and each Improvement Area are shown on the boundary map approved by the Resolution of Intention (the “Boundary Map”). A copy of the recorded Boundary Map is on file with the City Clerk and was recorded on April 20, 2020, at Book 130, Page 27 in the Book of Maps of Assessment and Community Facilities Districts in the official real estate records of the County of Sacramento.

Section 3. The name of the Community Facilities District is “City of Folsom Community Facilities District No. 23 (Folsom Ranch)” (“CFD 23”).

Section 4. Pursuant to Section 53350 of the Act, the City Council hereby designates the portion of CFD 23 described as Improvement Area No. 1 in the Boundary Map as an improvement area, the portion of CFD 23 described as Improvement Area No. 2 in the Boundary Map as an improvement area, the portion of CFD 23 described as Improvement Area No. 3 in the Boundary Map as an improvement area, the portion of CFD 23 described as Improvement Area No. 4 in the Boundary Map as an improvement area, the portion of CFD 23 described as Improvement Area No. 5 in the Boundary Map as an improvement area and the portion of CFD 23 described as Improvement Area No. 6 in the Boundary Map as an improvement area.

Section 5. The names of the Improvement Areas designated within CFD 23 are “City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 1” (“Improvement Area No. 1”), “City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2” (“Improvement Area No. 2”), “City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 3” (“Improvement Area No. 3”), “City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 4” (“Improvement Area No. 4”), “City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 5” (“Improvement Area No. 5”) and “City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 6” (“Improvement Area No. 6”), respectively.

Section 6. The types of public facilities (the “Facilities”) and services (the “Services”) proposed to be financed by CFD 23, and to the financing of which each Improvement Area is proposed to contribute, are set forth on Exhibit A and Exhibit B attached to this resolution, respectively. The City Council hereby finds and determines that these Facilities and Services are necessitated to meet increased demands placed upon the City by new development occurring or anticipated within each Improvement Area.

Section 7. All of the Facilities to be financed will have an estimated useful life of at least five (5) years. They are public facilities that the City or another governmental entity is authorized by law to construct, own or operate or to which they may contribute revenue. The Facilities to be financed need not be physically located within CFD 23.

Section 8. The types of incidental expenses and bond issuance costs proposed to be incurred are set forth on Exhibit C attached to this resolution.

Section 9. Except where funds are otherwise available, special taxes sufficient to pay for all Facilities and Services will be annually levied within each Improvement Area. Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the California Streets and Highways Code, a continuing lien to secure the related levy of the special tax shall attach to all nonexempt real property within CFD 23, and the lien shall continue in force and effect until the special tax obligation (or any portion thereof) is paid or prepaid and permanently satisfied and the special tax lien is cancelled in accordance with law or until collection of the special tax by the City ceases. The rate and method of apportionment of the special tax to be levied in each Improvement Area are set forth in Exhibits D-1 through D-6, respectively, attached to this resolution. The

special tax with respect to the Facilities on any parcel within each Improvement Area shall not be levied after the earlier of (i) Fiscal Year 2079-80 or (ii) the Fiscal Year occurring 50 years following (a) the Fiscal Year in which the first building permit was issued or (b) the first series of bonds or other debt issued for the respective Improvement Area. The special tax with respect to the Services shall be levied perpetually until the collection of the special tax by the City ceases. In the case of any special tax to pay for the Facilities and to be levied against any parcel used for private residential purposes, under no circumstances will the special tax levied against any parcel be increased as a consequence of delinquency or default by the owner of any other parcel or parcels within any Improvement Area by more than 10 percent of the special tax for Facilities that would be levied in that Fiscal Year but for such delinquencies or defaults.

Section 10. Advances of funds or contributions of work in kind from any lawful source, specifically including owners of property within each Improvement Area, may be reimbursed from bond proceeds or from special tax revenues or both to the extent of the lesser of the value or cost of the contribution, but any agreement to do so shall not constitute a debt or liability of the City.

To the extent the Facilities will not be constructed by the City, in the opinion of the City Council, the public interest will not be served by allowing the property owners in CFD 23 to intervene in a public bidding process pursuant to Section 53329.5(a) of the Act.

Section 11. The City intends to reserve to itself the right and authority to allow bond tenders from any interested landowner within CFD 23 to be accepted under Government Code sections 53344.1 and 53356.8 in full or partial payment of any installment of the special taxes or the interest or penalties thereon.

Section 12. The Office of Management and Budget, 50 Natoma Street, Folsom, California, (916) 355-7347, is designated as the office responsible for preparing annually a current roll of special tax levy obligations by assessor's parcel number, and for responding to inquiries regarding estimates of future special tax levies. The City Manager, the Finance Director and the Chief Financial Officer are each authorized, on behalf of the City, to negotiate and execute, from time to time, one or more contracts with private consultants to provide this service in lieu of the Office of Management and Budget, provided that the fees and charges for such private consultants will be provided for out of special tax revenues in each Improvement Area.

Section 13. Any bonds issued in these proceedings shall be callable in accordance with the provisions of the Act and as more specifically to be set forth in any resolution providing for the form, execution and issuance of bonds.

Section 14. The special tax will be billed as a separate line item on the secured property tax bills, and will be subject to the same enforcement mechanism, and the same penalties and interest for late payment, as regular *ad valorem* property taxes. However, the City reserves the right, under Section 53340, to utilize any method of collecting each special tax which it shall, from time to time, determine to be in the best interests of the City, including, but not limited to, direct billing by the City to the property owners and supplemental billing, and when lawfully available, judicial foreclosure of the special tax lien.

Section 15. This City Council hereby establishes the annual appropriations limit for Improvement Area No. 1 at \$15,900,000, for Improvement Area No. 2 at \$7,400,000, for Improvement Area No. 3 at \$25,200,000, for Improvement Area No. 4 at \$13,300,000, for Improvement Area No. 5 at \$21,600,000, and for Improvement Area No. 6 at \$3,500,000, each for the 2020-21 fiscal year.

Section 16. Based upon a certificate relative to voters heretofore filed with the City Clerk, the qualified electors for the election to be held in these proceedings shall be the landowners owning land within each Improvement Area. The City Clerk or her designee will conduct the election by mailed ballot and hereby designates the City Clerk as the official to conduct the mailed-ballot election.

Section 17. This City Council now finds and determines that all proceedings up to and including the adoption of this resolution were and are valid and in conformity with the requirements of the Act. This determination and finding is final and conclusive in accordance with Government Code Section 53325.1(b).

Section 18. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020 by the following roll-call vote:

- AYES:** Council Member(s):
- NOES:** Council Member(s):
- ABSENT:** Council Member(s):
- ABSTAIN:** Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

EXHIBIT A

AUTHORIZED FACILITIES
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)

FACILITIES

The Facilities to be financed by CFD 23 include facilities designed to meet the needs of development within CFD 23, whether such facilities are located within or outside the boundaries of CFD 23, and include but are not limited to the following:

Transportation Improvements

Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements.

Authorized facilities include the following transportation improvements:

- All public roadway improvements designed to meet the needs of development within CFD No. 23, including internal subdivision streets and related underground utilities.

Water System Improvements

Authorized facilities include any and all water facilities designed to meet the needs of development of property within CFD 23. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements

Authorized facilities include any and all recycled water system facilities designed to meet the needs of development of property within CFD 23. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements

Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within CFD 23. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements

Authorized facilities include any and all wastewater facilities designed to meet the needs of development of property within CFD 23. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements

Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within CFD 23. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within CFD 23.

Specific Plan Infrastructure Fee Infrastructure

Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Specific Plan Infrastructure Fee Obligation

Subject to the provisions of the Act, authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD No. 23:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component)
- SPIF Public Facilities Land Equalization Fee Component
- SPIF Parkland Equalization Fee Component
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs

In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

EXHIBIT B

AUTHORIZED SERVICES
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)

The authorized services to be funded from the levy and collection of annual special taxes include those set forth below in addition to the costs associated with collecting and administering the special taxes and annual administration of CFD No. 23. The CFD will be eligible to fund all or a portion of the costs of reconstruction and/or rehabilitation, operation, maintenance, repair and replacement, and servicing of the following items not otherwise subject to funding from the City of Folsom Community Facilities District No. 18 (Folsom Plan Area – Area-Wide Improvements and Services):

1. Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post emergent, maintenance activities as required by a 404 permit and Operations and Management Plan-Conservation and Passive Recreation Open Space, dated June 9, 2017, and repair and replacement of facilities within open space areas in the Project Area.
2. The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.
3. The maintenance of streetlights, including any utility costs related thereto.
4. The maintenance of medians, entries, and entry monumentation.
5. Neighborhood park maintenance, and repair and replacement.
6. Community amenities, such as a community clubhouse.
7. Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
8. Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
9. The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

CFD 23 may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. CFD 23 may also fund administrative fees of the City related to CFD 23.

EXHIBIT C

**INCIDENTAL EXPENSES AND BOND ISSUANCE COSTS
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)**

It is anticipated that the following incidental expenses may be incurred for CFD 23:

- Engineering services
- Special tax consultant services
- City review and administration
- Bond counsel services
- Bond counsel expenses
- Disclosure counsel services
- Disclosure counsel expenses
- Independent municipal advisor services and expenses
- Appraiser services
- Market absorption study and real estate economist services
- Initial bond transfer agent, fiscal agent, registrar and paying agent fees
- Rebate calculation service set up charge
- Bond printing
- Offering memorandum printing and mailing costs
- Publishing, mailing and posting of notices
- Underwriter's discount
- Bond reserve fund
- Capitalized interest
- Bond syndication costs
- Governmental notification and filing costs
- Credit enhancement costs
- Real estate acquisition costs
- Rating agency fees
- Charges and fees of City other than those waived

Certain annual costs may be included in each annual special tax levy. These include:

- Annual bond transfer agent, fiscal agent, registrar and paying agent fees
- Annual rebate calculation costs
- Special tax consultant costs and administration expenses
- Other necessary consultant costs
- Costs of posting and collecting the special taxes
- Personnel and Administrative costs of the City
- Arbitrage rebate
- Continuing disclosure reporting and compliance

EXHIBIT D-1
RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
IMPROVEMENT AREA NO. 1

[ATTACHED]

**RATE AND METHOD OF APPORTIONMENT FOR
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
Improvement Area 1**

A Special Tax, as hereinafter defined, shall be levied on each Assessor's Parcel of Taxable Property within the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area 1 (CFD No. 23 IA1) and collected each Fiscal Year in an amount determined by the CFD No. 23 IA1 Administrator through the application of the Rate and Method of Apportionment as described below. All of the real property within CFD No. 23 IA1, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. GENERAL DEFINITIONS

The terms hereinafter set forth have the following meaning:

“Acre or Acreage” means the land area of an Assessor’s Parcel as shown on County records, such as an Assessor’s Parcel Map and secured roll data, or if the land area is not shown on an Assessor’s Parcel Map, the land area shown on the applicable Large Lot Map, Small Lot Final Subdivision Map, condominium plan, record of survey, or other recorded document creating or describing the parcel. If the preceding maps for a land area are not available, the Acreage of such land area may be determined utilizing available spatial data and GIS. The square footage of an Assessor’s Parcel is equal to the Acreage of such parcel multiplied by 43,560.

“Act” means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

“Assessor’s Parcel” or “Parcel” means a lot or parcel shown in an Assessor’s Parcel Map with an assigned Assessor’s Parcel number.

“Assessor’s Parcel Map” means an official map of the County Assessor of the County designating lots or parcels by an Assessor’s Parcel number.

“Authorized Services” means the landscape corridor, enhanced open space and street light maintenance, services, and expenses authorized to be financed by CFD No. 23 IA1.

“Bond Year” means a one year period beginning on September 2nd in each year and ending on September 1st in the following year, unless defined differently in the applicable Indenture.

“Bonds” means any bonds or other debt (as defined in the Act), whether in one or more series, issued by CFD No. 23 IA1 under the Act.

“CFD No. 23 IA1 Administrator” means the City’s Finance Director, or designee thereof, responsible for determining the Facilities Special Tax Requirement, Services Special Tax Requirement and providing for the levy and collection of the Special Taxes.

“CFD No. 23 IA1” means City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area 1.

“City” means the City of Folsom.

“City Council” means the City Council of the City, acting as the legislative body of CFD No. 23 IA1.

“County” means the County of Sacramento.

“Developed Property” means, for each Fiscal Year, all Taxable Property for which a building permit for new construction was issued prior to June 30 of the previous Fiscal Year.

“Effective Tax Rate Evaluation” means an evaluation of the Total Effective Tax Rate of Residential Property at the time of such evaluation. The Effective Tax Rate Evaluation will be based upon a prepared Price Point Study to determine the Total Effective Tax Rate for Residential Property, based upon the calculated Total Estimated Tax Burden.

“Effective Tax Rate Evaluation Maximum Facilities Special Tax” means the total maximum annual Facilities Special Tax, as determined during the Effective Tax Rate Evaluation, in accordance with the provisions of Section C.2, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate” means the maximum annual Facilities Special Tax rate for each land use category of Taxable Property that will be set forth in Attachment C, following the Effective Tax Rate Evaluation, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Effective Tax Rate Evaluation Minimum Facilities Revenue” means, following the Effective Tax Rate Evaluation, the total minimum amount of CFD No. 23 IA1 Effective Tax Rate Evaluation Maximum Facilities Special Tax, as adjusted annually by the Facilities Special Tax Escalation Factor after the Fiscal Year in which the Effective Tax Rate Evaluation occurs, less any Effective Tax Rate Evaluation Maximum Facilities Special Tax amounts prepaid and permanently satisfied pursuant to Section K. The Effective Tax Rate Evaluation Minimum Facilities Revenue, based on Planned Development, is set forth in Attachment D of this Rate and Method of Apportionment.

“Exempt Property” means all Assessors’ Parcels that are exempt from the Special Tax pursuant to Section F. Assessor’s Parcels exempt from the Special Tax pursuant to Section 53340 of the Act shall also be designated as Exempt Property.

“Facilities Administrative Expenses” means the actual or reasonably estimated costs directly related to the administration of the Facilities Special Tax including, but not limited to, the following: the costs of computing the Facilities Special Tax and preparing the annual Facilities Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Facilities Special Taxes (whether by the County, the City, or otherwise); the costs of remitting the Facilities Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City, CFD No. 23 IA1, or any designee thereof of complying with arbitrage rebate requirements or responding to questions from the IRS or SEC pertaining to any Bonds or any audit of any Bonds by the SEC or IRS; the costs to the City, CFD No.

23 IA1, or any designee thereof of providing continuing disclosure regarding the Bonds pursuant to applicable state or federal securities law; the costs associated with preparing Facilities Special Tax disclosure statements and responding to public inquiries regarding the Facilities Special Taxes; the costs of the City, CFD No. 23 IA1, or any designee thereof related to any appeal of the levy or application of the Facilities Special Tax; the costs associated with the release of funds from an escrow account, if any; and the costs associated with computing and preparing the Effective Tax Rate Evaluation, including the Price Point Study. Facilities Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 23 IA1 for any other administrative purposes, including, but not limited to, attorney’s fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Facilities Special Taxes.

“Facilities Special Tax” means the annual Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Facilities Special Tax Requirement.

“Facilities Special Tax Escalation Factor” means two percent (2%) annually.

“Facilities Special Tax Requirement” means that amount of Special Tax revenue required in any Fiscal Year for CFD No. 23 IA1 to: (i) Pay Facilities Administrative Expenses in an amount designated by the City; (ii) pay annual debt service on all Outstanding Bonds due in the Bond Year beginning in such Fiscal Year; (iii) pay other periodic costs on Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on Outstanding Bonds; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds in accordance with the Indenture; (v) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year and known upcoming delinquencies; and (vi) pay for Pay As You Go Costs; less (vii) a credit for funds available to reduce the annual Facilities Special Tax levy as determined by the CFD No. 23 IA1 Administrator pursuant to the Indenture.

“Facilities Special Tax Term” means the earlier of Fiscal Year 2079-2080 or the Fiscal Year occurring 50 years following the Fiscal Year in which the first building permit was issued or the first series of Bonds was issued within CFD No. 23 IA1.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

“Indenture” means the indenture, fiscal agent agreement, trust agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time, and any instrument replacing or supplementing the same.

“Large Lot Property” means, for each Fiscal Year, all Taxable Property for which a Large Lot Map was recorded prior to June 30 of the previous Fiscal Year, excluding any portion(s) thereof classified as Developed Property, Small Lot Final Map Property, or Permit Ready Multi-Family/Non-Residential Property. Large Lot Property also means, for each Fiscal Year, all Taxable Property classified as Small Lot Final Map Remainder Property as of June 30 of the previous Fiscal Year.

“Large Lot Map” means a recorded subdivision map creating larger parcels by land use. The Large Lot Map does not create individual lots for which building permits may be issued for single-family Residential Units.

“Maximum Facilities Special Tax” means the total maximum annual Facilities Special Tax, determined in accordance with the provisions of Section C, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Facilities Special Tax Rate” means the maximum annual Facilities Special Tax rate for each land use category of Taxable Property, as shown in Attachment A, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Services Special Tax” means the total maximum annual Services Special Tax, determined in accordance with the provisions of Section D, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Services Special Tax Rate” means the maximum annual Services Special Tax rate for each land use category of Taxable Property, as shown in Attachment A, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Special Tax” means the total annual Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) and Maximum Services Special Tax, determined in accordance with the provisions of Section C and Section D, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Total Effective Tax Rate” means 1.80%, unless the City determines, in its sole discretion, that a higher Maximum Total Effective Tax Rate is appropriate.

“Minimum Facilities Revenue” means the minimum amount of total CFD No. 23 IA1 Maximum Facilities Special Tax, as adjusted annually by the Facilities Special Tax Escalation Factor, less any Maximum Facilities Special Tax amounts prepaid and permanently satisfied pursuant to Section K. The Minimum Facilities Revenue, based on Planned Development, is set forth in Attachment B of this Rate and Method of Apportionment.

“MHD Multi-Family Attached Property” means all Assessor’s Parcels for which a building permit could be issued for purposes of constructing one or more attached Residential Units per Assessor’s Parcel with a permitted density range of greater than 20 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council. MHD Multi-Family Attached Property shall also include an Assessor’s Parcel or that portion of an Assessor’s Parcel designated as a Mixed Use Residential Parcel.

“Mixed Use Residential Parcel” means a mixed use Assessor’s Parcel that is designated for residential land use. If the mixed use Assessor’s Parcel contains a combination of residential land use and non-residential land use, only that portion of an Assessor’s Parcel designated for residential land use shall be classified as a Mixed Use Residential Parcel and the remaining non-residential land use of the Assessor’s Parcel shall be classified as Non-Residential Property.

“MMD Multi-Family Attached Property” means all Assessor’s Parcels for which a building permit could be issued for purposes of constructing one or more attached Residential Units per Assessor’s Parcel with a permitted density range of 12-20 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Non-Residential Property” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing non-residential buildings.

“Open Space Property” means property within the boundaries of CFD No. 23 IA1 which (a) has been designated with specific boundaries and acreage on a Small Lot Final Subdivision Map as open space, or (b) is classified by the City zoning code or County Assessor as open space, or (c) has been irrevocably offered for dedication as open space to the federal government, the State of California, the County, the City, any other public agency, a private, non-profit organization, or (d) is encumbered by an easement or other restriction required by the City limiting the use of such property to open space.

“Outstanding Bonds” means all Bonds, which remain outstanding as defined in the Indenture pursuant to which such Bonds were issued.

“Pay as You Go Costs” means that portion of the Facilities Special Tax Requirement attributable to the direct payment for the acquisition and/or construction of public improvements, which are authorized to be financed by CFD No. 23 IA1.

“Permit Ready Multi-Family/Non-Residential Property” means an Assessor’s Parcel of Taxable Property zoned for multi-family or non-residential land use for which all discretionary entitlements have been obtained, including without limitation, development plan review and improvement plan approval, such that building permits may be issued without further approvals for the construction of multi-family Residential Units or non-residential buildings within such Assessor’s Parcel. The City shall have sole discretion, based upon available development information, in classifying an Assessor’s Parcel as Permit Ready Multi-Family/Non-Residential Property.

“Planned Development” means the planned number of Residential Units, MHD Multi-Family Attached Property Acreage, MMD Multi-Family Attached Property Acreage, and Non-Residential Property Acreage planned within CFD No. 23 IA1, set forth in Attachment B or, following the Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment, as amended by the future recordation of all Large Lot Maps and Small Lot Final Subdivision Maps within CFD No. 23 IA1.

“Price Point Study” means an analysis, prepared by an independent firm, to verify the estimated average sales price within each land use category of Residential Property given the project location and current market conditions.

“Property Owner Association Property” means any property within the boundaries of CFD No. 23 IA1, which is (a) owned by a property owner association or (b) designated with specific boundaries and Acreage on a Small Lot Final Subdivision Map as property owner association property. As used in this definition, a property owner association includes any master or sub-association.

“Proportionately” means for Taxable Property that the ratio of the Facilities Special Tax levy to the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) and the Services Special Tax levy to the Maximum Services Special Tax is equal for all Assessors’ Parcels within each classification (Developed Property, Single Family Final Map Property, Permit Ready Multi-Family/Non-Residential Property, Large Lot Property, etc.) within CFD No. 23 IA1.

“Public Property” means any property within the boundaries of CFD No. 23 IA1, which (a) is owned by a public agency, (b) has been irrevocably offered for dedication to a public agency, or (c) is

designated with specific boundaries and Acreage on a Small Lot Final Subdivision Map as property, which will be owned by a public agency. For purposes of this definition, a public agency includes the federal government, the State of California, the County, the City, or any other public agency.

“Residential Floor Area” means all of the square footage of living area within the perimeter of a residential structure, not including any carport, walkway, garage, overhang, patio, enclosed patio, or similar area. The determination of Residential Floor Area shall be made by the CFD No. 23 IA1 Administrator by reference to appropriate records kept by the City’s building department. Residential Floor Area for a residential structure will be based on the building permit(s) issued for such structure prior to it being classified as Developed Property, and shall not change as a result of additions or modifications made to such structure after such classification as Developed Property.

“Residential Lot” means an individual lot of land for which a building permit could be issued to construct a Residential Unit.

“Residential Property” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing Residential Units, including Single-Family Detached Property – SF/SFHD Zoning, Single-Family Detached Property – MLD Zoning, MHD Multi-Family Attached Property, and MMD Multi-Family Attached Property.

“Residential Unit” means a residential dwelling unit, not including guest quarters or “granny flats” as allowed by the City zoning code.

“Services Administrative Expenses” means the actual or reasonably estimated costs directly related to the administration of the Services Special Tax including, but not limited to, the following: the costs of computing the Services Special Taxes and preparing the annual Services Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Services Special Taxes (whether by the County, the City, or otherwise); the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Services Special Tax; and the costs of the City, CFD No. 23 IA1, or any designee thereof related to any appeal of the levy or application of the Services Special Tax. Services Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 23 IA1 for any other administrative purposes related to the Services Special Tax.

“Services Special Tax” means the annual Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Services Special Tax Requirement.

“Services Special Tax Escalation Factor” means the June annualized percentage change of the Consumer Price Index for all Urban Consumers, for the San Francisco-Oakland-San Jose area, not to exceed four percent (4%). In the event that the percentage change is negative, the Services Special Tax Escalation Factor shall be equal to zero.

“Services Special Tax Requirement” means the amount of Services Special Tax revenue required in any Fiscal Year for CFD No. 23 IA1 to: (i) Pay Services Administrative Expenses in an amount designated by the City; (ii) pay Authorized Services expenses; (iii) pay any amounts required to establish or replenish any repair and contingency funds, capital improvement funds, or reserve funds related to the Authorized Services expenses; (iv) cover any shortfalls that exist if, in any Fiscal Year, the levy of the Facilities Special Tax on each Assessor’s Parcel of Taxable Property is insufficient to pay the

Facilities Special Tax Requirement in that Fiscal Year. Facilities Special Tax Requirement shortfalls shall not include Pay As You Go Costs, and (v) pay for reasonably anticipated delinquent Services Special Taxes based on the delinquency rate for Services Special Taxes levied in the previous Fiscal Year; less (vi) a credit for funds available to reduce the annual Services Special Tax levy as determined by the CFD No. 23 IA1 Administrator.

“Single-Family Detached Property – MLD Zoning” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing one or more detached or attached Residential Units with a permitted density range of 7-12 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Single-Family Detached Property – SF/SFHD Zoning” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing one or more Residential Units. Single-Family Detached Property – SF/SFHD Zoning shall consist of either single-family property with a permitted density range of 1-4 Residential Units per Acre or single-family high density property with a permitted density range of 4-7 Residential Units per Acre, which is more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Special Tax” means the annual Facilities Special Tax and Services Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Facilities Special Tax Requirement and the Services Special Tax Requirement.

“Small Lot Final Map Property” means, for each Fiscal Year, all Taxable Property for which a Small Lot Final Subdivision Map was recorded prior to June 30 of the previous Fiscal Year.

“Small Lot Final Map Remainder Property” means an Assessor’s Parcel that is created from the subdivision of Large Lot Property by the recordation of a Small Lot Final Subdivision Map that has not yet been mapped for final development approval. Small Lot Final Map Remainder Property is that portion of property for which the Small Lot Final Subdivision Map definition does not apply (i.e., does not contain individual lots for which building permits may be issued for Residential Units without further subdivision of such property). Each Fiscal Year, all Taxable Property classified as Small Lot Final Map Remainder Property, as of June 30 of the previous Fiscal Year, will be considered Large Lot Property.

“Small Lot Final Subdivision Map” means a subdivision of property created by recordation of a final subdivision map, parcel map or lot line adjustment, approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan pursuant to California Civil Code 1352, that creates individual lots for which building permits may be issued for Residential Units without further subdivision of such property.

“State” means the State of California.

“Taxable Property” means all of the Assessor’s Parcels within the boundaries of CFD No. 23 IA1 that are not exempt from the CFD No. 23 IA1 Special Tax pursuant to law or Section F below.

“**Total Effective Tax Rate**” means the percentage of the Total Estimated Tax Burden as compared to the estimated average sales price identified in the Price Point Study for each land use category of Residential Property.

“**Total Estimated Tax Burden**” means the total amount of overlapping property taxes anticipated to be levied upon a Residential Unit, based upon the estimated average sales price identified in the Price Point Study and existing property tax rates for the current Fiscal Year. Existing property tax rates shall reflect the actual property tax rates levied upon Taxable Property in the Fiscal Year that the Effective Tax Rate Evaluation is completed.

“**Trustee**” means the entity appointed pursuant to an Indenture to act as the trustee, fiscal agent, or paying agent or a combination thereof.

“**Undeveloped Property**” means, for each Fiscal Year, all Taxable Property not classified as Developed Property, Small Lot Final Map Property, Permit Ready Multi-Family/Non-Residential Property, or Large Lot Property.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, using City and County records, City zoning information, and land use development plans, all Assessor’s Parcels within the boundaries of CFD No. 23 IA1 shall be designated as either Taxable Property or Tax-Exempt Property.

All Taxable Property shall be further classified as Developed Property, Small Lot Final Map Property, Permit Ready Multi-Family/Non-Residential Property, Large Lot Property, or Undeveloped Property and shall be subject to the levy of the annual Special Tax determined pursuant to Sections C and D below.

C. FACILITIES SPECIAL TAX

A Maximum Facilities Special Tax shall be assigned to all Taxable Property within CFD No. 23 IA1 according to the Maximum Facilities Special Tax Rates set forth in Attachment A of this Rate and Method of Apportionment.

Once assigned, the sum of the total Maximum Facilities Special Tax shall be equal to or greater than the Minimum Facilities Revenue, unless adjusted by an Effective Tax Rate Evaluation as described below. The Minimum Facilities Revenue for Fiscal Year 2020-2021 is set forth in Attachment B of this Rate and Method of Apportionment.

On each July 1, commencing on July 1, 2021, the Maximum Facilities Special Tax Rates and Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Maximum Facilities Special Tax Rates and Minimum Facilities Revenue in effect for the previous Fiscal Year.

C.1. Future Assessor’s Parcel Changes – Prior to an Effective Tax Rate Evaluation

The Maximum Facilities Special Tax shall be assigned to all future Assessor’s Parcel(s) created from a subdivision, lot line adjustment, or merger of one or more Assessor’s Parcels so that the

revised sum of the total Maximum Facilities Special Tax revenue is not less than the Minimum Facilities Revenue set forth in Attachment B of this Rate and Method of Apportionment.

Undeveloped Property Subdividing into Large Lot Property

When Undeveloped Property subdivides into Large Lot Property, the Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. The expected Developed Property Maximum Facilities Special Tax for any Large Lot Property and any remaining Undeveloped Property shall be based upon the Planned Development for the Large Lot Property and remaining Undeveloped Property.

If the sum of the total expected Developed Property Maximum Facilities Special Tax generated by all of the Taxable Property is greater than or equal to the Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates for the Large Lot Property created from the Undeveloped Property subdivision.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Large Lot Property created from the Undeveloped Property subdivision, until the sum of the total expected Developed Property Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Further, if the sum of the total current Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, the Maximum Facilities Special Tax Rates for the Large Lot Property and any remaining Undeveloped Property created from the Undeveloped Property subdivision shall be Proportionately increased until the sum of the total current Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Attachment B of this Rate and Method of Apportionment shall be updated to reflect any increases to the Maximum Facilities Special Tax Rates from the Undeveloped Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property.

Large Lot Property Subdividing into Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property

When Large Lot Property subdivides into Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property, the Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. If the Large Lot Property subdivision also creates Small Lot Final Map Remainder Property, the expected Developed Property Maximum Facilities Special Tax for the Small Lot Final Map Remainder Property shall be based upon the Planned Development for the Small Lot Final Map Remainder Property. The expected Developed Property Maximum Facilities Special Tax for any remaining Large Lot Property and Undeveloped Property shall be based upon the Planned Development of the Large Lot Property and the Undeveloped Property.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is greater than or equal to the Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-

Residential Property Maximum Facilities Special Tax Rates for the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, and such difference is not eliminated by the full or partial prepayment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax pursuant to Section K, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision, until the sum of the total expected Developed Property Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Attachment B of this Rate and Method of Apportionment shall be updated to reflect any increases to the Maximum Facilities Special Tax Rates from the Large Lot Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property created prior to the Large Lot Property subdivision.

C.2. Effective Tax Rate Evaluation

Prior to the issuance of the first building permit or the first series of Bonds within CFD No. 23 IA1, whichever comes earlier, an Effective Tax Rate Evaluation will be completed. Following the Effective Tax Rate Evaluation, Attachment C of this Rate and Method of Apportionment will be updated to reflect the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for all Taxable Property in CFD No. 23 IA1.

Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates

As part of the Effective Tax Rate Evaluation, a Price Point Study will be prepared and estimated average sales prices will be established for each Residential Property land use category. Using the estimated average sales price information determined in the Price Point Study, the Total Estimated Tax Burden and Total Effective Tax Rate will be calculated, using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment A, for each Residential Property land use category. If the calculated Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for a Residential Property land use category, the Maximum Facilities Special Tax Rate shall not be adjusted and will be assigned using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment A. Attachment C of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category.

If the Total Effective Tax Rate for any Residential Property land use category exceeds the Total Maximum Effective Tax Rate, the Developed Property Maximum Facilities Special Tax Rate set forth in Attachment A shall be reduced until the Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for that Residential Property land use category. Attachment C of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category.

Effective Tax Rate Evaluation Minimum Facilities Revenue

As a result of the Effective Tax Rate Evaluation, if the calculated Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for a Residential Property land use category used in the Minimum Facilities Revenue calculation, the Developed Property Maximum Facilities Special Tax Rate for the applicable Residential Property land use category shall not be adjusted and the Effective Tax Rate Evaluation Developed Property Maximum Facilities Special Tax Rate will be assigned using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment B. Attachment D of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category and the Effective Tax Rate Evaluation Minimum Facilities Revenue.

If the calculated Total Effective Tax Rate exceeds the Total Maximum Effective Tax Rate for a Residential Property land use category used in the Minimum Facilities Revenue calculation, the Effective Tax Rate Evaluation Developed Property Maximum Facilities Special Tax Rate will be assigned using the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates set forth in Attachment C. Attachment D of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category and the Effective Tax Rate Evaluation Minimum Facilities Revenue.

C.3. Future Assessor’s Parcel Changes – After an Effective Tax Rate Evaluation

The Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be assigned to all future Assessor’s Parcel(s) created from a subdivision, lot line adjustment, or merger of one or more Assessor’s Parcels so that the revised sum of the total Effective Tax Rate Evaluation Maximum Facilities Special Tax revenue is not less than the total Effective Tax Rate Evaluation Minimum Facilities Revenue set forth in Attachment D of this Rate and Method of Apportionment.

Undeveloped Property Subdividing into Large Lot Property

When Undeveloped Property subdivides into Large Lot Property, the Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. The expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for any Large Lot Property and any remaining Undeveloped Property shall be based upon the Planned Development for the Large Lot Property and remaining Undeveloped Property.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax generated by all of the Taxable Property is greater than or equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Large Lot Property created from the Undeveloped Property subdivision.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Large Lot Property created from the Undeveloped Property

subdivision, until the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Further, if the sum of the total current Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Large Lot Property and any remaining Undeveloped Property created from the Undeveloped Property subdivision shall be Proportionately increased until the sum of the total current Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Attachment D of this Rate and Method of Apportionment shall be updated to reflect any increases to the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates from the Undeveloped Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property.

Large Lot Property Subdividing into Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property

When Large Lot Property subdivides into Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property, the Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. If the Large Lot Property subdivision also creates Small Lot Final Map Remainder Property, the expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for the Small Lot Final Map Remainder Property shall be based upon the Planned Development for the Small Lot Final Map Remainder Property. The expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for any remaining Large Lot Property and Undeveloped Property shall be based upon the Planned Development of the Large Lot Property and the Undeveloped Property.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is greater than or equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, and such difference is not eliminated by the full or partial prepayment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax pursuant to Section K, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision, until the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Attachment D of this Rate and Method of Apportionment shall be updated to reflect any increases to the

Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates from the Large Lot Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property created prior to the Large Lot Property subdivision.

C.4. Method of Apportionment of Facilities Special Tax

Using the definitions and procedures described herein, the CFD No. 23 IA1 Administrator shall determine the Facilities Special Tax Requirement and levy the Facilities Special Tax until the amount of Facilities Special Taxes equals the Facilities Special Tax Requirement. The Facilities Special Tax shall be levied each Fiscal Year as follows:

Prior to an Effective Tax Rate Evaluation

First: The Facilities Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Maximum Facilities Special Tax in order to satisfy the Facilities Special Tax Requirement.

Second: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Small Lot Final Map Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Third: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first two steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Permit Ready Multi-Family/Non-Residential Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fourth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first three steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Large Lot Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fifth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first four steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Undeveloped Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Undeveloped Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

After an Effective Tax Rate Evaluation

First: The Facilities Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax in order to satisfy the Facilities Special Tax Requirement.

Second: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Small Lot Final Map Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Third: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first two steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Permit Ready Multi-Family/Non-Residential Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fourth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first three steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Large Lot Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fifth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first four steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Undeveloped Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Undeveloped Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

D. SERVICES SPECIAL TAX

A Services Special Tax shall be assigned to all Taxable Property within CFD No. 23 IA1 according to the Maximum Services Special Tax Rates set forth in Attachment A of this Rate and Method of Apportionment.

D.1. Increase in the Maximum Services Special Tax

On each July 1, commencing on July 1, 2021, the Maximum Services Special Tax Rates shall be increased by the Services Special Tax Escalation Factor of the Maximum Services Special Tax Rates in effect for the previous Fiscal Year.

D.2. Method of Apportionment of Services Special Tax

If, in any Fiscal Year, the Facilities Special Tax is levied against each Assessor’s Parcel of Taxable Property within CFD No. 23 IA1 and the Facilities Special Tax revenues generated are insufficient to pay the Facilities Special Tax Requirement such shortfall shall be deemed a component of the Services Special Tax Requirement in that Fiscal Year, and proceeds from the levy of the Services Special Tax shall first be applied to mitigate the shortfall in the Facilities Special Tax Requirement before being used to pay for Authorized Services. The Services Special Tax revenue shall not be applied to any Facilities Special Tax Requirement shortfalls attributable to Pay As You Go Costs authorized to be financed by CFD No. 23 IA1.

Using the definitions and procedures described herein, the CFD No. 23 IA1 Administrator shall determine the Services Special Tax Requirement and levy the Services Special Tax until the amount of Services Special Tax equals the Services Special Tax Requirement. The Services Special Tax shall be levied each Fiscal Year as follows:

First: The Services Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Second: If additional monies are needed to satisfy the Services Special Tax Requirement after the first step has been completed, the Services Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Third: If additional monies are needed to satisfy the Services Special Tax Requirement after the first two steps have been completed, the Services Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Fourth: If additional monies are needed to satisfy the Services Special Tax Requirement after the three steps have been completed, the Services Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

E. DELINQUENCIES

Notwithstanding the above, under no circumstances will the CFD No. 23 IA1 Facilities Special Tax levied against any Assessor’s Parcel of Developed Property classified as Residential Property, in any Fiscal Year, be increased as a consequence of the delinquency or default in the payment of the CFD No. 23 IA1 Facilities Special Taxes by the owner or owners of any other Taxable Property by more than ten percent (10%) above the amount that would have been levied against such Assessor’s Parcel in such Fiscal Year had there been no delinquencies or defaults.

F. EXEMPTIONS

F.1. The CFD No. 23 IA1 Administrator shall classify the following as Exempt Property: Public Property, Property Owner Association Property, Open Space Property, Assessor’s Parcels exempt from the Special Tax pursuant to Section 53340 of the Act, and Assessor’s Parcels with public or utility easements making impractical their utilization for any use other than the purposes set forth in the easement.

F.2. The Maximum Facilities Special Tax obligation or, if applicable, the Effective Tax Rate Evaluation Maximum Facilities Special Tax obligation for Taxable Property which will be transferred or dedicated to a public agency and will be classified as Public Property shall be prepaid in full by the seller, pursuant to Section K, prior to the transfer/dedication of such Taxable Property. Until

the Maximum Facilities Special Tax obligation or, if applicable, the Effective Tax Rate Evaluation Maximum Facilities Special Tax obligation for any such Taxable Property is prepaid, the Taxable Property shall continue to be subject to the levy of the Facilities Special Tax. An exception to this may be made if an Assessor's Parcel of Public Property, such as a school site, is relocated to an Assessor's Parcel of Taxable Property, in which case the Assessor's Parcel of previously Public Property becomes Taxable Property and the Assessor's Parcel of previously Taxable Property becomes Public Property. This trading of an Assessor's Parcel from Taxable Property to Public Property will be permitted to the extent there is no loss in Maximum Facilities Special Tax revenue or, if applicable, Effective Tax Rate Evaluation Maximum Facilities Special Tax revenue, and the transfer is agreed to by the owners of all Assessor's Parcels involved in the transfer and the City Council.

- F.3.** If the use of an Assessor's Parcel changes so that such Assessor's Parcel is no longer eligible to be classified as one of the uses set forth in Section F.1 above that would make such Assessor's Parcel eligible to continue to be classified as Exempt Property, such Assessor's Parcel shall cease to be classified as Exempt Property and shall be deemed to be Taxable Property and subject to the Special Tax.

G. TRANSFERS

Prior to the issuance of the first series of Bonds within CFD No. 23 IA1, the City may permit the transfer of Maximum Facilities Special Tax or Effective Tax Rate Evaluation Maximum Facilities Special Tax from one Assessor's Parcel to another Assessor's Parcel. Before recordation of a Small Lot Final Subdivision Map, if a subdivision map is required, the City may permit a transfer if the number of planned Residential Units, Multi-Family Attached Property Acreage, or Non-Residential Property Acreage is transferred from one Assessor's Parcel(s) to another Assessor's Parcel(s) in any portion of Large Lot Property. The City may, in its sole discretion, allow for a transfer of the Maximum Facilities Special Tax or Effective Tax Rate Evaluation Maximum Facilities Special Tax from one Assessor's Parcel to another Assessor's Parcel provided such a transfer shall be allowed only if (1) all adjustments are agreed to in writing by the affected property owners and the City's Finance Director, and (2) there is no reduction in the sum of the total Maximum Facilities Special Tax or sum of the total Effective Tax Rate Evaluation Maximum Facilities Special Tax as a result of the transfer. Should a transfer result in an amendment to Attachment B or, following an Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment, the requesting property owner shall bear the costs to affect the transfer in the CFD No. 23 IA1 records and prepare the required amendments to Attachment B or, following an Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment.

H. INTERPRETATIONS

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the Rate and Method of Apportionment of Special Tax. In addition, the interpretation and application of any section of this document shall be at the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Tax.

I. REVIEW/APEALS

The CFD No. 23 IA1 Administrator may establish such procedures, as it deems necessary to undertake the review of any such appeal. The CFD No. 23 IA1 Administrator shall interpret this Rate and Method of Apportionment of Special Tax and make determinations relative to the annual administration of the Special Tax and any property owner appeals, as herein specified.

Any property owner may file a written appeal of the Special Tax with the CFD No. 23 IA1 Administrator claiming that the amount or application of the Special Tax is not correct. The appeal must be filed not later than one calendar year after having paid the Special Taxes that are disputed, and the appellant must be current in all payments of Special Taxes. In addition, during the term of the appeal process, all Special Taxes levied must be paid on or before the payment date established when the levy was made. The appeal must specify the reasons why the appellant claims the Special Taxes are in error. The CFD No. 23 IA1 Administrator shall review the appeal, meet with the appellant if the CFD No. 23 IA1 Administrator deems necessary, and advise the appellant of its determination.

If the property owner disagrees with the CFD No. 23 IA1 Administrator’s decision relative to the appeal, the owner may file a written notice with the City Manager appealing the amount of the Special Tax levied on such Assessor’s Parcel. If following such consultation and action (if any by the City Manager), the property owner believes such error still exists, such person may file a written notice with the City Council appealing the amount of the Special Tax levied on such Assessor’s Parcel. The decision of the City shall be final and binding to all persons. If the decision of the CFD No. 23 IA1 Administrator or subsequent decision by the City Manager or City Council requires the Special Taxes to be modified or changed in favor of the property owner, no cash refund shall be made for prior years’ Special Taxes, but an adjustment shall be made to credit future Special Taxes. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal action by such owner.

J. MANNER OF COLLECTION

The annual Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes; provided, however, that CFD No. 23 IA1, may, at the sole discretion of the City, directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner as necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on Assessor’s Parcels of Taxable Property that are delinquent in the payment of Special Taxes.

K. PREPAYMENT OF FACILITIES SPECIAL TAX

The Facilities Special Tax obligation of an Assessor’s Parcel of Taxable Property may be prepaid and permanently satisfied as described herein; provided that there are no delinquent Special Taxes with respect to such Assessor’s Parcel at the time of prepayment. An owner of an Assessor’s Parcel intending to prepay the Facilities Special Tax obligation shall provide the CFD No. 23 IA1 Administrator with written notice of intent to prepay. Within 30 days of receipt of such written notice, the CFD No. 23 IA1 Administrator shall notify such owner of the prepayment amount of such Assessor’s Parcel. Prepayment must be made not less than 60 days prior to the next occurring date that notice of

redemption of Bonds, whichever date is earlier, from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture. The CFD No. 23 IA1 Administrator may charge a fee for providing this service.

K.1. Prepayment in Full

As of the proposed date of prepayment, the Prepayment Amount shall be calculated as follows:

Step 1: Determine the current Fiscal Year Maximum Facilities Special Tax for the Assessor’s Parcel based on the assignment of the Maximum Facilities Special Tax described in Section C above. If an Effective Tax Rate Evaluation has occurred, determine the current Fiscal Year Effective Tax Rate Evaluation Maximum Facilities Special Tax for the Assessor’s Parcel based on the assignment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax described in Section C above. If the Assessor’s Parcel is not already classified as Developed Property, the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) shall be assigned as though the Assessor’s Parcel was already designated as Developed Property.

Step 2: Calculate the annual revenue produced, by annually applying the Facilities Special Tax Escalation Factor, from the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) from the date of prepayment through the Facilities Special Tax Term, except that this final date may be amended by the City no later than the time of the calculation of the prepayment. If the final date used in the prepayment calculation is amended by the City, this amended final date shall apply to any and all prepayment calculations from that point forward.

Step 3: Calculate the present value of the Assessor’s Parcel’s annual Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) revenue stream determined in Step 2. The present value shall be calculated using a discount rate that earns a rate of interest that, when the prepayment is invested in City permitted and available investments, would produce annual revenues equal to the amounts calculated in Step 2.

If there are Outstanding Bonds at the time of the Prepayment Amount calculation, the Prepayment Amount shall be first allocated to the Redemption Amount. If the Prepayment Amount is insufficient to fund the Redemption Amount, then the Prepayment Amount shall be increased to equal the Redemption Amount.

The Redemption Amount is calculated as follows:

Step 1: Divide the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) computed pursuant to Step 1 of Section K.1 by the total Maximum Facilities Special Taxes (or total Effective Tax Rate Evaluation Maximum Facilities Special Taxes) for the entire CFD No. 23 IA1, based on the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) that could be charged in the current Fiscal Year if all Taxable Property were designated as Developed Property, excluding any Assessor’s Parcels which have prepaid the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) obligation (the “Prepayment Quotient”).

Step 2: Multiply the Prepayment Quotient by the Outstanding Bonds to compute the amount of Outstanding Bonds to be redeemed (the "Bond Redemption Amount").

Step 3: Multiply the Bond Redemption Amount by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed.

Step 4: Compute the amount needed to pay interest on the Bond Redemption Amount from the first Bond interest payment date following the current Fiscal Year until the earliest redemption date for the Outstanding Bonds.

Step 5: Determine that portion of Facilities Special Taxes levied on the Assessor's Parcel in the current Fiscal Year to satisfy the Facilities Special Tax Requirement, which have not yet been paid.

Step 6: A reserve fund credit shall equal the lesser of: (a) the expected reduction in the reserve requirement (as defined in the Indenture for the Bonds), if any, associated with the redemption of Outstanding Bonds as a result of the prepayment, or (b) the amount derived by subtracting the new reserve requirement (as defined in the Indenture for the Bonds) in effect after the redemption of Outstanding Bonds as a result of the prepayment from the balance in the reserve fund on the prepayment date, but in no event shall such amount be less than zero. Such reserve fund credit will not decrease the balance in the reserve fund below the new reserve requirement.

Step 7: If any capitalized interest for the Outstanding Bonds will not have been expended at the time of the first interest and/or principal payment following the current Fiscal Year, a capitalized interest credit shall be calculated by multiplying the quotient computed pursuant to Step 1 by the expected balance in the capitalized interest fund after such first interest payment.

Step 8: The redemption amount is equal to the sum of the amounts computed pursuant to Steps 2, 3, 4, and 5, less the amount computed pursuant to Steps 6 and 7 (the "Redemption Amount").

If the Prepayment Amount exceeds the Redemption Amount, then any remaining Prepayment Amount, after allocating the Redemption Amount, shall be designated as Pay as You Go Costs.

The Prepayment Amount shall include any fees or expenses, including the costs of computation of the prepayment, the costs to invest the prepayment proceeds, the cost of redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption (the "Administrative Fees and Expenses").

In addition, the City has the authority to adjust the Prepayment Amount calculated above if a portion or all of the current property tax bill and the portion attributable to the payment of the Facilities Special Tax has not been used to make an interest and/or principal payment on the Bonds.

Notwithstanding the foregoing, no Facilities Special Tax prepayment shall be allowed unless the amount of Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities

Special Taxes), net of any priority administration, if any as defined in the Bond documents, that may be levied on Taxable Property, in each Fiscal Year, both prior to and after the proposed prepayment, is at least 1.1 times the annual debt service on all Outstanding Bonds to be paid from the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) in each Fiscal Year.

K.2. Prepayment in Part

The Facilities Special Tax obligation may be partially prepaid in any percentage of the full Prepayment Amount. The amount of the partial prepayment shall be calculated as in the above Section K.1; except that a partial prepayment shall be calculated according to the following formula:

$$PP = ((PE - A) \times F) + A$$

These terms have the following meaning:

PP = the Partial Prepayment Amount

PE = the Prepayment Amount calculated according to Section K.1 above

A = the Administrative Fees and Expenses calculated according to Section K.1 above

F = the percent by which the owner of the Assessor’s Parcel(s) is partially prepaying the Facilities Special Tax obligation.

The owner of an Assessor’s Parcel who desires to partially prepay the Facilities Special Tax obligation shall notify the CFD No. 23 IA1 Administrator of (i) such owner’s intent to partially prepay the Facilities Special Tax obligation, (ii) the amount of partial prepayment expressed in increments equal to percentage of the full Prepayment Amount, and (iii) the company or agency that will be acting as the escrow agent, if applicable. Partial prepayment must be made not less than 60 days prior to the next occurring date that notice of redemption of Bonds, whichever date is earlier, from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture. The CFD No. 23 IA1 Administrator may charge a fee for providing this service.

With respect to any Assessor’s Parcel that is partially prepaid, the CFD No. 23 IA1 Administrator shall indicate in the records of CFD No. 23 IA1 that there has been a partial prepayment of the Facilities Special Tax obligation and that a portion of the Facilities Special Tax obligation equal to the outstanding percentage (1.00 – F) of the remaining Facilities Special Tax obligation shall continue to be authorized to be levied on such Assessor’s Parcel pursuant to Section C.

Notwithstanding the foregoing, no partial prepayment shall be allowed unless the amount of Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes), net of any priority administration, if any as defined in the Bond documents, that may be levied on Taxable Property, in each Fiscal Year, both prior to and after the proposed partial prepayment, is at least 1.1 times the annual debt service on all Outstanding Bonds to be paid from the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) in each Fiscal Year.

L. TERM OF SPECIAL TAX

The Maximum Facilities Special Tax and Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be levied commencing in Fiscal Year 2020-2021 to the extent necessary to fully satisfy the Facilities Special Tax Requirement and shall be levied for the Facilities Special Tax Term.

The Maximum Services Special Tax shall be levied commencing in Fiscal Year 2020-2021 and shall be levied in perpetuity, unless and until such time the City determines that revenues are no longer needed to pay the Services Special Tax Requirement.

ATTACHMENT A
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 1
Maximum Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Maximum Facilities Special Tax Rate ⁽¹⁾	2020-2021 Maximum Services Special Tax Rate ⁽²⁾	Taxed Per
Developed Property:				
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$3,886	\$210	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	3,571	210	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	3,559	210	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	3,293	210	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	3,000	210	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	2,900	210	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	3,886	156	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	3,571	156	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	3,559	156	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	3,293	156	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	3,000	156	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	2,900	156	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	30,000	500	Acre
MHD Multi-Family Attached Property	Not Applicable	11,700	1,000	Acre
Non-Residential Property	Not Applicable	11,700	1,000	Acre

ATTACHMENT A
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 1
Maximum Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Maximum Facilities Special Tax Rate ⁽¹⁾	2020-2021 Maximum Services Special Tax Rate ⁽²⁾	Taxed Per
Small Lot Final Map Property:				
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$2,900	\$210	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	2,900	156	Residential Lot
Permit Ready Multi-Family/Non-Residential Property				
	Not Applicable	\$11,700	\$1,000	Acre
Large Lot Property				
	Not Applicable	\$22,500	\$1,400	Acre
Undeveloped Property				
	Not Applicable	\$22,500	\$1,400	Acre

- (1) On each July 1, commencing on July 1, 2021, the Maximum Facilities Special Tax Rates shall be increased by the Facilities Special Tax Escalation Factor of the Maximum Facilities Special Tax Rates in effect for the previous Fiscal Year.
- (2) On each July 1, commencing on July 1, 2021, the Maximum Services Special Tax Rates shall be increased by an amount equal to the Services Special Tax Escalation Factor of the Maximum Services Special Tax Rates in effect for the previous Fiscal Year.

ATTACHMENT B
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 1
Minimum Facilities Revenue
(Fiscal Year 2020-2021)

Land Use Category	Planned Number of Residential Units / Acres	2020-2021 Developed Property Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	2020-2021 Minimum Facilities Revenue ⁽¹⁾⁽³⁾
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning ⁽⁴⁾	441	\$2,900	\$1,278,900
Single-Family Detached Property – MLD Zoning ⁽⁴⁾	257	2,900	745,300
MMD Multi-Family Attached Property	0.0	30,000	0
MHD Multi-Family Attached Property	9.8	11,700	114,660
Non-Residential Property	0.0	11,700	0
Total Minimum Facilities Revenue			\$2,138,860

- (1) On each July 1, commencing on July 1, 2021, the Developed Property Maximum Facilities Special Tax Rates and Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Developed Property Maximum Facilities Special Tax Rates and Minimum Facilities Revenue in effect for the previous Fiscal Year.
- (2) As a result of future Assessor’s Parcel changes, described in Section C.1, the assigned Maximum Facilities Special Tax Rates for Developed Property may exceed the Developed Property Maximum Facilities Special Tax Rates set forth in this table.
- (3) The total Minimum Facilities Revenue may be decreased as result of all or a portion of Maximum Facilities Special Tax obligations being prepaid and permanently satisfied pursuant to Section K.
- (4) Based upon the Developed Property Maximum Facilities Special Tax Rate for Single-Family Detached Property – SF/SFHD Zoning and Single-Family Detached Property – MLD Zoning with Residential Floor Area of less than 2,000 square feet.

ATTACHMENT C
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 1
Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	Taxed Per
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$ _____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	_____	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	_____	Acre
MHD Multi-Family Attached Property	Not Applicable	_____	Acre
Non-Residential Property	Not Applicable	_____	Acre

ATTACHMENT C
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 1
Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	Taxed Per
Small Lot Final Map Property:			
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$ _____	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	_____	Residential Lot
Permit Ready Multi-Family/Non-Residential Property	Not Applicable	\$ _____	Acre
Large Lot Property	Not Applicable	\$ _____	Acre
Undeveloped Property	Not Applicable	\$ _____	Acre

- (1) Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates will be inserted following the Effective Tax Rate Evaluation.
- (2) On each July 1, commencing in the Fiscal Year after the Effective Tax Rate Evaluation occurs, the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be increased by the Facilities Special Tax Escalation Factor of the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates in effect for the previous Fiscal Year.

ATTACHMENT D
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 1
Effective Tax Rate Evaluation Minimum Facilities Revenue
(Fiscal Year 2020-2021)

Land Use Category	Planned Number of Residential Units / Acres ⁽¹⁾	2020-2021 Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾⁽³⁾	2020-2021 Effective Tax Rate Evaluation Minimum Facilities Revenue ⁽¹⁾⁽²⁾⁽⁴⁾
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning ⁽⁵⁾	_____	\$ _____	\$ _____
Single-Family Detached Property – MLD Zoning ⁽⁵⁾	_____	_____	_____
MMD Multi-Family Attached Property	_____	_____	_____
MHD Multi-Family Attached Property	_____	_____	_____
Non-Residential Property	_____	_____	_____
Total Effective Tax Rate Evaluation Minimum Facilities Revenue			\$ _____

- (1) Planned Number of Residential Units/Acres, Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate and Effective Tax Rate Evaluation Minimum Facilities Revenue to be inserted following the Effective Tax Rate Evaluation.
- (2) On each July 1, commencing in the Fiscal Year after the Effective Tax Rate Evaluation occurs, the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates and Effective Tax Rate Evaluation Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates and Effective Tax Rate Evaluation Minimum Facilities Revenue in effect for the previous Fiscal Year.
- (3) As a result of future Assessor’s Parcel changes, described in Section C.3, the assigned Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates may exceed the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates set forth in this table.
- (4) The total Effective Tax Rate Evaluation Minimum Facilities Revenue may be decreased as result of all or a portion of Effective Tax Rate Evaluation Maximum Facilities Special Tax obligations being prepaid and permanently satisfied pursuant to Section K.
- (5) Based upon the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for Single-Family Detached Property – SF/SFHD Zoning and Single-Family Detached Property – MLD Zoning with Residential Floor Area of less than 2,000 square feet.

EXHIBIT D-2

**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
IMPROVEMENT AREA NO. 2**

[ATTACHED]

RATE AND METHOD OF APPORTIONMENT FOR
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
Improvement Area 2

A Special Tax, as hereinafter defined, shall be levied on each Assessor's Parcel of Taxable Property within the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area 2 (CFD No. 23 IA2) and collected each Fiscal Year in an amount determined by the CFD No. 23 IA2 Administrator through the application of the Rate and Method of Apportionment as described below. All of the real property within CFD No. 23 IA2, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. GENERAL DEFINITIONS

The terms hereinafter set forth have the following meaning:

"Acre or Acreage" means the land area of an Assessor's Parcel as shown on County records, such as an Assessor's Parcel Map and secured roll data, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Large Lot Map, Small Lot Final Subdivision Map, condominium plan, record of survey, or other recorded document creating or describing the parcel. If the preceding maps for a land area are not available, the Acreage of such land area may be determined utilizing available spatial data and GIS. The square footage of an Assessor's Parcel is equal to the Acreage of such parcel multiplied by 43,560.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

"Assessor's Parcel" or "Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor of the County designating lots or parcels by an Assessor's Parcel number.

"Authorized Services" means the landscape corridor, enhanced open space and street light maintenance, services, and expenses authorized to be financed by CFD No. 23 IA2.

"Bond Year" means a one year period beginning on September 2nd in each year and ending on September 1st in the following year, unless defined differently in the applicable Indenture.

"Bonds" means any bonds or other debt (as defined in the Act), whether in one or more series, issued by CFD No. 23 IA2 under the Act.

"CFD No. 23 IA2 Administrator" means the City's Finance Director, or designee thereof, responsible for determining the Facilities Special Tax Requirement, Services Special Tax Requirement and providing for the levy and collection of the Special Taxes.

“CFD No. 23 IA2” means City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area 2.

“City” means the City of Folsom.

“City Council” means the City Council of the City, acting as the legislative body of CFD No. 23 IA2.

“County” means the County of Sacramento.

“Developed Property” means, for each Fiscal Year, all Taxable Property for which a building permit for new construction was issued prior to June 30 of the previous Fiscal Year.

“Effective Tax Rate Evaluation” means an evaluation of the Total Effective Tax Rate of Residential Property at the time of such evaluation. The Effective Tax Rate Evaluation will be based upon a prepared Price Point Study to determine the Total Effective Tax Rate for Residential Property, based upon the calculated Total Estimated Tax Burden.

“Effective Tax Rate Evaluation Maximum Facilities Special Tax” means the total maximum annual Facilities Special Tax, as determined during the Effective Tax Rate Evaluation, in accordance with the provisions of Section C.2, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate” means the maximum annual Facilities Special Tax rate for each land use category of Taxable Property that will be set forth in Attachment C, following the Effective Tax Rate Evaluation, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Effective Tax Rate Evaluation Minimum Facilities Revenue” means, following the Effective Tax Rate Evaluation, the total minimum amount of CFD No. 23 IA2 Effective Tax Rate Evaluation Maximum Facilities Special Tax, as adjusted annually by the Facilities Special Tax Escalation Factor after the Fiscal Year in which the Effective Tax Rate Evaluation occurs, less any Effective Tax Rate Evaluation Maximum Facilities Special Tax amounts prepaid and permanently satisfied pursuant to Section K. The Effective Tax Rate Evaluation Minimum Facilities Revenue, based on Planned Development, is set forth in Attachment D of this Rate and Method of Apportionment.

“Exempt Property” means all Assessors’ Parcels that are exempt from the Special Tax pursuant to Section F. Assessor’s Parcels exempt from the Special Tax pursuant to Section 53340 of the Act shall also be designated as Exempt Property.

“Facilities Administrative Expenses” means the actual or reasonably estimated costs directly related to the administration of the Facilities Special Tax including, but not limited to, the following: the costs of computing the Facilities Special Tax and preparing the annual Facilities Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Facilities Special Taxes (whether by the County, the City, or otherwise); the costs of remitting the Facilities Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City, CFD No. 23 IA2, or any designee thereof of complying with arbitrage rebate requirements or responding to questions from the IRS or SEC pertaining to any Bonds or any audit of any Bonds by the SEC or IRS; the costs to the City, CFD No.

23 IA2, or any designee thereof of providing continuing disclosure regarding the Bonds pursuant to applicable state or federal securities law; the costs associated with preparing Facilities Special Tax disclosure statements and responding to public inquiries regarding the Facilities Special Taxes; the costs of the City, CFD No. 23 IA2, or any designee thereof related to any appeal of the levy or application of the Facilities Special Tax; the costs associated with the release of funds from an escrow account, if any; and the costs associated with computing and preparing the Effective Tax Rate Evaluation, including the Price Point Study. Facilities Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 23 IA2 for any other administrative purposes, including, but not limited to, attorney’s fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Facilities Special Taxes.

“**Facilities Special Tax**” means the annual Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Facilities Special Tax Requirement.

“**Facilities Special Tax Escalation Factor**” means two percent (2%) annually.

“**Facilities Special Tax Requirement**” means that amount of Special Tax revenue required in any Fiscal Year for CFD No. 23 IA2 to: (i) Pay Facilities Administrative Expenses in an amount designated by the City; (ii) pay annual debt service on all Outstanding Bonds due in the Bond Year beginning in such Fiscal Year; (iii) pay other periodic costs on Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on Outstanding Bonds; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds in accordance with the Indenture; (v) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year and known upcoming delinquencies; and (vi) pay for Pay As You Go Costs; less (vii) a credit for funds available to reduce the annual Facilities Special Tax levy as determined by the CFD No. 23 IA2 Administrator pursuant to the Indenture.

“**Facilities Special Tax Term**” means the earlier of Fiscal Year 2079-2080 or the Fiscal Year occurring 50 years following the Fiscal Year in which the first building permit was issued or the first series of Bonds was issued within CFD No. 23 IA2.

“**Fiscal Year**” means the period starting July 1 and ending on the following June 30.

“**Indenture**” means the indenture, fiscal agent agreement, trust agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time, and any instrument replacing or supplementing the same.

“**Large Lot Property**” means, for each Fiscal Year, all Taxable Property for which a Large Lot Map was recorded prior to June 30 of the previous Fiscal Year, excluding any portion(s) thereof classified as Developed Property, Small Lot Final Map Property, or Permit Ready Multi-Family/Non-Residential Property. Large Lot Property also means, for each Fiscal Year, all Taxable Property classified as Small Lot Final Map Remainder Property as of June 30 of the previous Fiscal Year.

“**Large Lot Map**” means a recorded subdivision map creating larger parcels by land use. The Large Lot Map does not create individual lots for which building permits may be issued for single-family Residential Units.

“Maximum Facilities Special Tax” means the total maximum annual Facilities Special Tax, determined in accordance with the provisions of Section C, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Facilities Special Tax Rate” means the maximum annual Facilities Special Tax rate for each land use category of Taxable Property, as shown in Attachment A, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Services Special Tax” means the total maximum annual Services Special Tax, determined in accordance with the provisions of Section D, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Services Special Tax Rate” means the maximum annual Services Special Tax rate for each land use category of Taxable Property, as shown in Attachment A, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Special Tax” means the total annual Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) and Maximum Services Special Tax, determined in accordance with the provisions of Section C and Section D, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Total Effective Tax Rate” means 1.80%, unless the City determines, in its sole discretion, that a higher Maximum Total Effective Tax Rate is appropriate.

“Minimum Facilities Revenue” means the minimum amount of total CFD No. 23 IA2 Maximum Facilities Special Tax, as adjusted annually by the Facilities Special Tax Escalation Factor, less any Maximum Facilities Special Tax amounts prepaid and permanently satisfied pursuant to Section K. The Minimum Facilities Revenue, based on Planned Development, is set forth in Attachment B of this Rate and Method of Apportionment.

“MHD Multi-Family Attached Property” means all Assessor’s Parcels for which a building permit could be issued for purposes of constructing one or more attached Residential Units per Assessor’s Parcel with a permitted density range of greater than 20 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council. MHD Multi-Family Attached Property shall also include an Assessor’s Parcel or that portion of an Assessor’s Parcel designated as a Mixed Use Residential Parcel.

“Mixed Use Residential Parcel” means a mixed use Assessor’s Parcel that is designated for residential land use. If the mixed use Assessor’s Parcel contains a combination of residential land use and non-residential land use, only that portion of an Assessor’s Parcel designated for residential land use shall be classified as a Mixed Use Residential Parcel and the remaining non-residential land use of the Assessor’s Parcel shall be classified as Non-Residential Property.

“MMD Multi-Family Attached Property” means all Assessor’s Parcels for which a building permit could be issued for purposes of constructing one or more attached Residential Units per Assessor’s Parcel with a permitted density range of 12-20 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Non-Residential Property” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing non-residential buildings.

“Open Space Property” means property within the boundaries of CFD No. 23 IA2 which (a) has been designated with specific boundaries and acreage on a Small Lot Final Subdivision Map as open space, or (b) is classified by the City zoning code or County Assessor as open space, or (c) has been irrevocably offered for dedication as open space to the federal government, the State of California, the County, the City, any other public agency, a private, non-profit organization, or (d) is encumbered by an easement or other restriction required by the City limiting the use of such property to open space.

“Outstanding Bonds” means all Bonds, which remain outstanding as defined in the Indenture pursuant to which such Bonds were issued.

“Pay as You Go Costs” means that portion of the Facilities Special Tax Requirement attributable to the direct payment for the acquisition and/or construction of public improvements, which are authorized to be financed by CFD No. 23 IA2.

“Permit Ready Multi-Family/Non-Residential Property” means an Assessor’s Parcel of Taxable Property zoned for multi-family or non-residential land use for which all discretionary entitlements have been obtained, including without limitation, development plan review and improvement plan approval, such that building permits may be issued without further approvals for the construction of multi-family Residential Units or non-residential buildings within such Assessor’s Parcel. The City shall have sole discretion, based upon available development information, in classifying an Assessor’s Parcel as Permit Ready Multi-Family/Non-Residential Property.

“Planned Development” means the planned number of Residential Units, MHD Multi-Family Attached Property Acreage, MMD Multi-Family Attached Property Acreage, and Non-Residential Property Acreage planned within CFD No. 23 IA2, set forth in Attachment B or, following the Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment, as amended by the future recordation of all Large Lot Maps and Small Lot Final Subdivision Maps within CFD No. 23 IA2.

“Price Point Study” means an analysis, prepared by an independent firm, to verify the estimated average sales price within each land use category of Residential Property given the project location and current market conditions.

“Property Owner Association Property” means any property within the boundaries of CFD No. 23 IA2, which is (a) owned by a property owner association or (b) designated with specific boundaries and Acreage on a Small Lot Final Subdivision Map as property owner association property. As used in this definition, a property owner association includes any master or sub-association.

“Proportionately” means for Taxable Property that the ratio of the Facilities Special Tax levy to the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) and the Services Special Tax levy to the Maximum Services Special Tax is equal for all Assessors’ Parcels within each classification (Developed Property, Single Family Final Map Property, Permit Ready Multi-Family/Non-Residential Property, Large Lot Property, etc.) within CFD No. 23 IA2.

“Public Property” means any property within the boundaries of CFD No. 23 IA2, which (a) is owned by a public agency, (b) has been irrevocably offered for dedication to a public agency, or (c) is

designated with specific boundaries and Acreage on a Small Lot Final Subdivision Map as property, which will be owned by a public agency. For purposes of this definition, a public agency includes the federal government, the State of California, the County, the City, or any other public agency.

“Residential Floor Area” means all of the square footage of living area within the perimeter of a residential structure, not including any carport, walkway, garage, overhang, patio, enclosed patio, or similar area. The determination of Residential Floor Area shall be made by the CFD No. 23 IA2 Administrator by reference to appropriate records kept by the City’s building department. Residential Floor Area for a residential structure will be based on the building permit(s) issued for such structure prior to it being classified as Developed Property, and shall not change as a result of additions or modifications made to such structure after such classification as Developed Property.

“Residential Lot” means an individual lot of land for which a building permit could be issued to construct a Residential Unit.

“Residential Property” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing Residential Units, including Single-Family Detached Property – SF/SFHD Zoning, Single-Family Detached Property – MLD Zoning, MHD Multi-Family Attached Property, and MMD Multi-Family Attached Property.

“Residential Unit” means a residential dwelling unit, not including guest quarters or “granny flats” as allowed by the City zoning code.

“Services Administrative Expenses” means the actual or reasonably estimated costs directly related to the administration of the Services Special Tax including, but not limited to, the following: the costs of computing the Services Special Taxes and preparing the annual Services Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Services Special Taxes (whether by the County, the City, or otherwise); the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Services Special Tax; and the costs of the City, CFD No. 23 IA2, or any designee thereof related to any appeal of the levy or application of the Services Special Tax. Services Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 23 IA2 for any other administrative purposes related to the Services Special Tax.

“Services Special Tax” means the annual Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Services Special Tax Requirement.

“Services Special Tax Escalation Factor” means the June annualized percentage change of the Consumer Price Index for all Urban Consumers, for the San Francisco-Oakland-San Jose area, not to exceed four percent (4%). In the event that the percentage change is negative, the Services Special Tax Escalation Factor shall be equal to zero.

“Services Special Tax Requirement” means the amount of Services Special Tax revenue required in any Fiscal Year for CFD No. 23 IA2 to: (i) Pay Services Administrative Expenses in an amount designated by the City; (ii) pay Authorized Services expenses; (iii) pay any amounts required to establish or replenish any repair and contingency funds, capital improvement funds, or reserve funds related to the Authorized Services expenses; (iv) cover any shortfalls that exist if, in any Fiscal Year, the levy of the Facilities Special Tax on each Assessor’s Parcel of Taxable Property is insufficient to pay the

Facilities Special Tax Requirement in that Fiscal Year. Facilities Special Tax Requirement shortfalls shall not include Pay As You Go Costs, and (v) pay for reasonably anticipated delinquent Services Special Taxes based on the delinquency rate for Services Special Taxes levied in the previous Fiscal Year; less (vi) a credit for funds available to reduce the annual Services Special Tax levy as determined by the CFD No. 23 IA2 Administrator.

“Single-Family Detached Property – MLD Zoning” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing one or more detached or attached Residential Units with a permitted density range of 7-12 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Single-Family Detached Property – SF/SFHD Zoning” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing one or more Residential Units. Single-Family Detached Property – SF/SFHD Zoning shall consist of either single-family property with a permitted density range of 1-4 Residential Units per Acre or single-family high density property with a permitted density range of 4-7 Residential Units per Acre, which is more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Special Tax” means the annual Facilities Special Tax and Services Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Facilities Special Tax Requirement and the Services Special Tax Requirement.

“Small Lot Final Map Property” means, for each Fiscal Year, all Taxable Property for which a Small Lot Final Subdivision Map was recorded prior to June 30 of the previous Fiscal Year.

“Small Lot Final Map Remainder Property” means an Assessor’s Parcel that is created from the subdivision of Large Lot Property by the recordation of a Small Lot Final Subdivision Map that has not yet been mapped for final development approval. Small Lot Final Map Remainder Property is that portion of property for which the Small Lot Final Subdivision Map definition does not apply (i.e., does not contain individual lots for which building permits may be issued for Residential Units without further subdivision of such property). Each Fiscal Year, all Taxable Property classified as Small Lot Final Map Remainder Property, as of June 30 of the previous Fiscal Year, will be considered Large Lot Property.

“Small Lot Final Subdivision Map” means a subdivision of property created by recordation of a final subdivision map, parcel map or lot line adjustment, approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan pursuant to California Civil Code 1352, that creates individual lots for which building permits may be issued for Residential Units without further subdivision of such property.

“State” means the State of California.

“Taxable Property” means all of the Assessor’s Parcels within the boundaries of CFD No. 23 IA2 that are not exempt from the CFD No. 23 IA2 Special Tax pursuant to law or Section F below.

“Total Effective Tax Rate” means the percentage of the Total Estimated Tax Burden as compared to the estimated average sales price identified in the Price Point Study for each land use category of Residential Property.

“Total Estimated Tax Burden” means the total amount of overlapping property taxes anticipated to be levied upon a Residential Unit, based upon the estimated average sales price identified in the Price Point Study and existing property tax rates for the current Fiscal Year. Existing property tax rates shall reflect the actual property tax rates levied upon Taxable Property in the Fiscal Year that the Effective Tax Rate Evaluation is completed.

“Trustee” means the entity appointed pursuant to an Indenture to act as the trustee, fiscal agent, or paying agent or a combination thereof.

“Undeveloped Property” means, for each Fiscal Year, all Taxable Property not classified as Developed Property, Small Lot Final Map Property, Permit Ready Multi-Family/Non-Residential Property, or Large Lot Property.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, using City and County records, City zoning information, and land use development plans, all Assessor’s Parcels within the boundaries of CFD No. 23 IA2 shall be designated as either Taxable Property or Tax-Exempt Property.

All Taxable Property shall be further classified as Developed Property, Small Lot Final Map Property, Permit Ready Multi-Family/Non-Residential Property, Large Lot Property, or Undeveloped Property and shall be subject to the levy of the annual Special Tax determined pursuant to Sections C and D below.

C. FACILITIES SPECIAL TAX

A Maximum Facilities Special Tax shall be assigned to all Taxable Property within CFD No. 23 IA2 according to the Maximum Facilities Special Tax Rates set forth in Attachment A of this Rate and Method of Apportionment.

Once assigned, the sum of the total Maximum Facilities Special Tax shall be equal to or greater than the Minimum Facilities Revenue, unless adjusted by an Effective Tax Rate Evaluation as described below. The Minimum Facilities Revenue for Fiscal Year 2020-2021 is set forth in Attachment B of this Rate and Method of Apportionment.

On each July 1, commencing on July 1, 2021, the Maximum Facilities Special Tax Rates and Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Maximum Facilities Special Tax Rates and Minimum Facilities Revenue in effect for the previous Fiscal Year.

C.1. Future Assessor’s Parcel Changes – Prior to an Effective Tax Rate Evaluation

The Maximum Facilities Special Tax shall be assigned to all future Assessor’s Parcel(s) created from a subdivision, lot line adjustment, or merger of one or more Assessor’s Parcels so that the

revised sum of the total Maximum Facilities Special Tax revenue is not less than the Minimum Facilities Revenue set forth in Attachment B of this Rate and Method of Apportionment.

Undeveloped Property Subdividing into Large Lot Property

When Undeveloped Property subdivides into Large Lot Property, the Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. The expected Developed Property Maximum Facilities Special Tax for any Large Lot Property and any remaining Undeveloped Property shall be based upon the Planned Development for the Large Lot Property and remaining Undeveloped Property.

If the sum of the total expected Developed Property Maximum Facilities Special Tax generated by all of the Taxable Property is greater than or equal to the Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates for the Large Lot Property created from the Undeveloped Property subdivision.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Large Lot Property created from the Undeveloped Property subdivision, until the sum of the total expected Developed Property Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Further, if the sum of the total current Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, the Maximum Facilities Special Tax Rates for the Large Lot Property and any remaining Undeveloped Property created from the Undeveloped Property subdivision shall be Proportionately increased until the sum of the total current Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Attachment B of this Rate and Method of Apportionment shall be updated to reflect any increases to the Maximum Facilities Special Tax Rates from the Undeveloped Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property.

Large Lot Property Subdividing into Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property

When Large Lot Property subdivides into Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property, the Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. If the Large Lot Property subdivision also creates Small Lot Final Map Remainder Property, the expected Developed Property Maximum Facilities Special Tax for the Small Lot Final Map Remainder Property shall be based upon the Planned Development for the Small Lot Final Map Remainder Property. The expected Developed Property Maximum Facilities Special Tax for any remaining Large Lot Property and Undeveloped Property shall be based upon the Planned Development of the Large Lot Property and the Undeveloped Property.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is greater than or equal to the Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-

Residential Property Maximum Facilities Special Tax Rates for the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, and such difference is not eliminated by the full or partial prepayment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax pursuant to Section K, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision, until the sum of the total expected Developed Property Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Attachment B of this Rate and Method of Apportionment shall be updated to reflect any increases to the Maximum Facilities Special Tax Rates from the Large Lot Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property created prior to the Large Lot Property subdivision.

C.2. Effective Tax Rate Evaluation

Prior to the issuance of the first building permit or the first series of Bonds within CFD No. 23 IA2, whichever comes earlier, an Effective Tax Rate Evaluation will be completed. Following the Effective Tax Rate Evaluation, Attachment C of this Rate and Method of Apportionment will be updated to reflect the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for all Taxable Property in CFD No. 23 IA2.

Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates

As part of the Effective Tax Rate Evaluation, a Price Point Study will be prepared and estimated average sales prices will be established for each Residential Property land use category. Using the estimated average sales price information determined in the Price Point Study, the Total Estimated Tax Burden and Total Effective Tax Rate will be calculated, using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment A, for each Residential Property land use category. If the calculated Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for a Residential Property land use category, the Maximum Facilities Special Tax Rate shall not be adjusted and will be assigned using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment A. Attachment C of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category.

If the Total Effective Tax Rate for any Residential Property land use category exceeds the Total Maximum Effective Tax Rate, the Developed Property Maximum Facilities Special Tax Rate set forth in Attachment A shall be reduced until the Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for that Residential Property land use category. Attachment C of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category.

Effective Tax Rate Evaluation Minimum Facilities Revenue

As a result of the Effective Tax Rate Evaluation, if the calculated Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for a Residential Property land use category used in the Minimum Facilities Revenue calculation, the Developed Property Maximum Facilities Special Tax Rate for the applicable Residential Property land use category shall not be adjusted and the Effective Tax Rate Evaluation Developed Property Maximum Facilities Special Tax Rate will be assigned using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment B. Attachment D of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category and the Effective Tax Rate Evaluation Minimum Facilities Revenue.

If the calculated Total Effective Tax Rate exceeds the Total Maximum Effective Tax Rate for a Residential Property land use category used in the Minimum Facilities Revenue calculation, the Effective Tax Rate Evaluation Developed Property Maximum Facilities Special Tax Rate will be assigned using the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates set forth in Attachment C. Attachment D of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category and the Effective Tax Rate Evaluation Minimum Facilities Revenue.

C.3. Future Assessor’s Parcel Changes – After an Effective Tax Rate Evaluation

The Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be assigned to all future Assessor’s Parcel(s) created from a subdivision, lot line adjustment, or merger of one or more Assessor’s Parcels so that the revised sum of the total Effective Tax Rate Evaluation Maximum Facilities Special Tax revenue is not less than the total Effective Tax Rate Evaluation Minimum Facilities Revenue set forth in Attachment D of this Rate and Method of Apportionment.

Undeveloped Property Subdividing into Large Lot Property

When Undeveloped Property subdivides into Large Lot Property, the Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. The expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for any Large Lot Property and any remaining Undeveloped Property shall be based upon the Planned Development for the Large Lot Property and remaining Undeveloped Property.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax generated by all of the Taxable Property is greater than or equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Large Lot Property created from the Undeveloped Property subdivision.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Large Lot Property created from the Undeveloped Property

subdivision, until the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Further, if the sum of the total current Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Large Lot Property and any remaining Undeveloped Property created from the Undeveloped Property subdivision shall be Proportionately increased until the sum of the total current Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Attachment D of this Rate and Method of Apportionment shall be updated to reflect any increases to the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates from the Undeveloped Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property.

Large Lot Property Subdividing into Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property

When Large Lot Property subdivides into Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property, the Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. If the Large Lot Property subdivision also creates Small Lot Final Map Remainder Property, the expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for the Small Lot Final Map Remainder Property shall be based upon the Planned Development for the Small Lot Final Map Remainder Property. The expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for any remaining Large Lot Property and Undeveloped Property shall be based upon the Planned Development of the Large Lot Property and the Undeveloped Property.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is greater than or equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, and such difference is not eliminated by the full or partial prepayment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax pursuant to Section K, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision, until the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Attachment D of this Rate and Method of Apportionment shall be updated to reflect any increases to the

Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates from the Large Lot Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property created prior to the Large Lot Property subdivision.

C.4. Method of Apportionment of Facilities Special Tax

Using the definitions and procedures described herein, the CFD No. 23 IA2 Administrator shall determine the Facilities Special Tax Requirement and levy the Facilities Special Tax until the amount of Facilities Special Taxes equals the Facilities Special Tax Requirement. The Facilities Special Tax shall be levied each Fiscal Year as follows:

Prior to an Effective Tax Rate Evaluation

First: The Facilities Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Maximum Facilities Special Tax in order to satisfy the Facilities Special Tax Requirement.

Second: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Small Lot Final Map Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Third: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first two steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Permit Ready Multi-Family/Non-Residential Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fourth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first three steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Large Lot Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fifth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first four steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Undeveloped Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Undeveloped Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

After an Effective Tax Rate Evaluation

First: The Facilities Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax in order to satisfy the Facilities Special Tax Requirement.

Second: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Small Lot Final Map Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Third: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first two steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Permit Ready Multi-Family/Non-Residential Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fourth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first three steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Large Lot Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fifth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first four steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Undeveloped Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Undeveloped Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

D. SERVICES SPECIAL TAX

A Services Special Tax shall be assigned to all Taxable Property within CFD No. 23 IA2 according to the Maximum Services Special Tax Rates set forth in Attachment A of this Rate and Method of Apportionment.

D.1. Increase in the Maximum Services Special Tax

On each July 1, commencing on July 1, 2021, the Maximum Services Special Tax Rates shall be increased by the Services Special Tax Escalation Factor of the Maximum Services Special Tax Rates in effect for the previous Fiscal Year.

D.2. Method of Apportionment of Services Special Tax

If, in any Fiscal Year, the Facilities Special Tax is levied against each Assessor’s Parcel of Taxable Property within CFD No. 23 IA2 and the Facilities Special Tax revenues generated are insufficient to pay the Facilities Special Tax Requirement such shortfall shall be deemed a component of the Services Special Tax Requirement in that Fiscal Year, and proceeds from the levy of the Services Special Tax shall first be applied to mitigate the shortfall in the Facilities Special Tax Requirement before being used to pay for Authorized Services. The Services Special Tax revenue shall not be applied to any Facilities Special Tax Requirement shortfalls attributable to Pay As You Go Costs authorized to be financed by CFD No. 23 IA2.

Using the definitions and procedures described herein, the CFD No. 23 IA2 Administrator shall determine the Services Special Tax Requirement and levy the Services Special Tax until the amount of Services Special Tax equals the Services Special Tax Requirement. The Services Special Tax shall be levied each Fiscal Year as follows:

First: The Services Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Second: If additional monies are needed to satisfy the Services Special Tax Requirement after the first step has been completed, the Services Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Third: If additional monies are needed to satisfy the Services Special Tax Requirement after the first two steps have been completed, the Services Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Fourth: If additional monies are needed to satisfy the Services Special Tax Requirement after the three steps have been completed, the Services Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

E. DELINQUENCIES

Notwithstanding the above, under no circumstances will the CFD No. 23 IA2 Facilities Special Tax levied against any Assessor's Parcel of Developed Property classified as Residential Property, in any Fiscal Year, be increased as a consequence of the delinquency or default in the payment of the CFD No. 23 IA2 Facilities Special Taxes by the owner or owners of any other Taxable Property by more than ten percent (10%) above the amount that would have been levied against such Assessor's Parcel in such Fiscal Year had there been no delinquencies or defaults.

F. EXEMPTIONS

F.1. The CFD No. 23 IA2 Administrator shall classify the following as Exempt Property: Public Property, Property Owner Association Property, Open Space Property, Assessor's Parcels exempt from the Special Tax pursuant to Section 53340 of the Act, and Assessor's Parcels with public or utility easements making impractical their utilization for any use other than the purposes set forth in the easement.

F.2. The Maximum Facilities Special Tax obligation or, if applicable, the Effective Tax Rate Evaluation Maximum Facilities Special Tax obligation for Taxable Property which will be transferred or dedicated to a public agency and will be classified as Public Property shall be prepaid in full by the seller, pursuant to Section K, prior to the transfer/dedication of such Taxable Property. Until

the Maximum Facilities Special Tax obligation or, if applicable, the Effective Tax Rate Evaluation Maximum Facilities Special Tax obligation for any such Taxable Property is prepaid, the Taxable Property shall continue to be subject to the levy of the Facilities Special Tax. An exception to this may be made if an Assessor's Parcel of Public Property, such as a school site, is relocated to an Assessor's Parcel of Taxable Property, in which case the Assessor's Parcel of previously Public Property becomes Taxable Property and the Assessor's Parcel of previously Taxable Property becomes Public Property. This trading of an Assessor's Parcel from Taxable Property to Public Property will be permitted to the extent there is no loss in Maximum Facilities Special Tax revenue or, if applicable, Effective Tax Rate Evaluation Maximum Facilities Special Tax revenue, and the transfer is agreed to by the owners of all Assessor's Parcels involved in the transfer and the City Council.

F.3. If the use of an Assessor's Parcel changes so that such Assessor's Parcel is no longer eligible to be classified as one of the uses set forth in Section F.1 above that would make such Assessor's Parcel eligible to continue to be classified as Exempt Property, such Assessor's Parcel shall cease to be classified as Exempt Property and shall be deemed to be Taxable Property and subject to the Special Tax.

G. TRANSFERS

Prior to the issuance of the first series of Bonds within CFD No. 23 IA2, the City may permit the transfer of Maximum Facilities Special Tax or Effective Tax Rate Evaluation Maximum Facilities Special Tax from one Assessor's Parcel to another Assessor's Parcel. Before recordation of a Small Lot Final Subdivision Map, if a subdivision map is required, the City may permit a transfer if the number of planned Residential Units, Multi-Family Attached Property Acreage, or Non-Residential Property Acreage is transferred from one Assessor's Parcel(s) to another Assessor's Parcel(s) in any portion of Large Lot Property. The City may, in its sole discretion, allow for a transfer of the Maximum Facilities Special Tax or Effective Tax Rate Evaluation Maximum Facilities Special Tax from one Assessor's Parcel to another Assessor's Parcel provided such a transfer shall be allowed only if (1) all adjustments are agreed to in writing by the affected property owners and the City's Finance Director, and (2) there is no reduction in the sum of the total Maximum Facilities Special Tax or sum of the total Effective Tax Rate Evaluation Maximum Facilities Special Tax as a result of the transfer. Should a transfer result in an amendment to Attachment B or, following an Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment, the requesting property owner shall bear the costs to affect the transfer in the CFD No. 23 IA2 records and prepare the required amendments to Attachment B or, following an Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment.

H. INTERPRETATIONS

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the Rate and Method of Apportionment of Special Tax. In addition, the interpretation and application of any section of this document shall be at the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Tax.

I. REVIEW/APPEALS

The CFD No. 23 IA2 Administrator may establish such procedures, as it deems necessary to undertake the review of any such appeal. The CFD No. 23 IA2 Administrator shall interpret this Rate and Method of Apportionment of Special Tax and make determinations relative to the annual administration of the Special Tax and any property owner appeals, as herein specified.

Any property owner may file a written appeal of the Special Tax with the CFD No. 23 IA2 Administrator claiming that the amount or application of the Special Tax is not correct. The appeal must be filed not later than one calendar year after having paid the Special Taxes that are disputed, and the appellant must be current in all payments of Special Taxes. In addition, during the term of the appeal process, all Special Taxes levied must be paid on or before the payment date established when the levy was made. The appeal must specify the reasons why the appellant claims the Special Taxes are in error. The CFD No. 23 IA2 Administrator shall review the appeal, meet with the appellant if the CFD No. 23 IA2 Administrator deems necessary, and advise the appellant of its determination.

If the property owner disagrees with the CFD No. 23 IA2 Administrator’s decision relative to the appeal, the owner may file a written notice with the City Manager appealing the amount of the Special Tax levied on such Assessor’s Parcel. If following such consultation and action (if any by the City Manager), the property owner believes such error still exists, such person may file a written notice with the City Council appealing the amount of the Special Tax levied on such Assessor’s Parcel. The decision of the City shall be final and binding to all persons. If the decision of the CFD No. 23 IA2 Administrator or subsequent decision by the City Manager or City Council requires the Special Taxes to be modified or changed in favor of the property owner, no cash refund shall be made for prior years’ Special Taxes, but an adjustment shall be made to credit future Special Taxes. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal action by such owner.

J. MANNER OF COLLECTION

The annual Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes; provided, however, that CFD No. 23 IA2, may, at the sole discretion of the City, directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner as necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on Assessor’s Parcels of Taxable Property that are delinquent in the payment of Special Taxes.

K. PREPAYMENT OF FACILITIES SPECIAL TAX

The Facilities Special Tax obligation of an Assessor’s Parcel of Taxable Property may be prepaid and permanently satisfied as described herein; provided that there are no delinquent Special Taxes with respect to such Assessor’s Parcel at the time of prepayment. An owner of an Assessor’s Parcel intending to prepay the Facilities Special Tax obligation shall provide the CFD No. 23 IA2 Administrator with written notice of intent to prepay. Within 30 days of receipt of such written notice, the CFD No. 23 IA2 Administrator shall notify such owner of the prepayment amount of such Assessor’s Parcel. Prepayment must be made not less than 60 days prior to the next occurring date that notice of

redemption of Bonds, whichever date is earlier, from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture. The CFD No. 23 IA2 Administrator may charge a fee for providing this service.

K.1. Prepayment in Full

As of the proposed date of prepayment, the Prepayment Amount shall be calculated as follows:

Step 1: Determine the current Fiscal Year Maximum Facilities Special Tax for the Assessor’s Parcel based on the assignment of the Maximum Facilities Special Tax described in Section C above. If an Effective Tax Rate Evaluation has occurred, determine the current Fiscal Year Effective Tax Rate Evaluation Maximum Facilities Special Tax for the Assessor’s Parcel based on the assignment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax described in Section C above. If the Assessor’s Parcel is not already classified as Developed Property, the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) shall be assigned as though the Assessor’s Parcel was already designated as Developed Property.

Step 2: Calculate the annual revenue produced, by annually applying the Facilities Special Tax Escalation Factor, from the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) from the date of prepayment through the Facilities Special Tax Term, except that this final date may be amended by the City no later than the time of the calculation of the prepayment. If the final date used in the prepayment calculation is amended by the City, this amended final date shall apply to any and all prepayment calculations from that point forward.

Step 3: Calculate the present value of the Assessor’s Parcel’s annual Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) revenue stream determined in Step 2. The present value shall be calculated using a discount rate that earns a rate of interest that, when the prepayment is invested in City permitted and available investments, would produce annual revenues equal to the amounts calculated in Step 2.

If there are Outstanding Bonds at the time of the Prepayment Amount calculation, the Prepayment Amount shall be first allocated to the Redemption Amount. If the Prepayment Amount is insufficient to fund the Redemption Amount, then the Prepayment Amount shall be increased to equal the Redemption Amount.

The Redemption Amount is calculated as follows:

Step 1: Divide the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) computed pursuant to Step 1 of Section K.1 by the total Maximum Facilities Special Taxes (or total Effective Tax Rate Evaluation Maximum Facilities Special Taxes) for the entire CFD No. 23 IA2, based on the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) that could be charged in the current Fiscal Year if all Taxable Property were designated as Developed Property, excluding any Assessor’s Parcels which have prepaid the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) obligation (the “Prepayment Quotient”).

Step 2: Multiply the Prepayment Quotient by the Outstanding Bonds to compute the amount of Outstanding Bonds to be redeemed (the “Bond Redemption Amount”).

Step 3: Multiply the Bond Redemption Amount by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed.

Step 4: Compute the amount needed to pay interest on the Bond Redemption Amount from the first Bond interest payment date following the current Fiscal Year until the earliest redemption date for the Outstanding Bonds.

Step 5: Determine that portion of Facilities Special Taxes levied on the Assessor’s Parcel in the current Fiscal Year to satisfy the Facilities Special Tax Requirement, which have not yet been paid.

Step 6: A reserve fund credit shall equal the lesser of: (a) the expected reduction in the reserve requirement (as defined in the Indenture for the Bonds), if any, associated with the redemption of Outstanding Bonds as a result of the prepayment, or (b) the amount derived by subtracting the new reserve requirement (as defined in the Indenture for the Bonds) in effect after the redemption of Outstanding Bonds as a result of the prepayment from the balance in the reserve fund on the prepayment date, but in no event shall such amount be less than zero. Such reserve fund credit will not decrease the balance in the reserve fund below the new reserve requirement.

Step 7: If any capitalized interest for the Outstanding Bonds will not have been expended at the time of the first interest and/or principal payment following the current Fiscal Year, a capitalized interest credit shall be calculated by multiplying the quotient computed pursuant to Step 1 by the expected balance in the capitalized interest fund after such first interest payment.

Step 8: The redemption amount is equal to the sum of the amounts computed pursuant to Steps 2, 3, 4, and 5, less the amount computed pursuant to Steps 6 and 7 (the “Redemption Amount”).

If the Prepayment Amount exceeds the Redemption Amount, then any remaining Prepayment Amount, after allocating the Redemption Amount, shall be designated as Pay as You Go Costs.

The Prepayment Amount shall include any fees or expenses, including the costs of computation of the prepayment, the costs to invest the prepayment proceeds, the cost of redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption (the “Administrative Fees and Expenses”).

In addition, the City has the authority to adjust the Prepayment Amount calculated above if a portion or all of the current property tax bill and the portion attributable to the payment of the Facilities Special Tax has not been used to make an interest and/or principal payment on the Bonds.

Notwithstanding the foregoing, no Facilities Special Tax prepayment shall be allowed unless the amount of Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities

Special Taxes), net of any priority administration, if any as defined in the Bond documents, that may be levied on Taxable Property, in each Fiscal Year, both prior to and after the proposed prepayment, is at least 1.1 times the annual debt service on all Outstanding Bonds to be paid from the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) in each Fiscal Year.

K.2. Prepayment in Part

The Facilities Special Tax obligation may be partially prepaid in any percentage of the full Prepayment Amount. The amount of the partial prepayment shall be calculated as in the above Section K.1; except that a partial prepayment shall be calculated according to the following formula:

$$PP = ((PE - A) \times F) + A$$

These terms have the following meaning:

PP = the Partial Prepayment Amount

PE = the Prepayment Amount calculated according to Section K.1 above

A = the Administrative Fees and Expenses calculated according to Section K.1 above

F = the percent by which the owner of the Assessor’s Parcel(s) is partially prepaying the Facilities Special Tax obligation.

The owner of an Assessor’s Parcel who desires to partially prepay the Facilities Special Tax obligation shall notify the CFD No. 23 IA2 Administrator of (i) such owner’s intent to partially prepay the Facilities Special Tax obligation, (ii) the amount of partial prepayment expressed in increments equal to percentage of the full Prepayment Amount, and (iii) the company or agency that will be acting as the escrow agent, if applicable. Partial prepayment must be made not less than 60 days prior to the next occurring date that notice of redemption of Bonds, whichever date is earlier, from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture. The CFD No. 23 IA2 Administrator may charge a fee for providing this service.

With respect to any Assessor’s Parcel that is partially prepaid, the CFD No. 23 IA2 Administrator shall indicate in the records of CFD No. 23 IA2 that there has been a partial prepayment of the Facilities Special Tax obligation and that a portion of the Facilities Special Tax obligation equal to the outstanding percentage (1.00 – F) of the remaining Facilities Special Tax obligation shall continue to be authorized to be levied on such Assessor’s Parcel pursuant to Section C.

Notwithstanding the foregoing, no partial prepayment shall be allowed unless the amount of Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes), net of any priority administration, if any as defined in the Bond documents, that may be levied on Taxable Property, in each Fiscal Year, both prior to and after the proposed partial prepayment, is at least 1.1 times the annual debt service on all Outstanding Bonds to be paid from the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) in each Fiscal Year.

L. TERM OF SPECIAL TAX

The Maximum Facilities Special Tax and Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be levied commencing in Fiscal Year 2020-2021 to the extent necessary to fully satisfy the Facilities Special Tax Requirement and shall be levied for the Facilities Special Tax Term.

The Maximum Services Special Tax shall be levied commencing in Fiscal Year 2020-2021 and shall be levied in perpetuity, unless and until such time the City determines that revenues are no longer needed to pay the Services Special Tax Requirement.

ATTACHMENT A
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 2
Maximum Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Maximum Facilities Special Tax Rate ⁽¹⁾	2020-2021 Maximum Services Special Tax Rate ⁽²⁾	Taxed Per
Developed Property:				
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$3,886	\$200	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	3,571	200	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	3,559	200	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	3,293	200	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	3,000	200	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	2,900	200	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	3,886	103	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	3,571	103	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	3,559	103	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	3,293	103	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	3,000	103	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	2,900	103	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	30,000	500	Acre
MHD Multi-Family Attached Property	Not Applicable	11,700	1,000	Acre
Non-Residential Property	Not Applicable	11,700	1,000	Acre

ATTACHMENT A
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 2
Maximum Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Maximum Facilities Special Tax Rate⁽¹⁾	2020-2021 Maximum Services Special Tax Rate⁽²⁾	Taxed Per
Small Lot Final Map Property:				
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$2,900	\$200	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	2,900	103	Residential Lot
Permit Ready Multi-Family/Non-Residential Property	Not Applicable	\$11,700	\$1,000	Acre
Large Lot Property	Not Applicable	\$29,000	\$1,000	Acre
Undeveloped Property	Not Applicable	\$29,000	\$1,000	Acre

- (1) On each July 1, commencing on July 1, 2021, the Maximum Facilities Special Tax Rates shall be increased by the Facilities Special Tax Escalation Factor of the Maximum Facilities Special Tax Rates in effect for the previous Fiscal Year.
- (2) On each July 1, commencing on July 1, 2021, the Maximum Services Special Tax Rates shall be increased by an amount equal to the Services Special Tax Escalation Factor of the Maximum Services Special Tax Rates in effect for the previous Fiscal Year.

ATTACHMENT B
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 2
Minimum Facilities Revenue
(Fiscal Year 2020-2021)

Land Use Category	Planned Number of Residential Units / Acres	2020-2021 Developed Property Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	2020-2021 Minimum Facilities Revenue ⁽¹⁾⁽³⁾
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning ⁽⁴⁾	0	\$2,900	\$0
Single-Family Detached Property – MLD Zoning ⁽⁴⁾	340	2,900	986,000
MMD Multi-Family Attached Property	0.0	30,000	0
MHD Multi-Family Attached Property	0.0	11,700	0
Non-Residential Property	5.1	11,700	59,670
Total Minimum Facilities Revenue			\$1,045,670

- (1) On each July 1, commencing on July 1, 2021, the Developed Property Maximum Facilities Special Tax Rates and Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Developed Property Maximum Facilities Special Tax Rates and Minimum Facilities Revenue in effect for the previous Fiscal Year.
- (2) As a result of future Assessor’s Parcel changes, described in Section C.1, the assigned Maximum Facilities Special Tax Rates for Developed Property may exceed the Developed Property Maximum Facilities Special Tax Rates set forth in this table.
- (3) The total Minimum Facilities Revenue may be decreased as result of all or a portion of Maximum Facilities Special Tax obligations being prepaid and permanently satisfied pursuant to Section K.
- (4) Based upon the Developed Property Maximum Facilities Special Tax Rate for Single-Family Detached Property – SF/SFHD Zoning and Single-Family Detached Property – MLD Zoning with Residential Floor Area of less than 2,000 square feet.

ATTACHMENT C
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 2
Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	Taxed Per
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$ _____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	_____	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	_____	Acre
MHD Multi-Family Attached Property	Not Applicable	_____	Acre
Non-Residential Property	Not Applicable	_____	Acre

ATTACHMENT C
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 2
Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	Taxed Per
Small Lot Final Map Property:			
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$ _____	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	_____	Residential Lot
Permit Ready Multi-Family/Non-Residential Property	Not Applicable	\$ _____	Acre
Large Lot Property	Not Applicable	\$ _____	Acre
Undeveloped Property	Not Applicable	\$ _____	Acre

- (1) Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates will be inserted following the Effective Tax Rate Evaluation.
(2) On each July 1, commencing in the Fiscal Year after the Effective Tax Rate Evaluation occurs, the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be increased by the Facilities Special Tax Escalation Factor of the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates in effect for the previous Fiscal Year.

ATTACHMENT D
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 2
Effective Tax Rate Evaluation Minimum Facilities Revenue
(Fiscal Year 2020-2021)

Land Use Category	Planned Number of Residential Units / Acres ⁽¹⁾	2020-2021 Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾⁽³⁾	2020-2021 Effective Tax Rate Evaluation Minimum Facilities Revenue ⁽¹⁾⁽²⁾⁽⁴⁾
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning ⁽⁵⁾	_____	\$ _____	\$ _____
Single-Family Detached Property – MLD Zoning ⁽⁵⁾	_____	_____	_____
MMD Multi-Family Attached Property	_____	_____	_____
MHD Multi-Family Attached Property	_____	_____	_____
Non-Residential Property	_____	_____	_____
Total Effective Tax Rate Evaluation Minimum Facilities Revenue			\$ _____

- (1) Planned Number of Residential Units/Acres, Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate and Effective Tax Rate Evaluation Minimum Facilities Revenue to be inserted following the Effective Tax Rate Evaluation.
- (2) On each July 1, commencing in the Fiscal Year after the Effective Tax Rate Evaluation occurs, the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates and Effective Tax Rate Evaluation Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates and Effective Tax Rate Evaluation Minimum Facilities Revenue in effect for the previous Fiscal Year.
- (3) As a result of future Assessor’s Parcel changes, described in Section C.3, the assigned Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates may exceed the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates set forth in this table.
- (4) The total Effective Tax Rate Evaluation Minimum Facilities Revenue may be decreased as result of all or a portion of Effective Tax Rate Evaluation Maximum Facilities Special Tax obligations being prepaid and permanently satisfied pursuant to Section K.
- (5) Based upon the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for Single-Family Detached Property – SF/SFHD Zoning and Single-Family Detached Property – MLD Zoning with Residential Floor Area of less than 2,000 square feet.

EXHIBIT D-3

**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
IMPROVEMENT AREA NO. 3**

[ATTACHED]

**RATE AND METHOD OF APPORTIONMENT FOR
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
Improvement Area 3**

A Special Tax, as hereinafter defined, shall be levied on each Assessor's Parcel of Taxable Property within the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area 3 (CFD No. 23 IA3) and collected each Fiscal Year in an amount determined by the CFD No. 23 IA3 Administrator through the application of the Rate and Method of Apportionment as described below. All of the real property within CFD No. 23 IA3, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. GENERAL DEFINITIONS

The terms hereinafter set forth have the following meaning:

"Acre or Acreage" means the land area of an Assessor's Parcel as shown on County records, such as an Assessor's Parcel Map and secured roll data, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Large Lot Map, Small Lot Final Subdivision Map, condominium plan, record of survey, or other recorded document creating or describing the parcel. If the preceding maps for a land area are not available, the Acreage of such land area may be determined utilizing available spatial data and GIS. The square footage of an Assessor's Parcel is equal to the Acreage of such parcel multiplied by 43,560.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

"Active-Adult Property" means an Assessor's Parcel of Residential Property which has a restriction recorded against title of the Assessor's Parcel that limits occupancy of the Residential Unit on the Assessor's Parcel to residents above a certain age. The Maximum Services Special Tax Rate for Active-Adult Property shall be assigned in accordance with Attachment A of this Rate and Method of Apportionment. There are no Maximum Facilities Special Tax Rate or Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate adjustments for Assessor's Parcels classified as Active-Adult Property.

"Assessor's Parcel" or "Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor of the County designating lots or parcels by an Assessor's Parcel number.

"Authorized Services" means the landscape corridor, enhanced open space and street light maintenance, services, and expenses authorized to be financed by CFD No. 23 IA3.

"Bond Year" means a one year period beginning on September 2nd in each year and ending on September 1st in the following year, unless defined differently in the applicable Indenture.

"Bonds" means any bonds or other debt (as defined in the Act), whether in one or more series, issued by CFD No. 23 IA3 under the Act.

"CFD No. 23 IA3 Administrator" means the City's Finance Director, or designee thereof, responsible for determining the Facilities Special Tax Requirement, Services Special Tax Requirement and providing for the levy and collection of the Special Taxes.

"CFD No. 23 IA3" means City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area 3.

"City" means the City of Folsom.

"City Council" means the City Council of the City, acting as the legislative body of CFD No. 23 IA3.

"County" means the County of Sacramento.

"Developed Property" means, for each Fiscal Year, all Taxable Property for which a building permit for new construction was issued prior to June 30 of the previous Fiscal Year.

"Effective Tax Rate Evaluation" means an evaluation of the Total Effective Tax Rate of Residential Property at the time of such evaluation. The Effective Tax Rate Evaluation will be based upon a prepared Price Point Study to determine the Total Effective Tax Rate for Residential Property, based upon the calculated Total Estimated Tax Burden.

"Effective Tax Rate Evaluation Maximum Facilities Special Tax" means the total maximum annual Facilities Special Tax, as determined during the Effective Tax Rate Evaluation, in accordance with the provisions of Section C.2, which may be levied in any Fiscal Year on any Assessor's Parcel of Taxable Property.

"Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate" means the maximum annual Facilities Special Tax rate for each land use category of Taxable Property that will be set forth in Attachment C, following the Effective Tax Rate Evaluation, which may be levied in any Fiscal Year on any Assessor's Parcel of Taxable Property.

"Effective Tax Rate Evaluation Minimum Facilities Revenue" means, following the Effective Tax Rate Evaluation, the total minimum amount of CFD No. 23 IA3 Effective Tax Rate Evaluation Maximum Facilities Special Tax, as adjusted annually by the Facilities Special Tax Escalation Factor after the Fiscal Year in which the Effective Tax Rate Evaluation occurs, less any Effective Tax Rate Evaluation Maximum Facilities Special Tax amounts prepaid and permanently satisfied pursuant to Section K. The Effective Tax Rate Evaluation Minimum Facilities Revenue, based on Planned Development, is set forth in Attachment D of this Rate and Method of Apportionment.

"Exempt Property" means all Assessors' Parcels that are exempt from the Special Tax pursuant to Section F. Assessor's Parcels exempt from the Special Tax pursuant to Section 53340 of the Act shall also be designated as Exempt Property.

“Facilities Administrative Expenses” means the actual or reasonably estimated costs directly related to the administration of the Facilities Special Tax including, but not limited to, the following: the costs of computing the Facilities Special Tax and preparing the annual Facilities Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Facilities Special Taxes (whether by the County, the City, or otherwise); the costs of remitting the Facilities Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City, CFD No. 23 IA3, or any designee thereof of complying with arbitrage rebate requirements or responding to questions from the IRS or SEC pertaining to any Bonds or any audit of any Bonds by the SEC or IRS; the costs to the City, CFD No. 23 IA3, or any designee thereof of providing continuing disclosure regarding the Bonds pursuant to applicable state or federal securities law; the costs associated with preparing Facilities Special Tax disclosure statements and responding to public inquiries regarding the Facilities Special Taxes; the costs of the City, CFD No. 23 IA3, or any designee thereof related to any appeal of the levy or application of the Facilities Special Tax; the costs associated with the release of funds from an escrow account, if any; and the costs associated with computing and preparing the Effective Tax Rate Evaluation, including the Price Point Study. Facilities Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 23 IA3 for any other administrative purposes, including, but not limited to, attorney’s fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Facilities Special Taxes.

“Facilities Special Tax” means the annual Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Facilities Special Tax Requirement.

“Facilities Special Tax Escalation Factor” means two percent (2%) annually.

“Facilities Special Tax Requirement” means that amount of Special Tax revenue required in any Fiscal Year for CFD No. 23 IA3 to: (i) Pay Facilities Administrative Expenses in an amount designated by the City; (ii) pay annual debt service on all Outstanding Bonds due in the Bond Year beginning in such Fiscal Year; (iii) pay other periodic costs on Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on Outstanding Bonds; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds in accordance with the Indenture; (v) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year and known upcoming delinquencies; and (vi) pay for Pay As You Go Costs; less (vii) a credit for funds available to reduce the annual Facilities Special Tax levy as determined by the CFD No. 23 IA3 Administrator pursuant to the Indenture.

“Facilities Special Tax Term” means the earlier of Fiscal Year 2079-2080 or the Fiscal Year occurring 50 years following the Fiscal Year in which the first building permit was issued or the first series of Bonds was issued within CFD No. 23 IA3.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

“Indenture” means the indenture, fiscal agent agreement, trust agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time, and any instrument replacing or supplementing the same.

“Large Lot Property” means, for each Fiscal Year, all Taxable Property for which a Large Lot Map was recorded prior to June 30 of the previous Fiscal Year, excluding any portion(s) thereof classified as

Developed Property, Small Lot Final Map Property, or Permit Ready Multi-Family/Non-Residential Property. Large Lot Property also means, for each Fiscal Year, all Taxable Property classified as Small Lot Final Map Remainder Property as of June 30 of the previous Fiscal Year.

“Large Lot Map” means a recorded subdivision map creating larger parcels by land use. The Large Lot Map does not create individual lots for which building permits may be issued for single-family Residential Units.

“Maximum Facilities Special Tax” means the total maximum annual Facilities Special Tax, determined in accordance with the provisions of Section C, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Facilities Special Tax Rate” means the maximum annual Facilities Special Tax rate for each land use category of Taxable Property, as shown in Attachment A, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Services Special Tax” means the total maximum annual Services Special Tax, determined in accordance with the provisions of Section D, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Services Special Tax Rate” means the maximum annual Services Special Tax rate for each land use category of Taxable Property, as shown in Attachment A, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Special Tax” means the total annual Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) and Maximum Services Special Tax, determined in accordance with the provisions of Section C and Section D, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Total Effective Tax Rate” means 1.80%, unless the City determines, in its sole discretion, that a higher Maximum Total Effective Tax Rate is appropriate.

“Minimum Facilities Revenue” means the minimum amount of total CFD No. 23 IA3 Maximum Facilities Special Tax, as adjusted annually by the Facilities Special Tax Escalation Factor, less any Maximum Facilities Special Tax amounts prepaid and permanently satisfied pursuant to Section K. The Minimum Facilities Revenue, based on Planned Development, is set forth in Attachment B of this Rate and Method of Apportionment.

“MHD Multi-Family Attached Property” means all Assessor’s Parcels for which a building permit could be issued for purposes of constructing one or more attached Residential Units per Assessor’s Parcel with a permitted density range of greater than 20 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council. MHD Multi-Family Attached Property shall also include an Assessor’s Parcel or that portion of an Assessor’s Parcel designated as a Mixed Use Residential Parcel.

“Mixed Use Residential Parcel” means a mixed use Assessor’s Parcel that is designated for residential land use. If the mixed use Assessor’s Parcel contains a combination of residential land use and non-residential land use, only that portion of an Assessor’s Parcel designated for residential land use shall

be classified as a Mixed Use Residential Parcel and the remaining non-residential land use of the Assessor’s Parcel shall be classified as Non-Residential Property.

“MMD Multi-Family Attached Property” means all Assessor’s Parcels for which a building permit could be issued for purposes of constructing one or more attached Residential Units per Assessor’s Parcel with a permitted density range of 12-20 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Non-Residential Property” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing non-residential buildings.

“Open Space Property” means property within the boundaries of CFD No. 23 IA3 which (a) has been designated with specific boundaries and acreage on a Small Lot Final Subdivision Map as open space, or (b) is classified by the City zoning code or County Assessor as open space, or (c) has been irrevocably offered for dedication as open space to the federal government, the State of California, the County, the City, any other public agency, a private, non-profit organization, or (d) is encumbered by an easement or other restriction required by the City limiting the use of such property to open space.

“Outstanding Bonds” means all Bonds, which remain outstanding as defined in the Indenture pursuant to which such Bonds were issued.

“Pay as You Go Costs” means that portion of the Facilities Special Tax Requirement attributable to the direct payment for the acquisition and/or construction of public improvements, which are authorized to be financed by CFD No. 23 IA3.

“Permit Ready Multi-Family/Non-Residential Property” means an Assessor’s Parcel of Taxable Property zoned for multi-family or non-residential land use for which all discretionary entitlements have been obtained, including without limitation, development plan review and improvement plan approval, such that building permits may be issued without further approvals for the construction of multi-family Residential Units or non-residential buildings within such Assessor’s Parcel. The City shall have sole discretion, based upon available development information, in classifying an Assessor’s Parcel as Permit Ready Multi-Family/Non-Residential Property.

“Planned Development” means the planned number of Residential Units, MHD Multi-Family Attached Property Acreage, MMD Multi-Family Attached Property Acreage, and Non-Residential Property Acreage planned within CFD No. 23 IA3, set forth in Attachment B or, following the Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment, as amended by the future recordation of all Large Lot Maps and Small Lot Final Subdivision Maps within CFD No. 23 IA3.

“Price Point Study” means an analysis, prepared by an independent firm, to verify the estimated average sales price within each land use category of Residential Property given the project location and current market conditions.

“Property Owner Association Property” means any property within the boundaries of CFD No. 23 IA3, which is (a) owned by a property owner association or (b) designated with specific boundaries and Acreage on a Small Lot Final Subdivision Map as property owner association property. As used in this definition, a property owner association includes any master or sub-association.

“Proportionately” means for Taxable Property that the ratio of the Facilities Special Tax levy to the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) and the Services Special Tax levy to the Maximum Services Special Tax is equal for all Assessors’ Parcels within each classification (Developed Property, Single Family Final Map Property, Permit Ready Multi-Family/Non-Residential Property, Large Lot Property, etc.) within CFD No. 23 IA3.

“Public Property” means any property within the boundaries of CFD No. 23 IA3, which (a) is owned by a public agency, (b) has been irrevocably offered for dedication to a public agency, or (c) is designated with specific boundaries and Acreage on a Small Lot Final Subdivision Map as property, which will be owned by a public agency. For purposes of this definition, a public agency includes the federal government, the State of California, the County, the City, or any other public agency.

“Residential Floor Area” means all of the square footage of living area within the perimeter of a residential structure, not including any carport, walkway, garage, overhang, patio, enclosed patio, or similar area. The determination of Residential Floor Area shall be made by the CFD No. 23 IA3 Administrator by reference to appropriate records kept by the City’s building department. Residential Floor Area for a residential structure will be based on the building permit(s) issued for such structure prior to it being classified as Developed Property, and shall not change as a result of additions or modifications made to such structure after such classification as Developed Property.

“Residential Lot” means an individual lot of land for which a building permit could be issued to construct a Residential Unit.

“Residential Property” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing Residential Units, including Single-Family Detached Property – SF/SFHD Zoning, Single-Family Detached Property – MLD Zoning, MHD Multi-Family Attached Property, and MMD Multi-Family Attached Property.

“Residential Unit” means a residential dwelling unit, not including guest quarters or “granny flats” as allowed by the City zoning code.

“Services Administrative Expenses” means the actual or reasonably estimated costs directly related to the administration of the Services Special Tax including, but not limited to, the following: the costs of computing the Services Special Taxes and preparing the annual Services Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Services Special Taxes (whether by the County, the City, or otherwise); the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Services Special Tax; and the costs of the City, CFD No. 23 IA3, or any designee thereof related to any appeal of the levy or application of the Services Special Tax. Services Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 23 IA3 for any other administrative purposes related to the Services Special Tax.

“Services Special Tax” means the annual Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Services Special Tax Requirement.

“Services Special Tax Escalation Factor” means the June annualized percentage change of the Consumer Price Index for all Urban Consumers, for the San Francisco-Oakland-San Jose area, not to

exceed four percent (4%). In the event that the percentage change is negative, the Services Special Tax Escalation Factor shall be equal to zero.

“Services Special Tax Requirement” means the amount of Services Special Tax revenue required in any Fiscal Year for CFD No. 23 IA3 to: (i) Pay Services Administrative Expenses in an amount designated by the City; (ii) pay Authorized Services expenses; (iii) pay any amounts required to establish or replenish any repair and contingency funds, capital improvement funds, or reserve funds related to the Authorized Services expenses; (iv) cover any shortfalls that exist if, in any Fiscal Year, the levy of the Facilities Special Tax on each Assessor’s Parcel of Taxable Property is insufficient to pay the Facilities Special Tax Requirement in that Fiscal Year. Facilities Special Tax Requirement shortfalls shall not include Pay As You Go Costs, and (v) pay for reasonably anticipated delinquent Services Special Taxes based on the delinquency rate for Services Special Taxes levied in the previous Fiscal Year; less (vi) a credit for funds available to reduce the annual Services Special Tax levy as determined by the CFD No. 23 IA3 Administrator.

“Single-Family Detached Property – MLD Zoning” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing one or more detached or attached Residential Units with a permitted density range of 7-12 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Single-Family Detached Property – SF/SFHD Zoning” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing one or more Residential Units. Single-Family Detached Property – SF/SFHD Zoning shall consist of either single-family property with a permitted density range of 1-4 Residential Units per Acre or single-family high density property with a permitted density range of 4-7 Residential Units per Acre, which is more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Special Tax” means the annual Facilities Special Tax and Services Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Facilities Special Tax Requirement and the Services Special Tax Requirement.

“Small Lot Final Map Property” means, for each Fiscal Year, all Taxable Property for which a Small Lot Final Subdivision Map was recorded prior to June 30 of the previous Fiscal Year.

“Small Lot Final Map Remainder Property” means an Assessor’s Parcel that is created from the subdivision of Large Lot Property by the recordation of a Small Lot Final Subdivision Map that has not yet been mapped for final development approval. Small Lot Final Map Remainder Property is that portion of property for which the Small Lot Final Subdivision Map definition does not apply (i.e., does not contain individual lots for which building permits may be issued for Residential Units without further subdivision of such property). Each Fiscal Year, all Taxable Property classified as Small Lot Final Map Remainder Property, as of June 30 of the previous Fiscal Year, will be considered Large Lot Property.

“Small Lot Final Subdivision Map” means a subdivision of property created by recordation of a final subdivision map, parcel map or lot line adjustment, approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan

pursuant to California Civil Code 1352, that creates individual lots for which building permits may be issued for Residential Units without further subdivision of such property.

“State” means the State of California.

“Taxable Property” means all of the Assessor’s Parcels within the boundaries of CFD No. 23 IA3 that are not exempt from the CFD No. 23 IA3 Special Tax pursuant to law or Section F below.

“Total Effective Tax Rate” means the percentage of the Total Estimated Tax Burden as compared to the estimated average sales price identified in the Price Point Study for each land use category of Residential Property.

“Total Estimated Tax Burden” means the total amount of overlapping property taxes anticipated to be levied upon a Residential Unit, based upon the estimated average sales price identified in the Price Point Study and existing property tax rates for the current Fiscal Year. Existing property tax rates shall reflect the actual property tax rates levied upon Taxable Property in the Fiscal Year that the Effective Tax Rate Evaluation is completed.

“Trustee” means the entity appointed pursuant to an Indenture to act as the trustee, fiscal agent, or paying agent or a combination thereof.

“Undeveloped Property” means, for each Fiscal Year, all Taxable Property not classified as Developed Property, Small Lot Final Map Property, Permit Ready Multi-Family/Non-Residential Property, or Large Lot Property.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, using City and County records, City zoning information, and land use development plans, all Assessor’s Parcels within the boundaries of CFD No. 23 IA3 shall be designated as either Taxable Property or Tax-Exempt Property.

All Taxable Property shall be further classified as Developed Property, Small Lot Final Map Property, Permit Ready Multi-Family/Non-Residential Property, Large Lot Property, or Undeveloped Property and shall be subject to the levy of the annual Special Tax determined pursuant to Sections C and D below.

C. FACILITIES SPECIAL TAX

A Maximum Facilities Special Tax shall be assigned to all Taxable Property within CFD No. 23 IA3 according to the Maximum Facilities Special Tax Rates set forth in Attachment A of this Rate and Method of Apportionment.

Once assigned, the sum of the total Maximum Facilities Special Tax shall be equal to or greater than the Minimum Facilities Revenue, unless adjusted by an Effective Tax Rate Evaluation as described below. The Minimum Facilities Revenue for Fiscal Year 2020-2021 is set forth in Attachment B of this Rate and Method of Apportionment.

On each July 1, commencing on July 1, 2021, the Maximum Facilities Special Tax Rates and Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Maximum Facilities Special Tax Rates and Minimum Facilities Revenue in effect for the previous Fiscal Year.

C.1. Future Assessor’s Parcel Changes – Prior to an Effective Tax Rate Evaluation

The Maximum Facilities Special Tax shall be assigned to all future Assessor’s Parcel(s) created from a subdivision, lot line adjustment, or merger of one or more Assessor’s Parcels so that the revised sum of the total Maximum Facilities Special Tax revenue is not less than the Minimum Facilities Revenue set forth in Attachment B of this Rate and Method of Apportionment.

Undeveloped Property Subdividing into Large Lot Property

When Undeveloped Property subdivides into Large Lot Property, the Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. The expected Developed Property Maximum Facilities Special Tax for any Large Lot Property and any remaining Undeveloped Property shall be based upon the Planned Development for the Large Lot Property and remaining Undeveloped Property.

If the sum of the total expected Developed Property Maximum Facilities Special Tax generated by all of the Taxable Property is greater than or equal to the Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates for the Large Lot Property created from the Undeveloped Property subdivision.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Large Lot Property created from the Undeveloped Property subdivision, until the sum of the total expected Developed Property Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Further, if the sum of the total current Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, the Maximum Facilities Special Tax Rates for the Large Lot Property and any remaining Undeveloped Property created from the Undeveloped Property subdivision shall be Proportionately increased until the sum of the total current Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Attachment B of this Rate and Method of Apportionment shall be updated to reflect any increases to the Maximum Facilities Special Tax Rates from the Undeveloped Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property.

Large Lot Property Subdividing into Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property

When Large Lot Property subdivides into Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property, the Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. If the Large Lot Property subdivision also creates Small Lot Final Map Remainder Property, the expected Developed Property Maximum Facilities Special Tax for the Small Lot Final Map

Remainder Property shall be based upon the Planned Development for the Small Lot Final Map Remainder Property. The expected Developed Property Maximum Facilities Special Tax for any remaining Large Lot Property and Undeveloped Property shall be based upon the Planned Development of the Large Lot Property and the Undeveloped Property.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is greater than or equal to the Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates for the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, and such difference is not eliminated by the full or partial prepayment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax pursuant to Section K, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision, until the sum of the total expected Developed Property Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Attachment B of this Rate and Method of Apportionment shall be updated to reflect any increases to the Maximum Facilities Special Tax Rates from the Large Lot Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property created prior to the Large Lot Property subdivision.

C.2. Effective Tax Rate Evaluation

Prior to the issuance of the first building permit or the first series of Bonds within CFD No. 23 IA3, whichever comes earlier, an Effective Tax Rate Evaluation will be completed. Following the Effective Tax Rate Evaluation, Attachment C of this Rate and Method of Apportionment will be updated to reflect the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for all Taxable Property in CFD No. 23 IA3.

Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates

As part of the Effective Tax Rate Evaluation, a Price Point Study will be prepared and estimated average sales prices will be established for each Residential Property land use category. Using the estimated average sales price information determined in the Price Point Study, the Total Estimated Tax Burden and Total Effective Tax Rate will be calculated, using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment A, for each Residential Property land use category. If the calculated Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for a Residential Property land use category, the Maximum Facilities Special Tax Rate shall not be adjusted and will be assigned using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment A. Attachment C of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category.

If the Total Effective Tax Rate for any Residential Property land use category exceeds the Total Maximum Effective Tax Rate, the Developed Property Maximum Facilities Special Tax Rate set forth in Attachment A shall be reduced until the Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for that Residential Property land use category. Attachment C of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category.

Effective Tax Rate Evaluation Minimum Facilities Revenue

As a result of the Effective Tax Rate Evaluation, if the calculated Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for a Residential Property land use category used in the Minimum Facilities Revenue calculation, the Developed Property Maximum Facilities Special Tax Rate for the applicable Residential Property land use category shall not be adjusted and the Effective Tax Rate Evaluation Developed Property Maximum Facilities Special Tax Rate will be assigned using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment B. Attachment D of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category and the Effective Tax Rate Evaluation Minimum Facilities Revenue.

If the calculated Total Effective Tax Rate exceeds the Total Maximum Effective Tax Rate for a Residential Property land use category used in the Minimum Facilities Revenue calculation, the Effective Tax Rate Evaluation Developed Property Maximum Facilities Special Tax Rate will be assigned using the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates set forth in Attachment C. Attachment D of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category and the Effective Tax Rate Evaluation Minimum Facilities Revenue.

C.3. Future Assessor’s Parcel Changes – After an Effective Tax Rate Evaluation

The Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be assigned to all future Assessor’s Parcel(s) created from a subdivision, lot line adjustment, or merger of one or more Assessor’s Parcels so that the revised sum of the total Effective Tax Rate Evaluation Maximum Facilities Special Tax revenue is not less than the total Effective Tax Rate Evaluation Minimum Facilities Revenue set forth in Attachment D of this Rate and Method of Apportionment.

Undeveloped Property Subdividing into Large Lot Property

When Undeveloped Property subdivides into Large Lot Property, the Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. The expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for any Large Lot Property and any remaining Undeveloped Property shall be based upon the Planned Development for the Large Lot Property and remaining Undeveloped Property.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax generated by all of the Taxable Property is greater than or equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-

Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Large Lot Property created from the Undeveloped Property subdivision.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Large Lot Property created from the Undeveloped Property subdivision, until the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Further, if the sum of the total current Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Large Lot Property and any remaining Undeveloped Property created from the Undeveloped Property subdivision shall be Proportionately increased until the sum of the total current Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Attachment D of this Rate and Method of Apportionment shall be updated to reflect any increases to the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates from the Undeveloped Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property.

Large Lot Property Subdividing into Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property

When Large Lot Property subdivides into Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property, the Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. If the Large Lot Property subdivision also creates Small Lot Final Map Remainder Property, the expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for the Small Lot Final Map Remainder Property shall be based upon the Planned Development for the Small Lot Final Map Remainder Property. The expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for any remaining Large Lot Property and Undeveloped Property shall be based upon the Planned Development of the Large Lot Property and the Undeveloped Property.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is greater than or equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, and such difference is not eliminated by the full or partial prepayment of the Effective Tax Rate

Evaluation Maximum Facilities Special Tax pursuant to Section K, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision, until the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Attachment D of this Rate and Method of Apportionment shall be updated to reflect any increases to the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates from the Large Lot Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property created prior to the Large Lot Property subdivision.

C.4. Method of Apportionment of Facilities Special Tax

Using the definitions and procedures described herein, the CFD No. 23 IA3 Administrator shall determine the Facilities Special Tax Requirement and levy the Facilities Special Tax until the amount of Facilities Special Taxes equals the Facilities Special Tax Requirement. The Facilities Special Tax shall be levied each Fiscal Year as follows:

Prior to an Effective Tax Rate Evaluation

First: The Facilities Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Maximum Facilities Special Tax in order to satisfy the Facilities Special Tax Requirement.

Second: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Small Lot Final Map Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Third: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first two steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Permit Ready Multi-Family/Non-Residential Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fourth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first three steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Large Lot Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fifth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first four steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Undeveloped Property at a rate up to 100% of the Maximum Facilities Special Tax. The

Facilities Special Tax shall be levied on Undeveloped Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

After an Effective Tax Rate Evaluation

First: The Facilities Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax in order to satisfy the Facilities Special Tax Requirement.

Second: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Small Lot Final Map Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Third: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first two steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Permit Ready Multi-Family/Non-Residential Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fourth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first three steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Large Lot Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fifth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first four steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Undeveloped Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Undeveloped Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

D. SERVICES SPECIAL TAX

A Services Special Tax shall be assigned to all Taxable Property within CFD No. 23 IA3 according to the Maximum Services Special Tax Rates set forth in Attachment A of this Rate and Method of Apportionment.

D.1. Increase in the Maximum Services Special Tax

On each July 1, commencing on July 1, 2021, the Maximum Services Special Tax Rates shall be increased by the Services Special Tax Escalation Factor of the Maximum Services Special Tax Rates in effect for the previous Fiscal Year.

D.2. Method of Apportionment of Services Special Tax

If, in any Fiscal Year, the Facilities Special Tax is levied against each Assessor’s Parcel of Taxable Property within CFD No. 23 IA3 and the Facilities Special Tax revenues generated are insufficient to pay the Facilities Special Tax Requirement such shortfall shall be deemed a component of the Services Special Tax Requirement in that Fiscal Year, and proceeds from the levy of the Services Special Tax shall first be applied to mitigate the shortfall in the Facilities Special Tax Requirement before being used to pay for Authorized Services. The Services Special Tax revenue shall not be applied to any Facilities Special Tax Requirement shortfalls attributable to Pay As You Go Costs authorized to be financed by CFD No. 23 IA3.

Using the definitions and procedures described herein, the CFD No. 23 IA3 Administrator shall determine the Services Special Tax Requirement and levy the Services Special Tax until the amount of Services Special Tax equals the Services Special Tax Requirement. The Services Special Tax shall be levied each Fiscal Year as follows:

First: The Services Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Second: If additional monies are needed to satisfy the Services Special Tax Requirement after the first step has been completed, the Services Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Third: If additional monies are needed to satisfy the Services Special Tax Requirement after the first two steps have been completed, the Services Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Fourth: If additional monies are needed to satisfy the Services Special Tax Requirement after the three steps have been completed, the Services Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

E. DELINQUENCIES

Notwithstanding the above, under no circumstances will the CFD No. 23 IA3 Facilities Special Tax levied against any Assessor’s Parcel of Developed Property classified as Residential Property, in any Fiscal Year, be increased as a consequence of the delinquency or default in the payment of the CFD No. 23 IA3 Facilities Special Taxes by the owner or owners of any other Taxable Property by more than ten percent (10%) above the amount that would have been levied against such Assessor’s Parcel in such Fiscal Year had there been no delinquencies or defaults.

F. EXEMPTIONS

- F.1.** The CFD No. 23 IA3 Administrator shall classify the following as Exempt Property: Public Property, Property Owner Association Property, Open Space Property, Assessor's Parcels exempt from the Special Tax pursuant to Section 53340 of the Act, and Assessor's Parcels with public or utility easements making impractical their utilization for any use other than the purposes set forth in the easement.
- F.2.** The Maximum Facilities Special Tax obligation or, if applicable, the Effective Tax Rate Evaluation Maximum Facilities Special Tax obligation for Taxable Property which will be transferred or dedicated to a public agency and will be classified as Public Property shall be prepaid in full by the seller, pursuant to Section K, prior to the transfer/dedication of such Taxable Property. Until the Maximum Facilities Special Tax obligation or, if applicable, the Effective Tax Rate Evaluation Maximum Facilities Special Tax obligation for any such Taxable Property is prepaid, the Taxable Property shall continue to be subject to the levy of the Facilities Special Tax. An exception to this may be made if an Assessor's Parcel of Public Property, such as a school site, is relocated to an Assessor's Parcel of Taxable Property, in which case the Assessor's Parcel of previously Public Property becomes Taxable Property and the Assessor's Parcel of previously Taxable Property becomes Public Property. This trading of an Assessor's Parcel from Taxable Property to Public Property will be permitted to the extent there is no loss in Maximum Facilities Special Tax revenue or, if applicable, Effective Tax Rate Evaluation Maximum Facilities Special Tax revenue, and the transfer is agreed to by the owners of all Assessor's Parcels involved in the transfer and the City Council.
- F.3.** If the use of an Assessor's Parcel changes so that such Assessor's Parcel is no longer eligible to be classified as one of the uses set forth in Section F.1 above that would make such Assessor's Parcel eligible to continue to be classified as Exempt Property, such Assessor's Parcel shall cease to be classified as Exempt Property and shall be deemed to be Taxable Property and subject to the Special Tax.

G. TRANSFERS

Prior to the issuance of the first series of Bonds within CFD No. 23 IA3, the City may permit the transfer of Maximum Facilities Special Tax or Effective Tax Rate Evaluation Maximum Facilities Special Tax from one Assessor's Parcel to another Assessor's Parcel. Before recordation of a Small Lot Final Subdivision Map, if a subdivision map is required, the City may permit a transfer if the number of planned Residential Units, Multi-Family Attached Property Acreage, or Non-Residential Property Acreage is transferred from one Assessor's Parcel(s) to another Assessor's Parcel(s) in any portion of Large Lot Property. The City may, in its sole discretion, allow for a transfer of the Maximum Facilities Special Tax or Effective Tax Rate Evaluation Maximum Facilities Special Tax from one Assessor's Parcel to another Assessor's Parcel provided such a transfer shall be allowed only if (1) all adjustments are agreed to in writing by the affected property owners and the City's Finance Director, and (2) there is no reduction in the sum of the total Maximum Facilities Special Tax or sum of the total Effective Tax Rate Evaluation Maximum Facilities Special Tax as a result of the transfer. Should a transfer result in an amendment to Attachment B or, following an Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment, the requesting property owner shall bear the costs to affect the transfer in the CFD

No. 23 IA3 records and prepare the required amendments to Attachment B or, following an Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment.

H. INTERPRETATIONS

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the Rate and Method of Apportionment of Special Tax. In addition, the interpretation and application of any section of this document shall be at the City’s discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Tax.

I. REVIEW/APPEALS

The CFD No. 23 IA3 Administrator may establish such procedures, as it deems necessary to undertake the review of any such appeal. The CFD No. 23 IA3 Administrator shall interpret this Rate and Method of Apportionment of Special Tax and make determinations relative to the annual administration of the Special Tax and any property owner appeals, as herein specified.

Any property owner may file a written appeal of the Special Tax with the CFD No. 23 IA3 Administrator claiming that the amount or application of the Special Tax is not correct. The appeal must be filed not later than one calendar year after having paid the Special Taxes that are disputed, and the appellant must be current in all payments of Special Taxes. In addition, during the term of the appeal process, all Special Taxes levied must be paid on or before the payment date established when the levy was made. The appeal must specify the reasons why the appellant claims the Special Taxes are in error. The CFD No. 23 IA3 Administrator shall review the appeal, meet with the appellant if the CFD No. 23 IA3 Administrator deems necessary, and advise the appellant of its determination.

If the property owner disagrees with the CFD No. 23 IA3 Administrator’s decision relative to the appeal, the owner may file a written notice with the City Manager appealing the amount of the Special Tax levied on such Assessor’s Parcel. If following such consultation and action (if any by the City Manager), the property owner believes such error still exists, such person may file a written notice with the City Council appealing the amount of the Special Tax levied on such Assessor’s Parcel. The decision of the City shall be final and binding to all persons. If the decision of the CFD No. 23 IA3 Administrator or subsequent decision by the City Manager or City Council requires the Special Taxes to be modified or changed in favor of the property owner, no cash refund shall be made for prior years’ Special Taxes, but an adjustment shall be made to credit future Special Taxes. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal action by such owner.

J. MANNER OF COLLECTION

The annual Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes; provided, however, that CFD No. 23 IA3, may, at the sole discretion of the City, directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner as necessary to meet its financial obligations, and may covenant to foreclose and may actually

foreclose on Assessor’s Parcels of Taxable Property that are delinquent in the payment of Special Taxes.

K. PREPAYMENT OF FACILITIES SPECIAL TAX

The Facilities Special Tax obligation of an Assessor’s Parcel of Taxable Property may be prepaid and permanently satisfied as described herein; provided that there are no delinquent Special Taxes with respect to such Assessor’s Parcel at the time of prepayment. An owner of an Assessor’s Parcel intending to prepay the Facilities Special Tax obligation shall provide the CFD No. 23 IA3 Administrator with written notice of intent to prepay. Within 30 days of receipt of such written notice, the CFD No. 23 IA3 Administrator shall notify such owner of the prepayment amount of such Assessor’s Parcel. Prepayment must be made not less than 60 days prior to the next occurring date that notice of redemption of Bonds, whichever date is earlier, from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture. The CFD No. 23 IA3 Administrator may charge a fee for providing this service.

K.1. Prepayment in Full

As of the proposed date of prepayment, the Prepayment Amount shall be calculated as follows:

Step 1: Determine the current Fiscal Year Maximum Facilities Special Tax for the Assessor’s Parcel based on the assignment of the Maximum Facilities Special Tax described in Section C above. If an Effective Tax Rate Evaluation has occurred, determine the current Fiscal Year Effective Tax Rate Evaluation Maximum Facilities Special Tax for the Assessor’s Parcel based on the assignment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax described in Section C above. If the Assessor’s Parcel is not already classified as Developed Property, the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) shall be assigned as though the Assessor’s Parcel was already designated as Developed Property.

Step 2: Calculate the annual revenue produced, by annually applying the Facilities Special Tax Escalation Factor, from the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) from the date of prepayment through the Facilities Special Tax Term, except that this final date may be amended by the City no later than the time of the calculation of the prepayment. If the final date used in the prepayment calculation is amended by the City, this amended final date shall apply to any and all prepayment calculations from that point forward.

Step 3: Calculate the present value of the Assessor’s Parcel’s annual Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) revenue stream determined in Step 2. The present value shall be calculated using a discount rate that earns a rate of interest that, when the prepayment is invested in City permitted and available investments, would produce annual revenues equal to the amounts calculated in Step 2.

If there are Outstanding Bonds at the time of the Prepayment Amount calculation, the Prepayment Amount shall be first allocated to the Redemption Amount. If the Prepayment Amount is insufficient to fund the Redemption Amount, then the Prepayment Amount shall be increased to equal the Redemption Amount.

The Redemption Amount is calculated as follows:

Step 1: Divide the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) computed pursuant to Step 1 of Section K.1 by the total Maximum Facilities Special Taxes (or total Effective Tax Rate Evaluation Maximum Facilities Special Taxes) for the entire CFD No. 23 IA3, based on the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) that could be charged in the current Fiscal Year if all Taxable Property were designated as Developed Property, excluding any Assessor's Parcels which have prepaid the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) obligation (the "Prepayment Quotient").

Step 2: Multiply the Prepayment Quotient by the Outstanding Bonds to compute the amount of Outstanding Bonds to be redeemed (the "Bond Redemption Amount").

Step 3: Multiply the Bond Redemption Amount by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed.

Step 4: Compute the amount needed to pay interest on the Bond Redemption Amount from the first Bond interest payment date following the current Fiscal Year until the earliest redemption date for the Outstanding Bonds.

Step 5: Determine that portion of Facilities Special Taxes levied on the Assessor's Parcel in the current Fiscal Year to satisfy the Facilities Special Tax Requirement, which have not yet been paid.

Step 6: A reserve fund credit shall equal the lesser of: (a) the expected reduction in the reserve requirement (as defined in the Indenture for the Bonds), if any, associated with the redemption of Outstanding Bonds as a result of the prepayment, or (b) the amount derived by subtracting the new reserve requirement (as defined in the Indenture for the Bonds) in effect after the redemption of Outstanding Bonds as a result of the prepayment from the balance in the reserve fund on the prepayment date, but in no event shall such amount be less than zero. Such reserve fund credit will not decrease the balance in the reserve fund below the new reserve requirement.

Step 7: If any capitalized interest for the Outstanding Bonds will not have been expended at the time of the first interest and/or principal payment following the current Fiscal Year, a capitalized interest credit shall be calculated by multiplying the quotient computed pursuant to Step 1 by the expected balance in the capitalized interest fund after such first interest payment.

Step 8: The redemption amount is equal to the sum of the amounts computed pursuant to Steps 2, 3, 4, and 5, less the amount computed pursuant to Steps 6 and 7 (the "Redemption Amount").

If the Prepayment Amount exceeds the Redemption Amount, then any remaining Prepayment Amount, after allocating the Redemption Amount, shall be designated as Pay as You Go Costs.

The Prepayment Amount shall include any fees or expenses, including the costs of computation of the prepayment, the costs to invest the prepayment proceeds, the cost of redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption (the "Administrative Fees and Expenses").

In addition, the City has the authority to adjust the Prepayment Amount calculated above if a portion or all of the current property tax bill and the portion attributable to the payment of the Facilities Special Tax has not been used to make an interest and/or principal payment on the Bonds.

Notwithstanding the foregoing, no Facilities Special Tax prepayment shall be allowed unless the amount of Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes), net of any priority administration, if any as defined in the Bond documents, that may be levied on Taxable Property, in each Fiscal Year, both prior to and after the proposed prepayment, is at least 1.1 times the annual debt service on all Outstanding Bonds to be paid from the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) in each Fiscal Year.

K.2. Prepayment in Part

The Facilities Special Tax obligation may be partially prepaid in any percentage of the full Prepayment Amount. The amount of the partial prepayment shall be calculated as in the above Section K.1; except that a partial prepayment shall be calculated according to the following formula:

$$PP = ((PE - A) \times F) + A$$

These terms have the following meaning:

PP = the Partial Prepayment Amount

PE = the Prepayment Amount calculated according to Section K.1 above

A = the Administrative Fees and Expenses calculated according to Section K.1 above

F = the percent by which the owner of the Assessor's Parcel(s) is partially prepaying the Facilities Special Tax obligation.

The owner of an Assessor's Parcel who desires to partially prepay the Facilities Special Tax obligation shall notify the CFD No. 23 IA3 Administrator of (i) such owner's intent to partially prepay the Facilities Special Tax obligation, (ii) the amount of partial prepayment expressed in increments equal to percentage of the full Prepayment Amount, and (iii) the company or agency that will be acting as the escrow agent, if applicable. Partial prepayment must be made not less than 60 days prior to the next occurring date that notice of redemption of Bonds, whichever date is earlier, from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture. The CFD No. 23 IA3 Administrator may charge a fee for providing this service.

With respect to any Assessor's Parcel that is partially prepaid, the CFD No. 23 IA3 Administrator shall indicate in the records of CFD No. 23 IA3 that there has been a partial prepayment of the Facilities Special Tax obligation and that a portion of the Facilities Special Tax obligation equal to the outstanding percentage (1.00 - F) of the remaining Facilities Special Tax obligation shall continue to be authorized to be levied on such Assessor's Parcel pursuant to Section C.

Notwithstanding the foregoing, no partial prepayment shall be allowed unless the amount of Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes), net of any priority administration, if any as defined in the Bond documents, that may be levied on Taxable Property, in each Fiscal Year, both prior to and after the proposed partial prepayment, is at least 1.1 times the annual debt service on all Outstanding Bonds to be paid from the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) in each Fiscal Year.

L. TERM OF SPECIAL TAX

The Maximum Facilities Special Tax and Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be levied commencing in Fiscal Year 2020-2021 to the extent necessary to fully satisfy the Facilities Special Tax Requirement and shall be levied for the Facilities Special Tax Term.

The Maximum Services Special Tax shall be levied commencing in Fiscal Year 2020-2021 and shall be levied in perpetuity, unless and until such time the City determines that revenues are no longer needed to pay the Services Special Tax Requirement.

ATTACHMENT A
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 3
Maximum Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Maximum Facilities Special Tax Rate ⁽¹⁾	2020-2021 Maximum Services Special Tax Rate ⁽²⁾	2020-2021 Maximum Services Special Tax Rate: Active-Adult Property ⁽²⁾⁽³⁾	Taxed Per
Developed Property:					
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$3,886	\$175	\$100	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	3,571	175	100	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	3,559	175	100	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	3,293	175	100	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	3,000	175	100	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	2,900	175	100	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	3,886	125	40	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	3,571	125	40	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	3,559	125	40	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	3,293	125	40	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	3,000	125	40	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	2,900	125	40	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	30,000	500	500	Acre
MHD Multi-Family Attached Property	Not Applicable	11,700	1,000	1,000	Acre
Non-Residential Property	Not Applicable	11,700	1,000	1,000	Acre

ATTACHMENT A
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 3
Maximum Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Maximum Facilities Special Tax Rate ⁽¹⁾	2020-2021 Maximum Services Special Tax Rate ⁽²⁾	2020-2021 Maximum Services Special Tax Rate: Active-Adult Property ⁽²⁾⁽³⁾	Taxed Per
Small Lot Final Map Property:					
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$2,900	\$175	\$100	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	2,900	125	40	Residential Lot
Permit Ready Multi-Family/Non-Residential Property	Not Applicable	\$11,700	\$1,000	\$1,000	Acre
Large Lot Property	Not Applicable	\$18,000	\$1,000	\$1,000	Acre
Undeveloped Property	Not Applicable	\$18,000	\$1,000	\$1,000	Acre

- (1) On each July 1, commencing on July 1, 2021, the Maximum Facilities Special Tax Rates shall be increased by the Facilities Special Tax Escalation Factor of the Maximum Facilities Special Tax Rates in effect for the previous Fiscal Year.
- (2) On each July 1, commencing on July 1, 2021, the Maximum Services Special Tax Rates shall be increased by an amount equal to the Services Special Tax Escalation Factor of the Maximum Services Special Tax Rates in effect for the previous Fiscal Year.
- (3) Taxable Property designated as Active-Adult Property shall be assigned a separate Maximum Services Special Tax Rate.

ATTACHMENT B
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 3
Minimum Facilities Revenue
(Fiscal Year 2020-2021)

Land Use Category	Planned Number of Residential Units / Acres	2020-2021 Developed Property Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	2020-2021 Minimum Facilities Revenue ⁽¹⁾⁽³⁾
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning ⁽⁴⁾	1,068	\$2,900	\$3,097,200
Single-Family Detached Property – MLD Zoning ⁽⁴⁾	157	2,900	455,300
MMD Multi-Family Attached Property	0.0	30,000	0
MHD Multi-Family Attached Property	0.0	11,700	0
Non-Residential Property	0.0	11,700	0
Total Minimum Facilities Revenue			\$3,552,500

- (1) On each July 1, commencing on July 1, 2021, the Developed Property Maximum Facilities Special Tax Rates and Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Developed Property Maximum Facilities Special Tax Rates and Minimum Facilities Revenue in effect for the previous Fiscal Year.
- (2) As a result of future Assessor’s Parcel changes, described in Section C.1, the assigned Maximum Facilities Special Tax Rates for Developed Property may exceed the Developed Property Maximum Facilities Special Tax Rates set forth in this table.
- (3) The total Minimum Facilities Revenue may be decreased as result of all or a portion of Maximum Facilities Special Tax obligations being prepaid and permanently satisfied pursuant to Section K.
- (4) Based upon the Developed Property Maximum Facilities Special Tax Rate for Single-Family Detached Property – SF/SFHD Zoning and Single-Family Detached Property – MLD Zoning with Residential Floor Area of less than 2,000 square feet.

ATTACHMENT C
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 3
Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	Taxed Per
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$ _____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	_____	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	_____	Acre
MHD Multi-Family Attached Property	Not Applicable	_____	Acre
Non-Residential Property	Not Applicable	_____	Acre

ATTACHMENT C
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 3
Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	Taxed Per
Small Lot Final Map Property:			
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$ _____	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	_____	Residential Lot
Permit Ready Multi-Family/Non-Residential Property	Not Applicable	\$ _____	Acre
Large Lot Property	Not Applicable	\$ _____	Acre
Undeveloped Property	Not Applicable	\$ _____	Acre

- (1) Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates will be inserted following the Effective Tax Rate Evaluation.
- (2) On each July 1, commencing in the Fiscal Year after the Effective Tax Rate Evaluation occurs, the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be increased by the Facilities Special Tax Escalation Factor of the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates in effect for the previous Fiscal Year.

ATTACHMENT D
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 3
Effective Tax Rate Evaluation Minimum Facilities Revenue
(Fiscal Year 2020-2021)

Land Use Category	Planned Number of Residential Units / Acres ⁽¹⁾	2020-2021 Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾⁽³⁾	2020-2021 Effective Tax Rate Evaluation Minimum Facilities Revenue ⁽¹⁾⁽²⁾⁽⁴⁾
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning ⁽⁵⁾	_____	\$ _____	\$ _____
Single-Family Detached Property – MLD Zoning ⁽⁵⁾	_____	_____	_____
MMD Multi-Family Attached Property	_____	_____	_____
MHD Multi-Family Attached Property	_____	_____	_____
Non-Residential Property	_____	_____	_____
Total Effective Tax Rate Evaluation Minimum Facilities Revenue			\$ _____

- (1) Planned Number of Residential Units/Acres, Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate and Effective Tax Rate Evaluation Minimum Facilities Revenue to be inserted following the Effective Tax Rate Evaluation.
- (2) On each July 1, commencing in the Fiscal Year after the Effective Tax Rate Evaluation occurs, the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates and Effective Tax Rate Evaluation Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates and Effective Tax Rate Evaluation Minimum Facilities Revenue in effect for the previous Fiscal Year.
- (3) As a result of future Assessor’s Parcel changes, described in Section C.3, the assigned Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates may exceed the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates set forth in this table.
- (4) The total Effective Tax Rate Evaluation Minimum Facilities Revenue may be decreased as result of all or a portion of Effective Tax Rate Evaluation Maximum Facilities Special Tax obligations being prepaid and permanently satisfied pursuant to Section K.
- (5) Based upon the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for Single-Family Detached Property – SF/SFHD Zoning and Single-Family Detached Property – MLD Zoning with Residential Floor Area of less than 2,000 square feet.

EXHIBIT D-4

**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
IMPROVEMENT AREA NO. 4**

[ATTACHED]

**RATE AND METHOD OF APPORTIONMENT FOR
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
Improvement Area 4**

A Special Tax, as hereinafter defined, shall be levied on each Assessor's Parcel of Taxable Property within the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area 4 (CFD No. 23 IA4) and collected each Fiscal Year in an amount determined by the CFD No. 23 IA4 Administrator through the application of the Rate and Method of Apportionment as described below. All of the real property within CFD No. 23 IA4, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. GENERAL DEFINITIONS

The terms hereinafter set forth have the following meaning:

“Acre or Acreage” means the land area of an Assessor’s Parcel as shown on County records, such as an Assessor’s Parcel Map and secured roll data, or if the land area is not shown on an Assessor’s Parcel Map, the land area shown on the applicable Large Lot Map, Small Lot Final Subdivision Map, condominium plan, record of survey, or other recorded document creating or describing the parcel. If the preceding maps for a land area are not available, the Acreage of such land area may be determined utilizing available spatial data and GIS. The square footage of an Assessor’s Parcel is equal to the Acreage of such parcel multiplied by 43,560.

“Act” means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

“Assessor’s Parcel” or “Parcel” means a lot or parcel shown in an Assessor’s Parcel Map with an assigned Assessor’s Parcel number.

“Assessor’s Parcel Map” means an official map of the County Assessor of the County designating lots or parcels by an Assessor’s Parcel number.

“Authorized Services” means the landscape corridor, enhanced open space and street light maintenance, services, and expenses authorized to be financed by CFD No. 23 IA4.

“Bond Year” means a one year period beginning on September 2nd in each year and ending on September 1st in the following year, unless defined differently in the applicable Indenture.

“Bonds” means any bonds or other debt (as defined in the Act), whether in one or more series, issued by CFD No. 23 IA4 under the Act.

“CFD No. 23 IA4 Administrator” means the City’s Finance Director, or designee thereof, responsible for determining the Facilities Special Tax Requirement, Services Special Tax Requirement and providing for the levy and collection of the Special Taxes.

“**CFD No. 23 IA4**” means City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area 4.

“**City**” means the City of Folsom.

“**City Council**” means the City Council of the City, acting as the legislative body of CFD No. 23 IA4.

“**County**” means the County of Sacramento.

“**Developed Property**” means, for each Fiscal Year, all Taxable Property for which a building permit for new construction was issued prior to June 30 of the previous Fiscal Year.

“**Effective Tax Rate Evaluation**” means an evaluation of the Total Effective Tax Rate of Residential Property at the time of such evaluation. The Effective Tax Rate Evaluation will be based upon a prepared Price Point Study to determine the Total Effective Tax Rate for Residential Property, based upon the calculated Total Estimated Tax Burden.

“**Effective Tax Rate Evaluation Maximum Facilities Special Tax**” means the total maximum annual Facilities Special Tax, as determined during the Effective Tax Rate Evaluation, in accordance with the provisions of Section C.2, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“**Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate**” means the maximum annual Facilities Special Tax rate for each land use category of Taxable Property that will be set forth in Attachment C, following the Effective Tax Rate Evaluation, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“**Effective Tax Rate Evaluation Minimum Facilities Revenue**” means, following the Effective Tax Rate Evaluation, the total minimum amount of CFD No. 23 IA4 Effective Tax Rate Evaluation Maximum Facilities Special Tax, as adjusted annually by the Facilities Special Tax Escalation Factor after the Fiscal Year in which the Effective Tax Rate Evaluation occurs, less any Effective Tax Rate Evaluation Maximum Facilities Special Tax amounts prepaid and permanently satisfied pursuant to Section K. The Effective Tax Rate Evaluation Minimum Facilities Revenue, based on Planned Development, is set forth in Attachment D of this Rate and Method of Apportionment.

“**Exempt Property**” means all Assessors’ Parcels that are exempt from the Special Tax pursuant to Section F. Assessor’s Parcels exempt from the Special Tax pursuant to Section 53340 of the Act shall also be designated as Exempt Property.

“**Facilities Administrative Expenses**” means the actual or reasonably estimated costs directly related to the administration of the Facilities Special Tax including, but not limited to, the following: the costs of computing the Facilities Special Tax and preparing the annual Facilities Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Facilities Special Taxes (whether by the County, the City, or otherwise); the costs of remitting the Facilities Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City, CFD No. 23 IA4, or any designee thereof of complying with arbitrage rebate requirements or responding to questions from the IRS or SEC pertaining to any Bonds or any audit of any Bonds by the SEC or IRS; the costs to the City, CFD No.

23 IA4, or any designee thereof of providing continuing disclosure regarding the Bonds pursuant to applicable state or federal securities law; the costs associated with preparing Facilities Special Tax disclosure statements and responding to public inquiries regarding the Facilities Special Taxes; the costs of the City, CFD No. 23 IA4, or any designee thereof related to any appeal of the levy or application of the Facilities Special Tax; the costs associated with the release of funds from an escrow account, if any; and the costs associated with computing and preparing the Effective Tax Rate Evaluation, including the Price Point Study. Facilities Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 23 IA4 for any other administrative purposes, including, but not limited to, attorney’s fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Facilities Special Taxes.

“Facilities Special Tax” means the annual Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Facilities Special Tax Requirement.

“Facilities Special Tax Escalation Factor” means two percent (2%) annually.

“Facilities Special Tax Requirement” means that amount of Special Tax revenue required in any Fiscal Year for CFD No. 23 IA4 to: (i) Pay Facilities Administrative Expenses in an amount designated by the City; (ii) pay annual debt service on all Outstanding Bonds due in the Bond Year beginning in such Fiscal Year; (iii) pay other periodic costs on Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on Outstanding Bonds; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds in accordance with the Indenture; (v) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year and known upcoming delinquencies; and (vi) pay for Pay As You Go Costs; less (vii) a credit for funds available to reduce the annual Facilities Special Tax levy as determined by the CFD No. 23 IA4 Administrator pursuant to the Indenture.

“Facilities Special Tax Term” means the earlier of Fiscal Year 2079-2080 or the Fiscal Year occurring 50 years following the Fiscal Year in which the first building permit was issued or the first series of Bonds was issued within CFD No. 23 IA4.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

“Indenture” means the indenture, fiscal agent agreement, trust agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time, and any instrument replacing or supplementing the same.

“Large Lot Property” means, for each Fiscal Year, all Taxable Property for which a Large Lot Map was recorded prior to June 30 of the previous Fiscal Year, excluding any portion(s) thereof classified as Developed Property, Small Lot Final Map Property, or Permit Ready Multi-Family/Non-Residential Property. Large Lot Property also means, for each Fiscal Year, all Taxable Property classified as Small Lot Final Map Remainder Property as of June 30 of the previous Fiscal Year.

“Large Lot Map” means a recorded subdivision map creating larger parcels by land use. The Large Lot Map does not create individual lots for which building permits may be issued for single-family Residential Units.

“Maximum Facilities Special Tax” means the total maximum annual Facilities Special Tax, determined in accordance with the provisions of Section C, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Facilities Special Tax Rate” means the maximum annual Facilities Special Tax rate for each land use category of Taxable Property, as shown in Attachment A, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Services Special Tax” means the total maximum annual Services Special Tax, determined in accordance with the provisions of Section D, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Services Special Tax Rate” means the maximum annual Services Special Tax rate for each land use category of Taxable Property, as shown in Attachment A, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Special Tax” means the total annual Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) and Maximum Services Special Tax, determined in accordance with the provisions of Section C and Section D, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Total Effective Tax Rate” means 1.80%, unless the City determines, in its sole discretion, that a higher Maximum Total Effective Tax Rate is appropriate.

“Minimum Facilities Revenue” means the minimum amount of total CFD No. 23 IA4 Maximum Facilities Special Tax, as adjusted annually by the Facilities Special Tax Escalation Factor, less any Maximum Facilities Special Tax amounts prepaid and permanently satisfied pursuant to Section K. The Minimum Facilities Revenue, based on Planned Development, is set forth in Attachment B of this Rate and Method of Apportionment.

“MHD Multi-Family Attached Property” means all Assessor’s Parcels for which a building permit could be issued for purposes of constructing one or more attached Residential Units per Assessor’s Parcel with a permitted density range of greater than 20 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council. MHD Multi-Family Attached Property shall also include an Assessor’s Parcel or that portion of an Assessor’s Parcel designated as a Mixed Use Residential Parcel.

“Mixed Use Residential Parcel” means a mixed use Assessor’s Parcel that is designated for residential land use. If the mixed use Assessor’s Parcel contains a combination of residential land use and non-residential land use, only that portion of an Assessor’s Parcel designated for residential land use shall be classified as a Mixed Use Residential Parcel and the remaining non-residential land use of the Assessor’s Parcel shall be classified as Non-Residential Property.

“MMD Multi-Family Attached Property” means all Assessor’s Parcels for which a building permit could be issued for purposes of constructing one or more attached Residential Units per Assessor’s Parcel with a permitted density range of 12-20 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Non-Residential Property” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing non-residential buildings.

“Open Space Property” means property within the boundaries of CFD No. 23 IA4 which (a) has been designated with specific boundaries and acreage on a Small Lot Final Subdivision Map as open space, or (b) is classified by the City zoning code or County Assessor as open space, or (c) has been irrevocably offered for dedication as open space to the federal government, the State of California, the County, the City, any other public agency, a private, non-profit organization, or (d) is encumbered by an easement or other restriction required by the City limiting the use of such property to open space.

“Outstanding Bonds” means all Bonds, which remain outstanding as defined in the Indenture pursuant to which such Bonds were issued.

“Pay as You Go Costs” means that portion of the Facilities Special Tax Requirement attributable to the direct payment for the acquisition and/or construction of public improvements, which are authorized to be financed by CFD No. 23 IA4.

“Permit Ready Multi-Family/Non-Residential Property” means an Assessor’s Parcel of Taxable Property zoned for multi-family or non-residential land use for which all discretionary entitlements have been obtained, including without limitation, development plan review and improvement plan approval, such that building permits may be issued without further approvals for the construction of multi-family Residential Units or non-residential buildings within such Assessor’s Parcel. The City shall have sole discretion, based upon available development information, in classifying an Assessor’s Parcel as Permit Ready Multi-Family/Non-Residential Property.

“Planned Development” means the planned number of Residential Units, MHD Multi-Family Attached Property Acreage, MMD Multi-Family Attached Property Acreage, and Non-Residential Property Acreage planned within CFD No. 23 IA4, set forth in Attachment B or, following the Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment, as amended by the future recordation of all Large Lot Maps and Small Lot Final Subdivision Maps within CFD No. 23 IA4.

“Price Point Study” means an analysis, prepared by an independent firm, to verify the estimated average sales price within each land use category of Residential Property given the project location and current market conditions.

“Property Owner Association Property” means any property within the boundaries of CFD No. 23 IA4, which is (a) owned by a property owner association or (b) designated with specific boundaries and Acreage on a Small Lot Final Subdivision Map as property owner association property. As used in this definition, a property owner association includes any master or sub-association.

“Proportionately” means for Taxable Property that the ratio of the Facilities Special Tax levy to the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) and the Services Special Tax levy to the Maximum Services Special Tax is equal for all Assessors’ Parcels within each classification (Developed Property, Single Family Final Map Property, Permit Ready Multi-Family/Non-Residential Property, Large Lot Property, etc.) within CFD No. 23 IA4.

“Public Property” means any property within the boundaries of CFD No. 23 IA4, which (a) is owned by a public agency, (b) has been irrevocably offered for dedication to a public agency, or (c) is

designated with specific boundaries and Acreage on a Small Lot Final Subdivision Map as property, which will be owned by a public agency. For purposes of this definition, a public agency includes the federal government, the State of California, the County, the City, or any other public agency.

“Residential Floor Area” means all of the square footage of living area within the perimeter of a residential structure, not including any carport, walkway, garage, overhang, patio, enclosed patio, or similar area. The determination of Residential Floor Area shall be made by the CFD No. 23 IA4 Administrator by reference to appropriate records kept by the City’s building department. Residential Floor Area for a residential structure will be based on the building permit(s) issued for such structure prior to it being classified as Developed Property, and shall not change as a result of additions or modifications made to such structure after such classification as Developed Property.

“Residential Lot” means an individual lot of land for which a building permit could be issued to construct a Residential Unit.

“Residential Property” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing Residential Units, including Single-Family Detached Property – SF/SFHD Zoning, Single-Family Detached Property – MLD Zoning, MHD Multi-Family Attached Property, and MMD Multi-Family Attached Property.

“Residential Unit” means a residential dwelling unit, not including guest quarters or “granny flats” as allowed by the City zoning code.

“Services Administrative Expenses” means the actual or reasonably estimated costs directly related to the administration of the Services Special Tax including, but not limited to, the following: the costs of computing the Services Special Taxes and preparing the annual Services Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Services Special Taxes (whether by the County, the City, or otherwise); the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Services Special Tax; and the costs of the City, CFD No. 23 IA4, or any designee thereof related to any appeal of the levy or application of the Services Special Tax. Services Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 23 IA4 for any other administrative purposes related to the Services Special Tax.

“Services Special Tax” means the annual Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Services Special Tax Requirement.

“Services Special Tax Escalation Factor” means the June annualized percentage change of the Consumer Price Index for all Urban Consumers, for the San Francisco-Oakland-San Jose area, not to exceed four percent (4%). In the event that the percentage change is negative, the Services Special Tax Escalation Factor shall be equal to zero.

“Services Special Tax Requirement” means the amount of Services Special Tax revenue required in any Fiscal Year for CFD No. 23 IA4 to: (i) Pay Services Administrative Expenses in an amount designated by the City; (ii) pay Authorized Services expenses; (iii) pay any amounts required to establish or replenish any repair and contingency funds, capital improvement funds, or reserve funds related to the Authorized Services expenses; (iv) cover any shortfalls that exist if, in any Fiscal Year, the levy of the Facilities Special Tax on each Assessor’s Parcel of Taxable Property is insufficient to pay the

Facilities Special Tax Requirement in that Fiscal Year. Facilities Special Tax Requirement shortfalls shall not include Pay As You Go Costs, and (v) pay for reasonably anticipated delinquent Services Special Taxes based on the delinquency rate for Services Special Taxes levied in the previous Fiscal Year; less (vi) a credit for funds available to reduce the annual Services Special Tax levy as determined by the CFD No. 23 IA4 Administrator.

“Single-Family Detached Property – MLD Zoning” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing one or more detached or attached Residential Units with a permitted density range of 7-12 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Single-Family Detached Property – SF/SFHD Zoning” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing one or more Residential Units. Single-Family Detached Property – SF/SFHD Zoning shall consist of either single-family property with a permitted density range of 1-4 Residential Units per Acre or single-family high density property with a permitted density range of 4-7 Residential Units per Acre, which is more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Special Tax” means the annual Facilities Special Tax and Services Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Facilities Special Tax Requirement and the Services Special Tax Requirement.

“Small Lot Final Map Property” means, for each Fiscal Year, all Taxable Property for which a Small Lot Final Subdivision Map was recorded prior to June 30 of the previous Fiscal Year.

“Small Lot Final Map Remainder Property” means an Assessor’s Parcel that is created from the subdivision of Large Lot Property by the recordation of a Small Lot Final Subdivision Map that has not yet been mapped for final development approval. Small Lot Final Map Remainder Property is that portion of property for which the Small Lot Final Subdivision Map definition does not apply (i.e., does not contain individual lots for which building permits may be issued for Residential Units without further subdivision of such property). Each Fiscal Year, all Taxable Property classified as Small Lot Final Map Remainder Property, as of June 30 of the previous Fiscal Year, will be considered Large Lot Property.

“Small Lot Final Subdivision Map” means a subdivision of property created by recordation of a final subdivision map, parcel map or lot line adjustment, approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan pursuant to California Civil Code 1352, that creates individual lots for which building permits may be issued for Residential Units without further subdivision of such property.

“State” means the State of California.

“Taxable Property” means all of the Assessor’s Parcels within the boundaries of CFD No. 23 IA4 that are not exempt from the CFD No. 23 IA4 Special Tax pursuant to law or Section F below.

“**Total Effective Tax Rate**” means the percentage of the Total Estimated Tax Burden as compared to the estimated average sales price identified in the Price Point Study for each land use category of Residential Property.

“**Total Estimated Tax Burden**” means the total amount of overlapping property taxes anticipated to be levied upon a Residential Unit, based upon the estimated average sales price identified in the Price Point Study and existing property tax rates for the current Fiscal Year. Existing property tax rates shall reflect the actual property tax rates levied upon Taxable Property in the Fiscal Year that the Effective Tax Rate Evaluation is completed.

“**Trustee**” means the entity appointed pursuant to an Indenture to act as the trustee, fiscal agent, or paying agent or a combination thereof.

“**Undeveloped Property**” means, for each Fiscal Year, all Taxable Property not classified as Developed Property, Small Lot Final Map Property, Permit Ready Multi-Family/Non-Residential Property, or Large Lot Property.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, using City and County records, City zoning information, and land use development plans, all Assessor’s Parcels within the boundaries of CFD No. 23 IA4 shall be designated as either Taxable Property or Tax-Exempt Property.

All Taxable Property shall be further classified as Developed Property, Small Lot Final Map Property, Permit Ready Multi-Family/Non-Residential Property, Large Lot Property, or Undeveloped Property and shall be subject to the levy of the annual Special Tax determined pursuant to Sections C and D below.

C. FACILITIES SPECIAL TAX

A Maximum Facilities Special Tax shall be assigned to all Taxable Property within CFD No. 23 IA4 according to the Maximum Facilities Special Tax Rates set forth in Attachment A of this Rate and Method of Apportionment.

Once assigned, the sum of the total Maximum Facilities Special Tax shall be equal to or greater than the Minimum Facilities Revenue, unless adjusted by an Effective Tax Rate Evaluation as described below. The Minimum Facilities Revenue for Fiscal Year 2020-2021 is set forth in Attachment B of this Rate and Method of Apportionment.

On each July 1, commencing on July 1, 2021, the Maximum Facilities Special Tax Rates and Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Maximum Facilities Special Tax Rates and Minimum Facilities Revenue in effect for the previous Fiscal Year.

C.1. Future Assessor’s Parcel Changes – Prior to an Effective Tax Rate Evaluation

The Maximum Facilities Special Tax shall be assigned to all future Assessor’s Parcel(s) created from a subdivision, lot line adjustment, or merger of one or more Assessor’s Parcels so that the

revised sum of the total Maximum Facilities Special Tax revenue is not less than the Minimum Facilities Revenue set forth in Attachment B of this Rate and Method of Apportionment.

Undeveloped Property Subdividing into Large Lot Property

When Undeveloped Property subdivides into Large Lot Property, the Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. The expected Developed Property Maximum Facilities Special Tax for any Large Lot Property and any remaining Undeveloped Property shall be based upon the Planned Development for the Large Lot Property and remaining Undeveloped Property.

If the sum of the total expected Developed Property Maximum Facilities Special Tax generated by all of the Taxable Property is greater than or equal to the Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates for the Large Lot Property created from the Undeveloped Property subdivision.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Large Lot Property created from the Undeveloped Property subdivision, until the sum of the total expected Developed Property Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Further, if the sum of the total current Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, the Maximum Facilities Special Tax Rates for the Large Lot Property and any remaining Undeveloped Property created from the Undeveloped Property subdivision shall be Proportionately increased until the sum of the total current Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Attachment B of this Rate and Method of Apportionment shall be updated to reflect any increases to the Maximum Facilities Special Tax Rates from the Undeveloped Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property.

Large Lot Property Subdividing into Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property

When Large Lot Property subdivides into Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property, the Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. If the Large Lot Property subdivision also creates Small Lot Final Map Remainder Property, the expected Developed Property Maximum Facilities Special Tax for the Small Lot Final Map Remainder Property shall be based upon the Planned Development for the Small Lot Final Map Remainder Property. The expected Developed Property Maximum Facilities Special Tax for any remaining Large Lot Property and Undeveloped Property shall be based upon the Planned Development of the Large Lot Property and the Undeveloped Property.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is greater than or equal to the Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-

Residential Property Maximum Facilities Special Tax Rates for the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, and such difference is not eliminated by the full or partial prepayment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax pursuant to Section K, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision, until the sum of the total expected Developed Property Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Attachment B of this Rate and Method of Apportionment shall be updated to reflect any increases to the Maximum Facilities Special Tax Rates from the Large Lot Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property created prior to the Large Lot Property subdivision.

C.2. Effective Tax Rate Evaluation

Prior to the issuance of the first building permit or the first series of Bonds within CFD No. 23 IA4, whichever comes earlier, an Effective Tax Rate Evaluation will be completed. Following the Effective Tax Rate Evaluation, Attachment C of this Rate and Method of Apportionment will be updated to reflect the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for all Taxable Property in CFD No. 23 IA4.

Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates

As part of the Effective Tax Rate Evaluation, a Price Point Study will be prepared and estimated average sales prices will be established for each Residential Property land use category. Using the estimated average sales price information determined in the Price Point Study, the Total Estimated Tax Burden and Total Effective Tax Rate will be calculated, using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment A, for each Residential Property land use category. If the calculated Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for a Residential Property land use category, the Maximum Facilities Special Tax Rate shall not be adjusted and will be assigned using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment A. Attachment C of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category.

If the Total Effective Tax Rate for any Residential Property land use category exceeds the Total Maximum Effective Tax Rate, the Developed Property Maximum Facilities Special Tax Rate set forth in Attachment A shall be reduced until the Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for that Residential Property land use category. Attachment C of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category.

Effective Tax Rate Evaluation Minimum Facilities Revenue

As a result of the Effective Tax Rate Evaluation, if the calculated Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for a Residential Property land use category used in the Minimum Facilities Revenue calculation, the Developed Property Maximum Facilities Special Tax Rate for the applicable Residential Property land use category shall not be adjusted and the Effective Tax Rate Evaluation Developed Property Maximum Facilities Special Tax Rate will be assigned using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment B. Attachment D of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category and the Effective Tax Rate Evaluation Minimum Facilities Revenue.

If the calculated Total Effective Tax Rate exceeds the Total Maximum Effective Tax Rate for a Residential Property land use category used in the Minimum Facilities Revenue calculation, the Effective Tax Rate Evaluation Developed Property Maximum Facilities Special Tax Rate will be assigned using the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates set forth in Attachment C. Attachment D of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category and the Effective Tax Rate Evaluation Minimum Facilities Revenue.

C.3. Future Assessor’s Parcel Changes – After an Effective Tax Rate Evaluation

The Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be assigned to all future Assessor’s Parcel(s) created from a subdivision, lot line adjustment, or merger of one or more Assessor’s Parcels so that the revised sum of the total Effective Tax Rate Evaluation Maximum Facilities Special Tax revenue is not less than the total Effective Tax Rate Evaluation Minimum Facilities Revenue set forth in Attachment D of this Rate and Method of Apportionment.

Undeveloped Property Subdividing into Large Lot Property

When Undeveloped Property subdivides into Large Lot Property, the Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. The expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for any Large Lot Property and any remaining Undeveloped Property shall be based upon the Planned Development for the Large Lot Property and remaining Undeveloped Property.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax generated by all of the Taxable Property is greater than or equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Large Lot Property created from the Undeveloped Property subdivision.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Large Lot Property created from the Undeveloped Property

subdivision, until the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Further, if the sum of the total current Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Large Lot Property and any remaining Undeveloped Property created from the Undeveloped Property subdivision shall be Proportionately increased until the sum of the total current Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Attachment D of this Rate and Method of Apportionment shall be updated to reflect any increases to the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates from the Undeveloped Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property.

Large Lot Property Subdividing into Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property

When Large Lot Property subdivides into Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property, the Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. If the Large Lot Property subdivision also creates Small Lot Final Map Remainder Property, the expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for the Small Lot Final Map Remainder Property shall be based upon the Planned Development for the Small Lot Final Map Remainder Property. The expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for any remaining Large Lot Property and Undeveloped Property shall be based upon the Planned Development of the Large Lot Property and the Undeveloped Property.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is greater than or equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, and such difference is not eliminated by the full or partial prepayment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax pursuant to Section K, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision, until the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Attachment D of this Rate and Method of Apportionment shall be updated to reflect any increases to the

Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates from the Large Lot Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property created prior to the Large Lot Property subdivision.

C.4. Method of Apportionment of Facilities Special Tax

Using the definitions and procedures described herein, the CFD No. 23 IA4 Administrator shall determine the Facilities Special Tax Requirement and levy the Facilities Special Tax until the amount of Facilities Special Taxes equals the Facilities Special Tax Requirement. The Facilities Special Tax shall be levied each Fiscal Year as follows:

Prior to an Effective Tax Rate Evaluation

First: The Facilities Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Maximum Facilities Special Tax in order to satisfy the Facilities Special Tax Requirement.

Second: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Small Lot Final Map Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Third: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first two steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Permit Ready Multi-Family/Non-Residential Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fourth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first three steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Large Lot Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fifth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first four steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Undeveloped Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Undeveloped Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

After an Effective Tax Rate Evaluation

First: The Facilities Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax in order to satisfy the Facilities Special Tax Requirement.

Second: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Small Lot Final Map Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Third: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first two steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Permit Ready Multi-Family/Non-Residential Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fourth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first three steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Large Lot Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fifth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first four steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Undeveloped Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Undeveloped Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

D. SERVICES SPECIAL TAX

A Services Special Tax shall be assigned to all Taxable Property within CFD No. 23 IA4 according to the Maximum Services Special Tax Rates set forth in Attachment A of this Rate and Method of Apportionment.

D.1. Increase in the Maximum Services Special Tax

On each July 1, commencing on July 1, 2021, the Maximum Services Special Tax Rates shall be increased by the Services Special Tax Escalation Factor of the Maximum Services Special Tax Rates in effect for the previous Fiscal Year.

D.2. Method of Apportionment of Services Special Tax

If, in any Fiscal Year, the Facilities Special Tax is levied against each Assessor’s Parcel of Taxable Property within CFD No. 23 IA4 and the Facilities Special Tax revenues generated are insufficient to pay the Facilities Special Tax Requirement such shortfall shall be deemed a component of the Services Special Tax Requirement in that Fiscal Year, and proceeds from the levy of the Services Special Tax shall first be applied to mitigate the shortfall in the Facilities Special Tax Requirement before being used to pay for Authorized Services. The Services Special Tax revenue shall not be applied to any Facilities Special Tax Requirement shortfalls attributable to Pay As You Go Costs authorized to be financed by CFD No. 23 IA4.

Using the definitions and procedures described herein, the CFD No. 23 IA4 Administrator shall determine the Services Special Tax Requirement and levy the Services Special Tax until the amount of Services Special Tax equals the Services Special Tax Requirement. The Services Special Tax shall be levied each Fiscal Year as follows:

First: The Services Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Second: If additional monies are needed to satisfy the Services Special Tax Requirement after the first step has been completed, the Services Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Third: If additional monies are needed to satisfy the Services Special Tax Requirement after the first two steps have been completed, the Services Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Fourth: If additional monies are needed to satisfy the Services Special Tax Requirement after the three steps have been completed, the Services Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

E. DELINQUENCIES

Notwithstanding the above, under no circumstances will the CFD No. 23 IA4 Facilities Special Tax levied against any Assessor’s Parcel of Developed Property classified as Residential Property, in any Fiscal Year, be increased as a consequence of the delinquency or default in the payment of the CFD No. 23 IA4 Facilities Special Taxes by the owner or owners of any other Taxable Property by more than ten percent (10%) above the amount that would have been levied against such Assessor’s Parcel in such Fiscal Year had there been no delinquencies or defaults.

F. EXEMPTIONS

F.1. The CFD No. 23 IA4 Administrator shall classify the following as Exempt Property: Public Property, Property Owner Association Property, Open Space Property, Assessor’s Parcels exempt from the Special Tax pursuant to Section 53340 of the Act, and Assessor’s Parcels with public or utility easements making impractical their utilization for any use other than the purposes set forth in the easement.

F.2. The Maximum Facilities Special Tax obligation or, if applicable, the Effective Tax Rate Evaluation Maximum Facilities Special Tax obligation for Taxable Property which will be transferred or dedicated to a public agency and will be classified as Public Property shall be prepaid in full by the seller, pursuant to Section K, prior to the transfer/dedication of such Taxable Property. Until

the Maximum Facilities Special Tax obligation or, if applicable, the Effective Tax Rate Evaluation Maximum Facilities Special Tax obligation for any such Taxable Property is prepaid, the Taxable Property shall continue to be subject to the levy of the Facilities Special Tax. An exception to this may be made if an Assessor's Parcel of Public Property, such as a school site, is relocated to an Assessor's Parcel of Taxable Property, in which case the Assessor's Parcel of previously Public Property becomes Taxable Property and the Assessor's Parcel of previously Taxable Property becomes Public Property. This trading of an Assessor's Parcel from Taxable Property to Public Property will be permitted to the extent there is no loss in Maximum Facilities Special Tax revenue or, if applicable, Effective Tax Rate Evaluation Maximum Facilities Special Tax revenue, and the transfer is agreed to by the owners of all Assessor's Parcels involved in the transfer and the City Council.

F.3. If the use of an Assessor's Parcel changes so that such Assessor's Parcel is no longer eligible to be classified as one of the uses set forth in Section F.1 above that would make such Assessor's Parcel eligible to continue to be classified as Exempt Property, such Assessor's Parcel shall cease to be classified as Exempt Property and shall be deemed to be Taxable Property and subject to the Special Tax.

G. TRANSFERS

Prior to the issuance of the first series of Bonds within CFD No. 23 IA4, the City may permit the transfer of Maximum Facilities Special Tax or Effective Tax Rate Evaluation Maximum Facilities Special Tax from one Assessor's Parcel to another Assessor's Parcel. Before recordation of a Small Lot Final Subdivision Map, if a subdivision map is required, the City may permit a transfer if the number of planned Residential Units, Multi-Family Attached Property Acreage, or Non-Residential Property Acreage is transferred from one Assessor's Parcel(s) to another Assessor's Parcel(s) in any portion of Large Lot Property. The City may, in its sole discretion, allow for a transfer of the Maximum Facilities Special Tax or Effective Tax Rate Evaluation Maximum Facilities Special Tax from one Assessor's Parcel to another Assessor's Parcel provided such a transfer shall be allowed only if (1) all adjustments are agreed to in writing by the affected property owners and the City's Finance Director, and (2) there is no reduction in the sum of the total Maximum Facilities Special Tax or sum of the total Effective Tax Rate Evaluation Maximum Facilities Special Tax as a result of the transfer. Should a transfer result in an amendment to Attachment B or, following an Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment, the requesting property owner shall bear the costs to affect the transfer in the CFD No. 23 IA4 records and prepare the required amendments to Attachment B or, following an Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment.

H. INTERPRETATIONS

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the Rate and Method of Apportionment of Special Tax. In addition, the interpretation and application of any section of this document shall be at the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Tax.

I. REVIEW/APPEALS

The CFD No. 23 IA4 Administrator may establish such procedures, as it deems necessary to undertake the review of any such appeal. The CFD No. 23 IA4 Administrator shall interpret this Rate and Method of Apportionment of Special Tax and make determinations relative to the annual administration of the Special Tax and any property owner appeals, as herein specified.

Any property owner may file a written appeal of the Special Tax with the CFD No. 23 IA4 Administrator claiming that the amount or application of the Special Tax is not correct. The appeal must be filed not later than one calendar year after having paid the Special Taxes that are disputed, and the appellant must be current in all payments of Special Taxes. In addition, during the term of the appeal process, all Special Taxes levied must be paid on or before the payment date established when the levy was made. The appeal must specify the reasons why the appellant claims the Special Taxes are in error. The CFD No. 23 IA4 Administrator shall review the appeal, meet with the appellant if the CFD No. 23 IA4 Administrator deems necessary, and advise the appellant of its determination.

If the property owner disagrees with the CFD No. 23 IA4 Administrator’s decision relative to the appeal, the owner may file a written notice with the City Manager appealing the amount of the Special Tax levied on such Assessor’s Parcel. If following such consultation and action (if any by the City Manager), the property owner believes such error still exists, such person may file a written notice with the City Council appealing the amount of the Special Tax levied on such Assessor’s Parcel. The decision of the City shall be final and binding to all persons. If the decision of the CFD No. 23 IA4 Administrator or subsequent decision by the City Manager or City Council requires the Special Taxes to be modified or changed in favor of the property owner, no cash refund shall be made for prior years’ Special Taxes, but an adjustment shall be made to credit future Special Taxes. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal action by such owner.

J. MANNER OF COLLECTION

The annual Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes; provided, however, that CFD No. 23 IA4, may, at the sole discretion of the City, directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner as necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on Assessor’s Parcels of Taxable Property that are delinquent in the payment of Special Taxes.

K. PREPAYMENT OF FACILITIES SPECIAL TAX

The Facilities Special Tax obligation of an Assessor’s Parcel of Taxable Property may be prepaid and permanently satisfied as described herein; provided that there are no delinquent Special Taxes with respect to such Assessor’s Parcel at the time of prepayment. An owner of an Assessor’s Parcel intending to prepay the Facilities Special Tax obligation shall provide the CFD No. 23 IA4 Administrator with written notice of intent to prepay. Within 30 days of receipt of such written notice, the CFD No. 23 IA4 Administrator shall notify such owner of the prepayment amount of such Assessor’s Parcel. Prepayment must be made not less than 60 days prior to the next occurring date that notice of

redemption of Bonds, whichever date is earlier, from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture. The CFD No. 23 IA4 Administrator may charge a fee for providing this service.

K.1. Prepayment in Full

As of the proposed date of prepayment, the Prepayment Amount shall be calculated as follows:

Step 1: Determine the current Fiscal Year Maximum Facilities Special Tax for the Assessor’s Parcel based on the assignment of the Maximum Facilities Special Tax described in Section C above. If an Effective Tax Rate Evaluation has occurred, determine the current Fiscal Year Effective Tax Rate Evaluation Maximum Facilities Special Tax for the Assessor’s Parcel based on the assignment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax described in Section C above. If the Assessor’s Parcel is not already classified as Developed Property, the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) shall be assigned as though the Assessor’s Parcel was already designated as Developed Property.

Step 2: Calculate the annual revenue produced, by annually applying the Facilities Special Tax Escalation Factor, from the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) from the date of prepayment through the Facilities Special Tax Term, except that this final date may be amended by the City no later than the time of the calculation of the prepayment. If the final date used in the prepayment calculation is amended by the City, this amended final date shall apply to any and all prepayment calculations from that point forward.

Step 3: Calculate the present value of the Assessor’s Parcel’s annual Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) revenue stream determined in Step 2. The present value shall be calculated using a discount rate that earns a rate of interest that, when the prepayment is invested in City permitted and available investments, would produce annual revenues equal to the amounts calculated in Step 2.

If there are Outstanding Bonds at the time of the Prepayment Amount calculation, the Prepayment Amount shall be first allocated to the Redemption Amount. If the Prepayment Amount is insufficient to fund the Redemption Amount, then the Prepayment Amount shall be increased to equal the Redemption Amount.

The Redemption Amount is calculated as follows:

Step 1: Divide the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) computed pursuant to Step 1 of Section K.1 by the total Maximum Facilities Special Taxes (or total Effective Tax Rate Evaluation Maximum Facilities Special Taxes) for the entire CFD No. 23 IA4, based on the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) that could be charged in the current Fiscal Year if all Taxable Property were designated as Developed Property, excluding any Assessor’s Parcels which have prepaid the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) obligation (the “Prepayment Quotient”).

Step 2: Multiply the Prepayment Quotient by the Outstanding Bonds to compute the amount of Outstanding Bonds to be redeemed (the “Bond Redemption Amount”).

Step 3: Multiply the Bond Redemption Amount by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed.

Step 4: Compute the amount needed to pay interest on the Bond Redemption Amount from the first Bond interest payment date following the current Fiscal Year until the earliest redemption date for the Outstanding Bonds.

Step 5: Determine that portion of Facilities Special Taxes levied on the Assessor’s Parcel in the current Fiscal Year to satisfy the Facilities Special Tax Requirement, which have not yet been paid.

Step 6: A reserve fund credit shall equal the lesser of: (a) the expected reduction in the reserve requirement (as defined in the Indenture for the Bonds), if any, associated with the redemption of Outstanding Bonds as a result of the prepayment, or (b) the amount derived by subtracting the new reserve requirement (as defined in the Indenture for the Bonds) in effect after the redemption of Outstanding Bonds as a result of the prepayment from the balance in the reserve fund on the prepayment date, but in no event shall such amount be less than zero. Such reserve fund credit will not decrease the balance in the reserve fund below the new reserve requirement.

Step 7: If any capitalized interest for the Outstanding Bonds will not have been expended at the time of the first interest and/or principal payment following the current Fiscal Year, a capitalized interest credit shall be calculated by multiplying the quotient computed pursuant to Step 1 by the expected balance in the capitalized interest fund after such first interest payment.

Step 8: The redemption amount is equal to the sum of the amounts computed pursuant to Steps 2, 3, 4, and 5, less the amount computed pursuant to Steps 6 and 7 (the “Redemption Amount”).

If the Prepayment Amount exceeds the Redemption Amount, then any remaining Prepayment Amount, after allocating the Redemption Amount, shall be designated as Pay as You Go Costs.

The Prepayment Amount shall include any fees or expenses, including the costs of computation of the prepayment, the costs to invest the prepayment proceeds, the cost of redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption (the “Administrative Fees and Expenses”).

In addition, the City has the authority to adjust the Prepayment Amount calculated above if a portion or all of the current property tax bill and the portion attributable to the payment of the Facilities Special Tax has not been used to make an interest and/or principal payment on the Bonds.

Notwithstanding the foregoing, no Facilities Special Tax prepayment shall be allowed unless the amount of Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities

Special Taxes), net of any priority administration, if any as defined in the Bond documents, that may be levied on Taxable Property, in each Fiscal Year, both prior to and after the proposed prepayment, is at least 1.1 times the annual debt service on all Outstanding Bonds to be paid from the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) in each Fiscal Year.

K.2. Prepayment in Part

The Facilities Special Tax obligation may be partially prepaid in any percentage of the full Prepayment Amount. The amount of the partial prepayment shall be calculated as in the above Section K.1; except that a partial prepayment shall be calculated according to the following formula:

$$PP = ((PE - A) \times F) + A$$

These terms have the following meaning:

- PP = the Partial Prepayment Amount
- PE = the Prepayment Amount calculated according to Section K.1 above
- A = the Administrative Fees and Expenses calculated according to Section K.1 above
- F = the percent by which the owner of the Assessor’s Parcel(s) is partially prepaying the Facilities Special Tax obligation.

The owner of an Assessor’s Parcel who desires to partially prepay the Facilities Special Tax obligation shall notify the CFD No. 23 IA4 Administrator of (i) such owner’s intent to partially prepay the Facilities Special Tax obligation, (ii) the amount of partial prepayment expressed in increments equal to percentage of the full Prepayment Amount, and (iii) the company or agency that will be acting as the escrow agent, if applicable. Partial prepayment must be made not less than 60 days prior to the next occurring date that notice of redemption of Bonds, whichever date is earlier, from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture. The CFD No. 23 IA4 Administrator may charge a fee for providing this service.

With respect to any Assessor’s Parcel that is partially prepaid, the CFD No. 23 IA4 Administrator shall indicate in the records of CFD No. 23 IA4 that there has been a partial prepayment of the Facilities Special Tax obligation and that a portion of the Facilities Special Tax obligation equal to the outstanding percentage (1.00 – F) of the remaining Facilities Special Tax obligation shall continue to be authorized to be levied on such Assessor’s Parcel pursuant to Section C.

Notwithstanding the foregoing, no partial prepayment shall be allowed unless the amount of Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes), net of any priority administration, if any as defined in the Bond documents, that may be levied on Taxable Property, in each Fiscal Year, both prior to and after the proposed partial prepayment, is at least 1.1 times the annual debt service on all Outstanding Bonds to be paid from the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) in each Fiscal Year.

L. TERM OF SPECIAL TAX

The Maximum Facilities Special Tax and Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be levied commencing in Fiscal Year 2020-2021 to the extent necessary to fully satisfy the Facilities Special Tax Requirement and shall be levied for the Facilities Special Tax Term.

The Maximum Services Special Tax shall be levied commencing in Fiscal Year 2020-2021 and shall be levied in perpetuity, unless and until such time the City determines that revenues are no longer needed to pay the Services Special Tax Requirement.

ATTACHMENT A
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 4
Maximum Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Maximum Facilities Special Tax Rate⁽¹⁾	2020-2021 Maximum Services Special Tax Rate⁽²⁾	Taxed Per
Developed Property:				
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$3,886	\$205	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	3,571	205	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	3,559	205	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	3,293	205	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	3,000	205	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	2,900	205	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	3,886	140	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	3,571	140	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	3,559	140	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	3,293	140	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	3,000	140	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	2,900	140	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	30,000	500	Acre
MHD Multi-Family Attached Property	Not Applicable	11,700	1,000	Acre
Non-Residential Property	Not Applicable	11,700	1,000	Acre

ATTACHMENT A
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 4
Maximum Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Maximum Facilities Special Tax Rate ⁽¹⁾	2020-2021 Maximum Services Special Tax Rate ⁽²⁾	Taxed Per
Small Lot Final Map Property:				
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$2,900	\$205	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	2,900	140	Residential Lot
Permit Ready Multi-Family/Non-Residential Property	Not Applicable	\$11,700	\$1,000	Acre
Large Lot Property	Not Applicable	\$20,000	\$1,100	Acre
Undeveloped Property	Not Applicable	\$20,000	\$1,100	Acre

(1) On each July 1, commencing on July 1, 2021, the Maximum Facilities Special Tax Rates shall be increased by the Facilities Special Tax Escalation Factor of the Maximum Facilities Special Tax Rates in effect for the previous Fiscal Year.

(2) On each July 1, commencing on July 1, 2021, the Maximum Services Special Tax Rates shall be increased by an amount equal to the Services Special Tax Escalation Factor of the Maximum Services Special Tax Rates in effect for the previous Fiscal Year.

ATTACHMENT B
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 4
Minimum Facilities Revenue
(Fiscal Year 2020-2021)

Land Use Category	Planned Number of Residential Units / Acres	2020-2021 Developed Property Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	2020-2021 Minimum Facilities Revenue ⁽¹⁾⁽³⁾
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning ⁽⁴⁾	366	\$2,900	\$1,061,400
Single-Family Detached Property – MLD Zoning ⁽⁴⁾	251	2,900	727,900
MMD Multi-Family Attached Property	0.0	30,000	0
MHD Multi-Family Attached Property	0.0	11,700	0
Non-Residential Property	0.0	11,700	0
Total Minimum Facilities Revenue			\$1,789,300

- (1) On each July 1, commencing on July 1, 2021, the Developed Property Maximum Facilities Special Tax Rates and Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Developed Property Maximum Facilities Special Tax Rates and Minimum Facilities Revenue in effect for the previous Fiscal Year.
- (2) As a result of future Assessor’s Parcel changes, described in Section C.1, the assigned Maximum Facilities Special Tax Rates for Developed Property may exceed the Developed Property Maximum Facilities Special Tax Rates set forth in this table.
- (3) The total Minimum Facilities Revenue may be decreased as result of all or a portion of Maximum Facilities Special Tax obligations being prepaid and permanently satisfied pursuant to Section K.
- (4) Based upon the Developed Property Maximum Facilities Special Tax Rate for Single-Family Detached Property – SF/SFHD Zoning and Single-Family Detached Property – MLD Zoning with Residential Floor Area of less than 2,000 square feet.

ATTACHMENT C
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 4
Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	Taxed Per
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$ _____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	_____	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	_____	Acre
MHD Multi-Family Attached Property	Not Applicable	_____	Acre
Non-Residential Property	Not Applicable	_____	Acre

ATTACHMENT C
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 4
Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	Taxed Per
Small Lot Final Map Property:			
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$ _____	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	_____	Residential Lot
Permit Ready Multi-Family/Non-Residential Property	Not Applicable	\$ _____	Acre
Large Lot Property	Not Applicable	\$ _____	Acre
Undeveloped Property	Not Applicable	\$ _____	Acre

- (1) Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates will be inserted following the Effective Tax Rate Evaluation.
- (2) On each July 1, commencing in the Fiscal Year after the Effective Tax Rate Evaluation occurs, the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be increased by the Facilities Special Tax Escalation Factor of the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates in effect for the previous Fiscal Year.

ATTACHMENT D
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 4
Effective Tax Rate Evaluation Minimum Facilities Revenue
(Fiscal Year 2020-2021)

Land Use Category	Planned Number of Residential Units / Acres ⁽¹⁾	2020-2021 Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾⁽³⁾	2020-2021 Effective Tax Rate Evaluation Minimum Facilities Revenue ⁽¹⁾⁽²⁾⁽⁴⁾
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning ⁽⁵⁾	_____	\$ _____	\$ _____
Single-Family Detached Property – MLD Zoning ⁽⁵⁾	_____	_____	_____
MMD Multi-Family Attached Property	_____	_____	_____
MHD Multi-Family Attached Property	_____	_____	_____
Non-Residential Property	_____	_____	_____
Total Effective Tax Rate Evaluation Minimum Facilities Revenue			\$ _____

- (1) Planned Number of Residential Units/Acres, Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate and Effective Tax Rate Evaluation Minimum Facilities Revenue to be inserted following the Effective Tax Rate Evaluation.
- (2) On each July 1, commencing in the Fiscal Year after the Effective Tax Rate Evaluation occurs, the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates and Effective Tax Rate Evaluation Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates and Effective Tax Rate Evaluation Minimum Facilities Revenue in effect for the previous Fiscal Year.
- (3) As a result of future Assessor’s Parcel changes, described in Section C.3, the assigned Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates may exceed the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates set forth in this table.
- (4) The total Effective Tax Rate Evaluation Minimum Facilities Revenue may be decreased as result of all or a portion of Effective Tax Rate Evaluation Maximum Facilities Special Tax obligations being prepaid and permanently satisfied pursuant to Section K.
- (5) Based upon the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for Single-Family Detached Property – SF/SFHD Zoning and Single-Family Detached Property – MLD Zoning with Residential Floor Area of less than 2,000 square feet.

EXHIBIT D-5

**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
IMPROVEMENT AREA NO. 5**

[ATTACHED]

**RATE AND METHOD OF APPORTIONMENT FOR
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
Improvement Area 5**

A Special Tax, as hereinafter defined, shall be levied on each Assessor's Parcel of Taxable Property within the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area 5 (CFD No. 23 IA5) and collected each Fiscal Year in an amount determined by the CFD No. 23 IA5 Administrator through the application of the Rate and Method of Apportionment as described below. All of the real property within CFD No. 23 IA5, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. GENERAL DEFINITIONS

The terms hereinafter set forth have the following meaning:

“Acre or Acreage” means the land area of an Assessor’s Parcel as shown on County records, such as an Assessor’s Parcel Map and secured roll data, or if the land area is not shown on an Assessor’s Parcel Map, the land area shown on the applicable Large Lot Map, Small Lot Final Subdivision Map, condominium plan, record of survey, or other recorded document creating or describing the parcel. If the preceding maps for a land area are not available, the Acreage of such land area may be determined utilizing available spatial data and GIS. The square footage of an Assessor’s Parcel is equal to the Acreage of such parcel multiplied by 43,560.

“Act” means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

“Assessor’s Parcel” or “Parcel” means a lot or parcel shown in an Assessor’s Parcel Map with an assigned Assessor’s Parcel number.

“Assessor’s Parcel Map” means an official map of the County Assessor of the County designating lots or parcels by an Assessor’s Parcel number.

“Authorized Services” means the landscape corridor, enhanced open space and street light maintenance, services, and expenses authorized to be financed by CFD No. 23 IA5.

“Bond Year” means a one year period beginning on September 2nd in each year and ending on September 1st in the following year, unless defined differently in the applicable Indenture.

“Bonds” means any bonds or other debt (as defined in the Act), whether in one or more series, issued by CFD No. 23 IA5 under the Act.

“CFD No. 23 IA5 Administrator” means the City’s Finance Director, or designee thereof, responsible for determining the Facilities Special Tax Requirement, Services Special Tax Requirement and providing for the levy and collection of the Special Taxes.

“CFD No. 23 IA5” means City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area 5.

“City” means the City of Folsom.

“City Council” means the City Council of the City, acting as the legislative body of CFD No. 23 IA5.

“County” means the County of Sacramento.

“Developed Property” means, for each Fiscal Year, all Taxable Property for which a building permit for new construction was issued prior to June 30 of the previous Fiscal Year.

“Effective Tax Rate Evaluation” means an evaluation of the Total Effective Tax Rate of Residential Property at the time of such evaluation. The Effective Tax Rate Evaluation will be based upon a prepared Price Point Study to determine the Total Effective Tax Rate for Residential Property, based upon the calculated Total Estimated Tax Burden.

“Effective Tax Rate Evaluation Maximum Facilities Special Tax” means the total maximum annual Facilities Special Tax, as determined during the Effective Tax Rate Evaluation, in accordance with the provisions of Section C.2, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate” means the maximum annual Facilities Special Tax rate for each land use category of Taxable Property that will be set forth in Attachment C, following the Effective Tax Rate Evaluation, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Effective Tax Rate Evaluation Minimum Facilities Revenue” means, following the Effective Tax Rate Evaluation, the total minimum amount of CFD No. 23 IA5 Effective Tax Rate Evaluation Maximum Facilities Special Tax, as adjusted annually by the Facilities Special Tax Escalation Factor after the Fiscal Year in which the Effective Tax Rate Evaluation occurs, less any Effective Tax Rate Evaluation Maximum Facilities Special Tax amounts prepaid and permanently satisfied pursuant to Section K. The Effective Tax Rate Evaluation Minimum Facilities Revenue, based on Planned Development, is set forth in Attachment D of this Rate and Method of Apportionment.

“Exempt Property” means all Assessors’ Parcels that are exempt from the Special Tax pursuant to Section F. Assessor’s Parcels exempt from the Special Tax pursuant to Section 53340 of the Act shall also be designated as Exempt Property.

“Facilities Administrative Expenses” means the actual or reasonably estimated costs directly related to the administration of the Facilities Special Tax including, but not limited to, the following: the costs of computing the Facilities Special Tax and preparing the annual Facilities Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Facilities Special Taxes (whether by the County, the City, or otherwise); the costs of remitting the Facilities Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City, CFD No. 23 IA5, or any designee thereof of complying with arbitrage rebate requirements or responding to questions from the IRS or SEC pertaining to any Bonds or any audit of any Bonds by the SEC or IRS; the costs to the City, CFD No.

23 IA5, or any designee thereof of providing continuing disclosure regarding the Bonds pursuant to applicable state or federal securities law; the costs associated with preparing Facilities Special Tax disclosure statements and responding to public inquiries regarding the Facilities Special Taxes; the costs of the City, CFD No. 23 IA5, or any designee thereof related to any appeal of the levy or application of the Facilities Special Tax; the costs associated with the release of funds from an escrow account, if any; and the costs associated with computing and preparing the Effective Tax Rate Evaluation, including the Price Point Study. Facilities Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 23 IA5 for any other administrative purposes, including, but not limited to, attorney’s fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Facilities Special Taxes.

“Facilities Special Tax” means the annual Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Facilities Special Tax Requirement.

“Facilities Special Tax Escalation Factor” means two percent (2%) annually.

“Facilities Special Tax Requirement” means that amount of Special Tax revenue required in any Fiscal Year for CFD No. 23 IA5 to: (i) Pay Facilities Administrative Expenses in an amount designated by the City; (ii) pay annual debt service on all Outstanding Bonds due in the Bond Year beginning in such Fiscal Year; (iii) pay other periodic costs on Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on Outstanding Bonds; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds in accordance with the Indenture; (v) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year and known upcoming delinquencies; and (vi) pay for Pay As You Go Costs; less (vii) a credit for funds available to reduce the annual Facilities Special Tax levy as determined by the CFD No. 23 IA5 Administrator pursuant to the Indenture.

“Facilities Special Tax Term” means the earlier of Fiscal Year 2079-2080 or the Fiscal Year occurring 50 years following the Fiscal Year in which the first building permit was issued or the first series of Bonds was issued within CFD No. 23 IA5.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

“Indenture” means the indenture, fiscal agent agreement, trust agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time, and any instrument replacing or supplementing the same.

“Large Lot Property” means, for each Fiscal Year, all Taxable Property for which a Large Lot Map was recorded prior to June 30 of the previous Fiscal Year, excluding any portion(s) thereof classified as Developed Property, Small Lot Final Map Property, or Permit Ready Multi-Family/Non-Residential Property. Large Lot Property also means, for each Fiscal Year, all Taxable Property classified as Small Lot Final Map Remainder Property as of June 30 of the previous Fiscal Year.

“Large Lot Map” means a recorded subdivision map creating larger parcels by land use. The Large Lot Map does not create individual lots for which building permits may be issued for single-family Residential Units.

“Maximum Facilities Special Tax” means the total maximum annual Facilities Special Tax, determined in accordance with the provisions of Section C, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Facilities Special Tax Rate” means the maximum annual Facilities Special Tax rate for each land use category of Taxable Property, as shown in Attachment A, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Services Special Tax” means the total maximum annual Services Special Tax, determined in accordance with the provisions of Section D, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Services Special Tax Rate” means the maximum annual Services Special Tax rate for each land use category of Taxable Property, as shown in Attachment A, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Special Tax” means the total annual Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) and Maximum Services Special Tax, determined in accordance with the provisions of Section C and Section D, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Total Effective Tax Rate” means 1.80%, unless the City determines, in its sole discretion, that a higher Maximum Total Effective Tax Rate is appropriate.

“Minimum Facilities Revenue” means the minimum amount of total CFD No. 23 IA5 Maximum Facilities Special Tax, as adjusted annually by the Facilities Special Tax Escalation Factor, less any Maximum Facilities Special Tax amounts prepaid and permanently satisfied pursuant to Section K. The Minimum Facilities Revenue, based on Planned Development, is set forth in Attachment B of this Rate and Method of Apportionment.

“MHD Multi-Family Attached Property” means all Assessor’s Parcels for which a building permit could be issued for purposes of constructing one or more attached Residential Units per Assessor’s Parcel with a permitted density range of greater than 20 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council. MHD Multi-Family Attached Property shall also include an Assessor’s Parcel or that portion of an Assessor’s Parcel designated as a Mixed Use Residential Parcel.

“Mixed Use Residential Parcel” means a mixed use Assessor’s Parcel that is designated for residential land use. If the mixed use Assessor’s Parcel contains a combination of residential land use and non-residential land use, only that portion of an Assessor’s Parcel designated for residential land use shall be classified as a Mixed Use Residential Parcel and the remaining non-residential land use of the Assessor’s Parcel shall be classified as Non-Residential Property.

“MMD Multi-Family Attached Property” means all Assessor’s Parcels for which a building permit could be issued for purposes of constructing one or more attached Residential Units per Assessor’s Parcel with a permitted density range of 12-20 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Non-Residential Property” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing non-residential buildings.

“Open Space Property” means property within the boundaries of CFD No. 23 IA5 which (a) has been designated with specific boundaries and acreage on a Small Lot Final Subdivision Map as open space, or (b) is classified by the City zoning code or County Assessor as open space, or (c) has been irrevocably offered for dedication as open space to the federal government, the State of California, the County, the City, any other public agency, a private, non-profit organization, or (d) is encumbered by an easement or other restriction required by the City limiting the use of such property to open space.

“Outstanding Bonds” means all Bonds, which remain outstanding as defined in the Indenture pursuant to which such Bonds were issued.

“Pay as You Go Costs” means that portion of the Facilities Special Tax Requirement attributable to the direct payment for the acquisition and/or construction of public improvements, which are authorized to be financed by CFD No. 23 IA5.

“Permit Ready Multi-Family/Non-Residential Property” means an Assessor’s Parcel of Taxable Property zoned for multi-family or non-residential land use for which all discretionary entitlements have been obtained, including without limitation, development plan review and improvement plan approval, such that building permits may be issued without further approvals for the construction of multi-family Residential Units or non-residential buildings within such Assessor’s Parcel. The City shall have sole discretion, based upon available development information, in classifying an Assessor’s Parcel as Permit Ready Multi-Family/Non-Residential Property.

“Planned Development” means the planned number of Residential Units, MHD Multi-Family Attached Property Acreage, MMD Multi-Family Attached Property Acreage, and Non-Residential Property Acreage planned within CFD No. 23 IA5, set forth in Attachment B or, following the Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment, as amended by the future recordation of all Large Lot Maps and Small Lot Final Subdivision Maps within CFD No. 23 IA5.

“Price Point Study” means an analysis, prepared by an independent firm, to verify the estimated average sales price within each land use category of Residential Property given the project location and current market conditions.

“Property Owner Association Property” means any property within the boundaries of CFD No. 23 IA5, which is (a) owned by a property owner association or (b) designated with specific boundaries and Acreage on a Small Lot Final Subdivision Map as property owner association property. As used in this definition, a property owner association includes any master or sub-association.

“Proportionately” means for Taxable Property that the ratio of the Facilities Special Tax levy to the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) and the Services Special Tax levy to the Maximum Services Special Tax is equal for all Assessors’ Parcels within each classification (Developed Property, Single Family Final Map Property, Permit Ready Multi-Family/Non-Residential Property, Large Lot Property, etc.) within CFD No. 23 IA5.

“Public Property” means any property within the boundaries of CFD No. 23 IA5, which (a) is owned by a public agency, (b) has been irrevocably offered for dedication to a public agency, or (c) is

designated with specific boundaries and Acreage on a Small Lot Final Subdivision Map as property, which will be owned by a public agency. For purposes of this definition, a public agency includes the federal government, the State of California, the County, the City, or any other public agency.

“Residential Floor Area” means all of the square footage of living area within the perimeter of a residential structure, not including any carport, walkway, garage, overhang, patio, enclosed patio, or similar area. The determination of Residential Floor Area shall be made by the CFD No. 23 IA5 Administrator by reference to appropriate records kept by the City’s building department. Residential Floor Area for a residential structure will be based on the building permit(s) issued for such structure prior to it being classified as Developed Property, and shall not change as a result of additions or modifications made to such structure after such classification as Developed Property.

“Residential Lot” means an individual lot of land for which a building permit could be issued to construct a Residential Unit.

“Residential Property” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing Residential Units, including Single-Family Detached Property – SF/SFHD Zoning, Single-Family Detached Property – MLD Zoning, MHD Multi-Family Attached Property, and MMD Multi-Family Attached Property.

“Residential Unit” means a residential dwelling unit, not including guest quarters or “granny flats” as allowed by the City zoning code.

“Services Administrative Expenses” means the actual or reasonably estimated costs directly related to the administration of the Services Special Tax including, but not limited to, the following: the costs of computing the Services Special Taxes and preparing the annual Services Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Services Special Taxes (whether by the County, the City, or otherwise); the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Services Special Tax; and the costs of the City, CFD No. 23 IA5, or any designee thereof related to any appeal of the levy or application of the Services Special Tax. Services Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 23 IA5 for any other administrative purposes related to the Services Special Tax.

“Services Special Tax” means the annual Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Services Special Tax Requirement.

“Services Special Tax Escalation Factor” means the June annualized percentage change of the Consumer Price Index for all Urban Consumers, for the San Francisco-Oakland-San Jose area, not to exceed four percent (4%). In the event that the percentage change is negative, the Services Special Tax Escalation Factor shall be equal to zero.

“Services Special Tax Requirement” means the amount of Services Special Tax revenue required in any Fiscal Year for CFD No. 23 IA5 to: (i) Pay Services Administrative Expenses in an amount designated by the City; (ii) pay Authorized Services expenses; (iii) pay any amounts required to establish or replenish any repair and contingency funds, capital improvement funds, or reserve funds related to the Authorized Services expenses; (iv) cover any shortfalls that exist if, in any Fiscal Year, the levy of the Facilities Special Tax on each Assessor’s Parcel of Taxable Property is insufficient to pay the

Facilities Special Tax Requirement in that Fiscal Year. Facilities Special Tax Requirement shortfalls shall not include Pay As You Go Costs, and (v) pay for reasonably anticipated delinquent Services Special Taxes based on the delinquency rate for Services Special Taxes levied in the previous Fiscal Year; less (vi) a credit for funds available to reduce the annual Services Special Tax levy as determined by the CFD No. 23 IA5 Administrator.

“Single-Family Detached Property – MLD Zoning” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing one or more detached or attached Residential Units with a permitted density range of 7-12 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Single-Family Detached Property – SF/SFHD Zoning” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing one or more Residential Units. Single-Family Detached Property – SF/SFHD Zoning shall consist of either single-family property with a permitted density range of 1-4 Residential Units per Acre or single-family high density property with a permitted density range of 4-7 Residential Units per Acre, which is more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Special Tax” means the annual Facilities Special Tax and Services Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Facilities Special Tax Requirement and the Services Special Tax Requirement.

“Small Lot Final Map Property” means, for each Fiscal Year, all Taxable Property for which a Small Lot Final Subdivision Map was recorded prior to June 30 of the previous Fiscal Year.

“Small Lot Final Map Remainder Property” means an Assessor’s Parcel that is created from the subdivision of Large Lot Property by the recordation of a Small Lot Final Subdivision Map that has not yet been mapped for final development approval. Small Lot Final Map Remainder Property is that portion of property for which the Small Lot Final Subdivision Map definition does not apply (i.e., does not contain individual lots for which building permits may be issued for Residential Units without further subdivision of such property). Each Fiscal Year, all Taxable Property classified as Small Lot Final Map Remainder Property, as of June 30 of the previous Fiscal Year, will be considered Large Lot Property.

“Small Lot Final Subdivision Map” means a subdivision of property created by recordation of a final subdivision map, parcel map or lot line adjustment, approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan pursuant to California Civil Code 1352, that creates individual lots for which building permits may be issued for Residential Units without further subdivision of such property.

“State” means the State of California.

“Taxable Property” means all of the Assessor’s Parcels within the boundaries of CFD No. 23 IA5 that are not exempt from the CFD No. 23 IA5 Special Tax pursuant to law or Section F below.

“**Total Effective Tax Rate**” means the percentage of the Total Estimated Tax Burden as compared to the estimated average sales price identified in the Price Point Study for each land use category of Residential Property.

“**Total Estimated Tax Burden**” means the total amount of overlapping property taxes anticipated to be levied upon a Residential Unit, based upon the estimated average sales price identified in the Price Point Study and existing property tax rates for the current Fiscal Year. Existing property tax rates shall reflect the actual property tax rates levied upon Taxable Property in the Fiscal Year that the Effective Tax Rate Evaluation is completed.

“**Trustee**” means the entity appointed pursuant to an Indenture to act as the trustee, fiscal agent, or paying agent or a combination thereof.

“**Undeveloped Property**” means, for each Fiscal Year, all Taxable Property not classified as Developed Property, Small Lot Final Map Property, Permit Ready Multi-Family/Non-Residential Property, or Large Lot Property.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, using City and County records, City zoning information, and land use development plans, all Assessor’s Parcels within the boundaries of CFD No. 23 IA5 shall be designated as either Taxable Property or Tax-Exempt Property.

All Taxable Property shall be further classified as Developed Property, Small Lot Final Map Property, Permit Ready Multi-Family/Non-Residential Property, Large Lot Property, or Undeveloped Property and shall be subject to the levy of the annual Special Tax determined pursuant to Sections C and D below.

C. FACILITIES SPECIAL TAX

A Maximum Facilities Special Tax shall be assigned to all Taxable Property within CFD No. 23 IA5 according to the Maximum Facilities Special Tax Rates set forth in Attachment A of this Rate and Method of Apportionment.

Once assigned, the sum of the total Maximum Facilities Special Tax shall be equal to or greater than the Minimum Facilities Revenue, unless adjusted by an Effective Tax Rate Evaluation as described below. The Minimum Facilities Revenue for Fiscal Year 2020-2021 is set forth in Attachment B of this Rate and Method of Apportionment.

On each July 1, commencing on July 1, 2021, the Maximum Facilities Special Tax Rates and Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Maximum Facilities Special Tax Rates and Minimum Facilities Revenue in effect for the previous Fiscal Year.

C.1. Future Assessor’s Parcel Changes – Prior to an Effective Tax Rate Evaluation

The Maximum Facilities Special Tax shall be assigned to all future Assessor’s Parcel(s) created from a subdivision, lot line adjustment, or merger of one or more Assessor’s Parcels so that the

revised sum of the total Maximum Facilities Special Tax revenue is not less than the Minimum Facilities Revenue set forth in Attachment B of this Rate and Method of Apportionment.

Undeveloped Property Subdividing into Large Lot Property

When Undeveloped Property subdivides into Large Lot Property, the Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. The expected Developed Property Maximum Facilities Special Tax for any Large Lot Property and any remaining Undeveloped Property shall be based upon the Planned Development for the Large Lot Property and remaining Undeveloped Property.

If the sum of the total expected Developed Property Maximum Facilities Special Tax generated by all of the Taxable Property is greater than or equal to the Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates for the Large Lot Property created from the Undeveloped Property subdivision.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Large Lot Property created from the Undeveloped Property subdivision, until the sum of the total expected Developed Property Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Further, if the sum of the total current Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, the Maximum Facilities Special Tax Rates for the Large Lot Property and any remaining Undeveloped Property created from the Undeveloped Property subdivision shall be Proportionately increased until the sum of the total current Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Attachment B of this Rate and Method of Apportionment shall be updated to reflect any increases to the Maximum Facilities Special Tax Rates from the Undeveloped Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property.

Large Lot Property Subdividing into Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property

When Large Lot Property subdivides into Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property, the Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. If the Large Lot Property subdivision also creates Small Lot Final Map Remainder Property, the expected Developed Property Maximum Facilities Special Tax for the Small Lot Final Map Remainder Property shall be based upon the Planned Development for the Small Lot Final Map Remainder Property. The expected Developed Property Maximum Facilities Special Tax for any remaining Large Lot Property and Undeveloped Property shall be based upon the Planned Development of the Large Lot Property and the Undeveloped Property.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is greater than or equal to the Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-

Residential Property Maximum Facilities Special Tax Rates for the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, and such difference is not eliminated by the full or partial prepayment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax pursuant to Section K, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision, until the sum of the total expected Developed Property Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Attachment B of this Rate and Method of Apportionment shall be updated to reflect any increases to the Maximum Facilities Special Tax Rates from the Large Lot Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property created prior to the Large Lot Property subdivision.

C.2. Effective Tax Rate Evaluation

Prior to the issuance of the first building permit or the first series of Bonds within CFD No. 23 IA5, whichever comes earlier, an Effective Tax Rate Evaluation will be completed. Following the Effective Tax Rate Evaluation, Attachment C of this Rate and Method of Apportionment will be updated to reflect the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for all Taxable Property in CFD No. 23 IA5.

Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates

As part of the Effective Tax Rate Evaluation, a Price Point Study will be prepared and estimated average sales prices will be established for each Residential Property land use category. Using the estimated average sales price information determined in the Price Point Study, the Total Estimated Tax Burden and Total Effective Tax Rate will be calculated, using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment A, for each Residential Property land use category. If the calculated Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for a Residential Property land use category, the Maximum Facilities Special Tax Rate shall not be adjusted and will be assigned using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment A. Attachment C of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category.

If the Total Effective Tax Rate for any Residential Property land use category exceeds the Total Maximum Effective Tax Rate, the Developed Property Maximum Facilities Special Tax Rate set forth in Attachment A shall be reduced until the Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for that Residential Property land use category. Attachment C of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category.

Effective Tax Rate Evaluation Minimum Facilities Revenue

As a result of the Effective Tax Rate Evaluation, if the calculated Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for a Residential Property land use category used in the Minimum Facilities Revenue calculation, the Developed Property Maximum Facilities Special Tax Rate for the applicable Residential Property land use category shall not be adjusted and the Effective Tax Rate Evaluation Developed Property Maximum Facilities Special Tax Rate will be assigned using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment B. Attachment D of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category and the Effective Tax Rate Evaluation Minimum Facilities Revenue.

If the calculated Total Effective Tax Rate exceeds the Total Maximum Effective Tax Rate for a Residential Property land use category used in the Minimum Facilities Revenue calculation, the Effective Tax Rate Evaluation Developed Property Maximum Facilities Special Tax Rate will be assigned using the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates set forth in Attachment C. Attachment D of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category and the Effective Tax Rate Evaluation Minimum Facilities Revenue.

C.3. Future Assessor’s Parcel Changes – After an Effective Tax Rate Evaluation

The Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be assigned to all future Assessor’s Parcel(s) created from a subdivision, lot line adjustment, or merger of one or more Assessor’s Parcels so that the revised sum of the total Effective Tax Rate Evaluation Maximum Facilities Special Tax revenue is not less than the total Effective Tax Rate Evaluation Minimum Facilities Revenue set forth in Attachment D of this Rate and Method of Apportionment.

Undeveloped Property Subdividing into Large Lot Property

When Undeveloped Property subdivides into Large Lot Property, the Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. The expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for any Large Lot Property and any remaining Undeveloped Property shall be based upon the Planned Development for the Large Lot Property and remaining Undeveloped Property.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax generated by all of the Taxable Property is greater than or equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Large Lot Property created from the Undeveloped Property subdivision.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Large Lot Property created from the Undeveloped Property

subdivision, until the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Further, if the sum of the total current Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Large Lot Property and any remaining Undeveloped Property created from the Undeveloped Property subdivision shall be Proportionately increased until the sum of the total current Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Attachment D of this Rate and Method of Apportionment shall be updated to reflect any increases to the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates from the Undeveloped Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property.

Large Lot Property Subdividing into Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property

When Large Lot Property subdivides into Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property, the Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. If the Large Lot Property subdivision also creates Small Lot Final Map Remainder Property, the expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for the Small Lot Final Map Remainder Property shall be based upon the Planned Development for the Small Lot Final Map Remainder Property. The expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for any remaining Large Lot Property and Undeveloped Property shall be based upon the Planned Development of the Large Lot Property and the Undeveloped Property.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is greater than or equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, and such difference is not eliminated by the full or partial prepayment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax pursuant to Section K, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision, until the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Attachment D of this Rate and Method of Apportionment shall be updated to reflect any increases to the

Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates from the Large Lot Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property created prior to the Large Lot Property subdivision.

C.4. Method of Apportionment of Facilities Special Tax

Using the definitions and procedures described herein, the CFD No. 23 IA5 Administrator shall determine the Facilities Special Tax Requirement and levy the Facilities Special Tax until the amount of Facilities Special Taxes equals the Facilities Special Tax Requirement. The Facilities Special Tax shall be levied each Fiscal Year as follows:

Prior to an Effective Tax Rate Evaluation

First: The Facilities Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Maximum Facilities Special Tax in order to satisfy the Facilities Special Tax Requirement.

Second: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Small Lot Final Map Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Third: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first two steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Permit Ready Multi-Family/Non-Residential Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fourth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first three steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Large Lot Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fifth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first four steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Undeveloped Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Undeveloped Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

After an Effective Tax Rate Evaluation

First: The Facilities Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax in order to satisfy the Facilities Special Tax Requirement.

Second: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Small Lot Final Map Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Third: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first two steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Permit Ready Multi-Family/Non-Residential Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fourth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first three steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Large Lot Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fifth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first four steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Undeveloped Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Undeveloped Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

D. SERVICES SPECIAL TAX

A Services Special Tax shall be assigned to all Taxable Property within CFD No. 23 IA5 according to the Maximum Services Special Tax Rates set forth in Attachment A of this Rate and Method of Apportionment.

D.1. Increase in the Maximum Services Special Tax

On each July 1, commencing on July 1, 2021, the Maximum Services Special Tax Rates shall be increased by the Services Special Tax Escalation Factor of the Maximum Services Special Tax Rates in effect for the previous Fiscal Year.

D.2. Method of Apportionment of Services Special Tax

If, in any Fiscal Year, the Facilities Special Tax is levied against each Assessor’s Parcel of Taxable Property within CFD No. 23 IA5 and the Facilities Special Tax revenues generated are insufficient to pay the Facilities Special Tax Requirement such shortfall shall be deemed a component of the Services Special Tax Requirement in that Fiscal Year, and proceeds from the levy of the Services Special Tax shall first be applied to mitigate the shortfall in the Facilities Special Tax Requirement before being used to pay for Authorized Services. The Services Special Tax revenue shall not be applied to any Facilities Special Tax Requirement shortfalls attributable to Pay As You Go Costs authorized to be financed by CFD No. 23 IA5.

Using the definitions and procedures described herein, the CFD No. 23 IA5 Administrator shall determine the Services Special Tax Requirement and levy the Services Special Tax until the amount of Services Special Tax equals the Services Special Tax Requirement. The Services Special Tax shall be levied each Fiscal Year as follows:

First: The Services Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Second: If additional monies are needed to satisfy the Services Special Tax Requirement after the first step has been completed, the Services Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Third: If additional monies are needed to satisfy the Services Special Tax Requirement after the first two steps have been completed, the Services Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Fourth: If additional monies are needed to satisfy the Services Special Tax Requirement after the three steps have been completed, the Services Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

E. DELINQUENCIES

Notwithstanding the above, under no circumstances will the CFD No. 23 IA5 Facilities Special Tax levied against any Assessor’s Parcel of Developed Property classified as Residential Property, in any Fiscal Year, be increased as a consequence of the delinquency or default in the payment of the CFD No. 23 IA5 Facilities Special Taxes by the owner or owners of any other Taxable Property by more than ten percent (10%) above the amount that would have been levied against such Assessor’s Parcel in such Fiscal Year had there been no delinquencies or defaults.

F. EXEMPTIONS

F.1. The CFD No. 23 IA5 Administrator shall classify the following as Exempt Property: Public Property, Property Owner Association Property, Open Space Property, Assessor’s Parcels exempt from the Special Tax pursuant to Section 53340 of the Act, and Assessor’s Parcels with public or utility easements making impractical their utilization for any use other than the purposes set forth in the easement.

F.2. The Maximum Facilities Special Tax obligation or, if applicable, the Effective Tax Rate Evaluation Maximum Facilities Special Tax obligation for Taxable Property which will be transferred or dedicated to a public agency and will be classified as Public Property shall be prepaid in full by the seller, pursuant to Section K, prior to the transfer/dedication of such Taxable Property. Until

the Maximum Facilities Special Tax obligation or, if applicable, the Effective Tax Rate Evaluation Maximum Facilities Special Tax obligation for any such Taxable Property is prepaid, the Taxable Property shall continue to be subject to the levy of the Facilities Special Tax. An exception to this may be made if an Assessor's Parcel of Public Property, such as a school site, is relocated to an Assessor's Parcel of Taxable Property, in which case the Assessor's Parcel of previously Public Property becomes Taxable Property and the Assessor's Parcel of previously Taxable Property becomes Public Property. This trading of an Assessor's Parcel from Taxable Property to Public Property will be permitted to the extent there is no loss in Maximum Facilities Special Tax revenue or, if applicable, Effective Tax Rate Evaluation Maximum Facilities Special Tax revenue, and the transfer is agreed to by the owners of all Assessor's Parcels involved in the transfer and the City Council.

F.3. If the use of an Assessor's Parcel changes so that such Assessor's Parcel is no longer eligible to be classified as one of the uses set forth in Section F.1 above that would make such Assessor's Parcel eligible to continue to be classified as Exempt Property, such Assessor's Parcel shall cease to be classified as Exempt Property and shall be deemed to be Taxable Property and subject to the Special Tax.

G. TRANSFERS

Prior to the issuance of the first series of Bonds within CFD No. 23 IA5, the City may permit the transfer of Maximum Facilities Special Tax or Effective Tax Rate Evaluation Maximum Facilities Special Tax from one Assessor's Parcel to another Assessor's Parcel. Before recordation of a Small Lot Final Subdivision Map, if a subdivision map is required, the City may permit a transfer if the number of planned Residential Units, Multi-Family Attached Property Acreage, or Non-Residential Property Acreage is transferred from one Assessor's Parcel(s) to another Assessor's Parcel(s) in any portion of Large Lot Property. The City may, in its sole discretion, allow for a transfer of the Maximum Facilities Special Tax or Effective Tax Rate Evaluation Maximum Facilities Special Tax from one Assessor's Parcel to another Assessor's Parcel provided such a transfer shall be allowed only if (1) all adjustments are agreed to in writing by the affected property owners and the City's Finance Director, and (2) there is no reduction in the sum of the total Maximum Facilities Special Tax or sum of the total Effective Tax Rate Evaluation Maximum Facilities Special Tax as a result of the transfer. Should a transfer result in an amendment to Attachment B or, following an Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment, the requesting property owner shall bear the costs to affect the transfer in the CFD No. 23 IA5 records and prepare the required amendments to Attachment B or, following an Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment.

H. INTERPRETATIONS

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the Rate and Method of Apportionment of Special Tax. In addition, the interpretation and application of any section of this document shall be at the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Tax.

I. REVIEW/APPEALS

The CFD No. 23 IA5 Administrator may establish such procedures, as it deems necessary to undertake the review of any such appeal. The CFD No. 23 IA5 Administrator shall interpret this Rate and Method of Apportionment of Special Tax and make determinations relative to the annual administration of the Special Tax and any property owner appeals, as herein specified.

Any property owner may file a written appeal of the Special Tax with the CFD No. 23 IA5 Administrator claiming that the amount or application of the Special Tax is not correct. The appeal must be filed not later than one calendar year after having paid the Special Taxes that are disputed, and the appellant must be current in all payments of Special Taxes. In addition, during the term of the appeal process, all Special Taxes levied must be paid on or before the payment date established when the levy was made. The appeal must specify the reasons why the appellant claims the Special Taxes are in error. The CFD No. 23 IA5 Administrator shall review the appeal, meet with the appellant if the CFD No. 23 IA5 Administrator deems necessary, and advise the appellant of its determination.

If the property owner disagrees with the CFD No. 23 IA5 Administrator’s decision relative to the appeal, the owner may file a written notice with the City Manager appealing the amount of the Special Tax levied on such Assessor’s Parcel. If following such consultation and action (if any by the City Manager), the property owner believes such error still exists, such person may file a written notice with the City Council appealing the amount of the Special Tax levied on such Assessor’s Parcel. The decision of the City shall be final and binding to all persons. If the decision of the CFD No. 23 IA5 Administrator or subsequent decision by the City Manager or City Council requires the Special Taxes to be modified or changed in favor of the property owner, no cash refund shall be made for prior years’ Special Taxes, but an adjustment shall be made to credit future Special Taxes. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal action by such owner.

J. MANNER OF COLLECTION

The annual Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes; provided, however, that CFD No. 23 IA5, may, at the sole discretion of the City, directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner as necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on Assessor’s Parcels of Taxable Property that are delinquent in the payment of Special Taxes.

K. PREPAYMENT OF FACILITIES SPECIAL TAX

The Facilities Special Tax obligation of an Assessor’s Parcel of Taxable Property may be prepaid and permanently satisfied as described herein; provided that there are no delinquent Special Taxes with respect to such Assessor’s Parcel at the time of prepayment. An owner of an Assessor’s Parcel intending to prepay the Facilities Special Tax obligation shall provide the CFD No. 23 IA5 Administrator with written notice of intent to prepay. Within 30 days of receipt of such written notice, the CFD No. 23 IA5 Administrator shall notify such owner of the prepayment amount of such Assessor’s Parcel. Prepayment must be made not less than 60 days prior to the next occurring date that notice of

redemption of Bonds, whichever date is earlier, from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture. The CFD No. 23 IA5 Administrator may charge a fee for providing this service.

K.1. Prepayment in Full

As of the proposed date of prepayment, the Prepayment Amount shall be calculated as follows:

Step 1: Determine the current Fiscal Year Maximum Facilities Special Tax for the Assessor’s Parcel based on the assignment of the Maximum Facilities Special Tax described in Section C above. If an Effective Tax Rate Evaluation has occurred, determine the current Fiscal Year Effective Tax Rate Evaluation Maximum Facilities Special Tax for the Assessor’s Parcel based on the assignment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax described in Section C above. If the Assessor’s Parcel is not already classified as Developed Property, the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) shall be assigned as though the Assessor’s Parcel was already designated as Developed Property.

Step 2: Calculate the annual revenue produced, by annually applying the Facilities Special Tax Escalation Factor, from the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) from the date of prepayment through the Facilities Special Tax Term, except that this final date may be amended by the City no later than the time of the calculation of the prepayment. If the final date used in the prepayment calculation is amended by the City, this amended final date shall apply to any and all prepayment calculations from that point forward.

Step 3: Calculate the present value of the Assessor’s Parcel’s annual Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) revenue stream determined in Step 2. The present value shall be calculated using a discount rate that earns a rate of interest that, when the prepayment is invested in City permitted and available investments, would produce annual revenues equal to the amounts calculated in Step 2.

If there are Outstanding Bonds at the time of the Prepayment Amount calculation, the Prepayment Amount shall be first allocated to the Redemption Amount. If the Prepayment Amount is insufficient to fund the Redemption Amount, then the Prepayment Amount shall be increased to equal the Redemption Amount.

The Redemption Amount is calculated as follows:

Step 1: Divide the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) computed pursuant to Step 1 of Section K.1 by the total Maximum Facilities Special Taxes (or total Effective Tax Rate Evaluation Maximum Facilities Special Taxes) for the entire CFD No. 23 IA5, based on the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) that could be charged in the current Fiscal Year if all Taxable Property were designated as Developed Property, excluding any Assessor’s Parcels which have prepaid the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) obligation (the “Prepayment Quotient”).

Step 2: Multiply the Prepayment Quotient by the Outstanding Bonds to compute the amount of Outstanding Bonds to be redeemed (the "Bond Redemption Amount").

Step 3: Multiply the Bond Redemption Amount by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed.

Step 4: Compute the amount needed to pay interest on the Bond Redemption Amount from the first Bond interest payment date following the current Fiscal Year until the earliest redemption date for the Outstanding Bonds.

Step 5: Determine that portion of Facilities Special Taxes levied on the Assessor's Parcel in the current Fiscal Year to satisfy the Facilities Special Tax Requirement, which have not yet been paid.

Step 6: A reserve fund credit shall equal the lesser of: (a) the expected reduction in the reserve requirement (as defined in the Indenture for the Bonds), if any, associated with the redemption of Outstanding Bonds as a result of the prepayment, or (b) the amount derived by subtracting the new reserve requirement (as defined in the Indenture for the Bonds) in effect after the redemption of Outstanding Bonds as a result of the prepayment from the balance in the reserve fund on the prepayment date, but in no event shall such amount be less than zero. Such reserve fund credit will not decrease the balance in the reserve fund below the new reserve requirement.

Step 7: If any capitalized interest for the Outstanding Bonds will not have been expended at the time of the first interest and/or principal payment following the current Fiscal Year, a capitalized interest credit shall be calculated by multiplying the quotient computed pursuant to Step 1 by the expected balance in the capitalized interest fund after such first interest payment.

Step 8: The redemption amount is equal to the sum of the amounts computed pursuant to Steps 2, 3, 4, and 5, less the amount computed pursuant to Steps 6 and 7 (the "Redemption Amount").

If the Prepayment Amount exceeds the Redemption Amount, then any remaining Prepayment Amount, after allocating the Redemption Amount, shall be designated as Pay as You Go Costs.

The Prepayment Amount shall include any fees or expenses, including the costs of computation of the prepayment, the costs to invest the prepayment proceeds, the cost of redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption (the "Administrative Fees and Expenses").

In addition, the City has the authority to adjust the Prepayment Amount calculated above if a portion or all of the current property tax bill and the portion attributable to the payment of the Facilities Special Tax has not been used to make an interest and/or principal payment on the Bonds.

Notwithstanding the foregoing, no Facilities Special Tax prepayment shall be allowed unless the amount of Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities

Special Taxes), net of any priority administration, if any as defined in the Bond documents, that may be levied on Taxable Property, in each Fiscal Year, both prior to and after the proposed prepayment, is at least 1.1 times the annual debt service on all Outstanding Bonds to be paid from the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) in each Fiscal Year.

K.2. Prepayment in Part

The Facilities Special Tax obligation may be partially prepaid in any percentage of the full Prepayment Amount. The amount of the partial prepayment shall be calculated as in the above Section K.1; except that a partial prepayment shall be calculated according to the following formula:

$$PP = ((PE - A) \times F) + A$$

These terms have the following meaning:

PP = the Partial Prepayment Amount

PE = the Prepayment Amount calculated according to Section K.1 above

A = the Administrative Fees and Expenses calculated according to Section K.1 above

F = the percent by which the owner of the Assessor’s Parcel(s) is partially prepaying the Facilities Special Tax obligation.

The owner of an Assessor’s Parcel who desires to partially prepay the Facilities Special Tax obligation shall notify the CFD No. 23 IA5 Administrator of (i) such owner’s intent to partially prepay the Facilities Special Tax obligation, (ii) the amount of partial prepayment expressed in increments equal to percentage of the full Prepayment Amount, and (iii) the company or agency that will be acting as the escrow agent, if applicable. Partial prepayment must be made not less than 60 days prior to the next occurring date that notice of redemption of Bonds, whichever date is earlier, from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture. The CFD No. 23 IA5 Administrator may charge a fee for providing this service.

With respect to any Assessor’s Parcel that is partially prepaid, the CFD No. 23 IA5 Administrator shall indicate in the records of CFD No. 23 IA5 that there has been a partial prepayment of the Facilities Special Tax obligation and that a portion of the Facilities Special Tax obligation equal to the outstanding percentage (1.00 – F) of the remaining Facilities Special Tax obligation shall continue to be authorized to be levied on such Assessor’s Parcel pursuant to Section C.

Notwithstanding the foregoing, no partial prepayment shall be allowed unless the amount of Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes), net of any priority administration, if any as defined in the Bond documents, that may be levied on Taxable Property, in each Fiscal Year, both prior to and after the proposed partial prepayment, is at least 1.1 times the annual debt service on all Outstanding Bonds to be paid from the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) in each Fiscal Year.

L. TERM OF SPECIAL TAX

The Maximum Facilities Special Tax and Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be levied commencing in Fiscal Year 2020-2021 to the extent necessary to fully satisfy the Facilities Special Tax Requirement and shall be levied for the Facilities Special Tax Term.

The Maximum Services Special Tax shall be levied commencing in Fiscal Year 2020-2021 and shall be levied in perpetuity, unless and until such time the City determines that revenues are no longer needed to pay the Services Special Tax Requirement.

ATTACHMENT A
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 5
Maximum Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Maximum Facilities Special Tax Rate ⁽¹⁾	2020-2021 Maximum Services Special Tax Rate ⁽²⁾	Taxed Per
Developed Property:				
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$3,886	\$165	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	3,571	165	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	3,559	165	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	3,293	165	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	3,000	165	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	2,900	165	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	3,886	85	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	3,571	85	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	3,559	85	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	3,293	85	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	3,000	85	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	2,900	85	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	30,000	500	Acre
MHD Multi-Family Attached Property	Not Applicable	11,700	1,000	Acre
Non-Residential Property	Not Applicable	11,700	1,000	Acre

ATTACHMENT A
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 5
Maximum Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Maximum Facilities Special Tax Rate ⁽¹⁾	2020-2021 Maximum Services Special Tax Rate ⁽²⁾	Taxed Per
Small Lot Final Map Property:				
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$2,900	\$165	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	2,900	85	Residential Lot
Permit Ready Multi-Family/Non-Residential Property	Not Applicable	\$11,700	\$1,000	Acre
Large Lot Property	Not Applicable	\$20,000	\$1,000	Acre
Undeveloped Property	Not Applicable	\$20,000	\$1,000	Acre

(1) On each July 1, commencing on July 1, 2021, the Maximum Facilities Special Tax Rates shall be increased by the Facilities Special Tax Escalation Factor of the Maximum Facilities Special Tax Rates in effect for the previous Fiscal Year.

(2) On each July 1, commencing on July 1, 2021, the Maximum Services Special Tax Rates shall be increased by an amount equal to the Services Special Tax Escalation Factor of the Maximum Services Special Tax Rates in effect for the previous Fiscal Year.

ATTACHMENT B
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 5
Minimum Facilities Revenue
(Fiscal Year 2020-2021)

Land Use Category	Planned Number of Residential Units / Acres	2020-2021 Developed Property Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	2020-2021 Minimum Facilities Revenue ⁽¹⁾⁽³⁾
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning ⁽⁴⁾	278	\$2,900	\$806,200
Single-Family Detached Property – MLD Zoning ⁽⁴⁾	401	2,900	1,162,900
MMD Multi-Family Attached Property	9.7	30,000	291,000
MHD Multi-Family Attached Property	17.8	11,700	208,260
Non-Residential Property	23.5	11,700	274,950
Total Minimum Facilities Revenue			\$2,743,310

- (1) On each July 1, commencing on July 1, 2021, the Developed Property Maximum Facilities Special Tax Rates and Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Developed Property Maximum Facilities Special Tax Rates and Minimum Facilities Revenue in effect for the previous Fiscal Year.
- (2) As a result of future Assessor's Parcel changes, described in Section C.1, the assigned Maximum Facilities Special Tax Rates for Developed Property may exceed the Developed Property Maximum Facilities Special Tax Rates set forth in this table.
- (3) The total Minimum Facilities Revenue may be decreased as result of all or a portion of Maximum Facilities Special Tax obligations being prepaid and permanently satisfied pursuant to Section K.
- (4) Based upon the Developed Property Maximum Facilities Special Tax Rate for Single-Family Detached Property – SF/SFHD Zoning and Single-Family Detached Property – MLD Zoning with Residential Floor Area of less than 2,000 square feet.

ATTACHMENT C
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 5
Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	Taxed Per
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$ _____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	_____	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	_____	Acre
MHD Multi-Family Attached Property	Not Applicable	_____	Acre
Non-Residential Property	Not Applicable	_____	Acre

ATTACHMENT C
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 5
Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	Taxed Per
Small Lot Final Map Property:			
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$ _____	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	_____	Residential Lot
Permit Ready Multi-Family/Non-Residential Property	Not Applicable	\$ _____	Acre
Large Lot Property	Not Applicable	\$ _____	Acre
Undeveloped Property	Not Applicable	\$ _____	Acre

- (1) Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates will be inserted following the Effective Tax Rate Evaluation.
- (2) On each July 1, commencing in the Fiscal Year after the Effective Tax Rate Evaluation occurs, the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be increased by the Facilities Special Tax Escalation Factor of the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates in effect for the previous Fiscal Year.

ATTACHMENT D
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 5
Effective Tax Rate Evaluation Minimum Facilities Revenue
(Fiscal Year 2020-2021)

Land Use Category	Planned Number of Residential Units / Acres ⁽¹⁾	2020-2021 Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾⁽³⁾	2020-2021 Effective Tax Rate Evaluation Minimum Facilities Revenue ⁽¹⁾⁽²⁾⁽⁴⁾
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning ⁽⁵⁾	_____	\$ _____	\$ _____
Single-Family Detached Property – MLD Zoning ⁽⁵⁾	_____	_____	_____
MMD Multi-Family Attached Property	_____	_____	_____
MHD Multi-Family Attached Property	_____	_____	_____
Non-Residential Property	_____	_____	_____
Total Effective Tax Rate Evaluation Minimum Facilities Revenue			\$ _____

- (1) Planned Number of Residential Units/Acres, Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate and Effective Tax Rate Evaluation Minimum Facilities Revenue to be inserted following the Effective Tax Rate Evaluation.
- (2) On each July 1, commencing in the Fiscal Year after the Effective Tax Rate Evaluation occurs, the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates and Effective Tax Rate Evaluation Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates and Effective Tax Rate Evaluation Minimum Facilities Revenue in effect for the previous Fiscal Year.
- (3) As a result of future Assessor’s Parcel changes, described in Section C.3, the assigned Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates may exceed the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates set forth in this table.
- (4) The total Effective Tax Rate Evaluation Minimum Facilities Revenue may be decreased as result of all or a portion of Effective Tax Rate Evaluation Maximum Facilities Special Tax obligations being prepaid and permanently satisfied pursuant to Section K.
- (5) Based upon the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for Single-Family Detached Property – SF/SFHD Zoning and Single-Family Detached Property – MLD Zoning with Residential Floor Area of less than 2,000 square feet.

EXHIBIT D-6

**RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
IMPROVEMENT AREA NO. 6**

[ATTACHED]

**RATE AND METHOD OF APPORTIONMENT FOR
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
Improvement Area 6**

A Special Tax, as hereinafter defined, shall be levied on each Assessor's Parcel of Taxable Property within the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area 6 (CFD No. 23 IA6) and collected each Fiscal Year in an amount determined by the CFD No. 23 IA6 Administrator through the application of the Rate and Method of Apportionment as described below. All of the real property within CFD No. 23 IA6, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. GENERAL DEFINITIONS

The terms hereinafter set forth have the following meaning:

“Acre or Acreage” means the land area of an Assessor’s Parcel as shown on County records, such as an Assessor’s Parcel Map and secured roll data, or if the land area is not shown on an Assessor’s Parcel Map, the land area shown on the applicable Large Lot Map, Small Lot Final Subdivision Map, condominium plan, record of survey, or other recorded document creating or describing the parcel. If the preceding maps for a land area are not available, the Acreage of such land area may be determined utilizing available spatial data and GIS. The square footage of an Assessor’s Parcel is equal to the Acreage of such parcel multiplied by 43,560.

“Act” means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

“Assessor’s Parcel” or “Parcel” means a lot or parcel shown in an Assessor’s Parcel Map with an assigned Assessor’s Parcel number.

“Assessor’s Parcel Map” means an official map of the County Assessor of the County designating lots or parcels by an Assessor’s Parcel number.

“Authorized Services” means the landscape corridor, enhanced open space and street light maintenance, services, and expenses authorized to be financed by CFD No. 23 IA6.

“Bond Year” means a one year period beginning on September 2nd in each year and ending on September 1st in the following year, unless defined differently in the applicable Indenture.

“Bonds” means any bonds or other debt (as defined in the Act), whether in one or more series, issued by CFD No. 23 IA6 under the Act.

“CFD No. 23 IA6 Administrator” means the City’s Finance Director, or designee thereof, responsible for determining the Facilities Special Tax Requirement, Services Special Tax Requirement and providing for the levy and collection of the Special Taxes.

“CFD No. 23 IA6” means City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area 6.

“City” means the City of Folsom.

“City Council” means the City Council of the City, acting as the legislative body of CFD No. 23 IA6.

“County” means the County of Sacramento.

“Developed Property” means, for each Fiscal Year, all Taxable Property for which a building permit for new construction was issued prior to June 30 of the previous Fiscal Year.

“Effective Tax Rate Evaluation” means an evaluation of the Total Effective Tax Rate of Residential Property at the time of such evaluation. The Effective Tax Rate Evaluation will be based upon a prepared Price Point Study to determine the Total Effective Tax Rate for Residential Property, based upon the calculated Total Estimated Tax Burden.

“Effective Tax Rate Evaluation Maximum Facilities Special Tax” means the total maximum annual Facilities Special Tax, as determined during the Effective Tax Rate Evaluation, in accordance with the provisions of Section C.2, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate” means the maximum annual Facilities Special Tax rate for each land use category of Taxable Property that will be set forth in Attachment C, following the Effective Tax Rate Evaluation, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Effective Tax Rate Evaluation Minimum Facilities Revenue” means, following the Effective Tax Rate Evaluation, the total minimum amount of CFD No. 23 IA6 Effective Tax Rate Evaluation Maximum Facilities Special Tax, as adjusted annually by the Facilities Special Tax Escalation Factor after the Fiscal Year in which the Effective Tax Rate Evaluation occurs, less any Effective Tax Rate Evaluation Maximum Facilities Special Tax amounts prepaid and permanently satisfied pursuant to Section K. The Effective Tax Rate Evaluation Minimum Facilities Revenue, based on Planned Development, is set forth in Attachment D of this Rate and Method of Apportionment.

“Exempt Property” means all Assessors’ Parcels that are exempt from the Special Tax pursuant to Section F. Assessor’s Parcels exempt from the Special Tax pursuant to Section 53340 of the Act shall also be designated as Exempt Property.

“Facilities Administrative Expenses” means the actual or reasonably estimated costs directly related to the administration of the Facilities Special Tax including, but not limited to, the following: the costs of computing the Facilities Special Tax and preparing the annual Facilities Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Facilities Special Taxes (whether by the County, the City, or otherwise); the costs of remitting the Facilities Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City, CFD No. 23 IA6, or any designee thereof of complying with arbitrage rebate requirements or responding to questions from the IRS or SEC pertaining to any Bonds or any audit of any Bonds by the SEC or IRS; the costs to the City, CFD No.

23 IA6, or any designee thereof of providing continuing disclosure regarding the Bonds pursuant to applicable state or federal securities law; the costs associated with preparing Facilities Special Tax disclosure statements and responding to public inquiries regarding the Facilities Special Taxes; the costs of the City, CFD No. 23 IA6, or any designee thereof related to any appeal of the levy or application of the Facilities Special Tax; the costs associated with the release of funds from an escrow account, if any; and the costs associated with computing and preparing the Effective Tax Rate Evaluation, including the Price Point Study. Facilities Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 23 IA6 for any other administrative purposes, including, but not limited to, attorney’s fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Facilities Special Taxes.

“Facilities Special Tax” means the annual Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Facilities Special Tax Requirement.

“Facilities Special Tax Escalation Factor” means two percent (2%) annually.

“Facilities Special Tax Requirement” means that amount of Special Tax revenue required in any Fiscal Year for CFD No. 23 IA6 to: (i) Pay Facilities Administrative Expenses in an amount designated by the City; (ii) pay annual debt service on all Outstanding Bonds due in the Bond Year beginning in such Fiscal Year; (iii) pay other periodic costs on Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on Outstanding Bonds; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds in accordance with the Indenture; (v) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year and known upcoming delinquencies; and (vi) pay for Pay As You Go Costs; less (vii) a credit for funds available to reduce the annual Facilities Special Tax levy as determined by the CFD No. 23 IA6 Administrator pursuant to the Indenture.

“Facilities Special Tax Term” means the earlier of Fiscal Year 2079-2080 or the Fiscal Year occurring 50 years following the Fiscal Year in which the first building permit was issued or the first series of Bonds was issued within CFD No. 23 IA6.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

“Indenture” means the indenture, fiscal agent agreement, trust agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time, and any instrument replacing or supplementing the same.

“Large Lot Property” means, for each Fiscal Year, all Taxable Property for which a Large Lot Map was recorded prior to June 30 of the previous Fiscal Year, excluding any portion(s) thereof classified as Developed Property, Small Lot Final Map Property, or Permit Ready Multi-Family/Non-Residential Property. Large Lot Property also means, for each Fiscal Year, all Taxable Property classified as Small Lot Final Map Remainder Property as of June 30 of the previous Fiscal Year.

“Large Lot Map” means a recorded subdivision map creating larger parcels by land use. The Large Lot Map does not create individual lots for which building permits may be issued for single-family Residential Units.

“Maximum Facilities Special Tax” means the total maximum annual Facilities Special Tax, determined in accordance with the provisions of Section C, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Facilities Special Tax Rate” means the maximum annual Facilities Special Tax rate for each land use category of Taxable Property, as shown in Attachment A, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Services Special Tax” means the total maximum annual Services Special Tax, determined in accordance with the provisions of Section D, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Services Special Tax Rate” means the maximum annual Services Special Tax rate for each land use category of Taxable Property, as shown in Attachment A, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Special Tax” means the total annual Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) and Maximum Services Special Tax, determined in accordance with the provisions of Section C and Section D, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Total Effective Tax Rate” means 1.80%, unless the City determines, in its sole discretion, that a higher Maximum Total Effective Tax Rate is appropriate.

“Minimum Facilities Revenue” means the minimum amount of total CFD No. 23 IA6 Maximum Facilities Special Tax, as adjusted annually by the Facilities Special Tax Escalation Factor, less any Maximum Facilities Special Tax amounts prepaid and permanently satisfied pursuant to Section K. The Minimum Facilities Revenue, based on Planned Development, is set forth in Attachment B of this Rate and Method of Apportionment.

“MHD Multi-Family Attached Property” means all Assessor’s Parcels for which a building permit could be issued for purposes of constructing one or more attached Residential Units per Assessor’s Parcel with a permitted density range of greater than 20 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council. MHD Multi-Family Attached Property shall also include an Assessor’s Parcel or that portion of an Assessor’s Parcel designated as a Mixed Use Residential Parcel.

“Mixed Use Residential Parcel” means a mixed use Assessor’s Parcel that is designated for residential land use. If the mixed use Assessor’s Parcel contains a combination of residential land use and non-residential land use, only that portion of an Assessor’s Parcel designated for residential land use shall be classified as a Mixed Use Residential Parcel and the remaining non-residential land use of the Assessor’s Parcel shall be classified as Non-Residential Property.

“MMD Multi-Family Attached Property” means all Assessor’s Parcels for which a building permit could be issued for purposes of constructing one or more attached Residential Units per Assessor’s Parcel with a permitted density range of 12-20 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Non-Residential Property” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing non-residential buildings.

“Open Space Property” means property within the boundaries of CFD No. 23 IA6 which (a) has been designated with specific boundaries and acreage on a Small Lot Final Subdivision Map as open space, or (b) is classified by the City zoning code or County Assessor as open space, or (c) has been irrevocably offered for dedication as open space to the federal government, the State of California, the County, the City, any other public agency, a private, non-profit organization, or (d) is encumbered by an easement or other restriction required by the City limiting the use of such property to open space.

“Outstanding Bonds” means all Bonds, which remain outstanding as defined in the Indenture pursuant to which such Bonds were issued.

“Pay as You Go Costs” means that portion of the Facilities Special Tax Requirement attributable to the direct payment for the acquisition and/or construction of public improvements, which are authorized to be financed by CFD No. 23 IA6.

“Permit Ready Multi-Family/Non-Residential Property” means an Assessor’s Parcel of Taxable Property zoned for multi-family or non-residential land use for which all discretionary entitlements have been obtained, including without limitation, development plan review and improvement plan approval, such that building permits may be issued without further approvals for the construction of multi-family Residential Units or non-residential buildings within such Assessor’s Parcel. The City shall have sole discretion, based upon available development information, in classifying an Assessor’s Parcel as Permit Ready Multi-Family/Non-Residential Property.

“Planned Development” means the planned number of Residential Units, MHD Multi-Family Attached Property Acreage, MMD Multi-Family Attached Property Acreage, and Non-Residential Property Acreage planned within CFD No. 23 IA6, set forth in Attachment B or, following the Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment, as amended by the future recordation of all Large Lot Maps and Small Lot Final Subdivision Maps within CFD No. 23 IA6.

“Price Point Study” means an analysis, prepared by an independent firm, to verify the estimated average sales price within each land use category of Residential Property given the project location and current market conditions.

“Property Owner Association Property” means any property within the boundaries of CFD No. 23 IA6, which is (a) owned by a property owner association or (b) designated with specific boundaries and Acreage on a Small Lot Final Subdivision Map as property owner association property. As used in this definition, a property owner association includes any master or sub-association.

“Proportionately” means for Taxable Property that the ratio of the Facilities Special Tax levy to the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) and the Services Special Tax levy to the Maximum Services Special Tax is equal for all Assessors’ Parcels within each classification (Developed Property, Single Family Final Map Property, Permit Ready Multi-Family/Non-Residential Property, Large Lot Property, etc.) within CFD No. 23 IA6.

“Public Property” means any property within the boundaries of CFD No. 23 IA6, which (a) is owned by a public agency, (b) has been irrevocably offered for dedication to a public agency, or (c) is

designated with specific boundaries and Acreage on a Small Lot Final Subdivision Map as property, which will be owned by a public agency. For purposes of this definition, a public agency includes the federal government, the State of California, the County, the City, or any other public agency.

“Residential Floor Area” means all of the square footage of living area within the perimeter of a residential structure, not including any carport, walkway, garage, overhang, patio, enclosed patio, or similar area. The determination of Residential Floor Area shall be made by the CFD No. 23 IA6 Administrator by reference to appropriate records kept by the City’s building department. Residential Floor Area for a residential structure will be based on the building permit(s) issued for such structure prior to it being classified as Developed Property, and shall not change as a result of additions or modifications made to such structure after such classification as Developed Property.

“Residential Lot” means an individual lot of land for which a building permit could be issued to construct a Residential Unit.

“Residential Property” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing Residential Units, including Single-Family Detached Property – SF/SFHD Zoning, Single-Family Detached Property – MLD Zoning, MHD Multi-Family Attached Property, and MMD Multi-Family Attached Property.

“Residential Unit” means a residential dwelling unit, not including guest quarters or “granny flats” as allowed by the City zoning code.

“Services Administrative Expenses” means the actual or reasonably estimated costs directly related to the administration of the Services Special Tax including, but not limited to, the following: the costs of computing the Services Special Taxes and preparing the annual Services Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Services Special Taxes (whether by the County, the City, or otherwise); the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Services Special Tax; and the costs of the City, CFD No. 23 IA6, or any designee thereof related to any appeal of the levy or application of the Services Special Tax. Services Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 23 IA6 for any other administrative purposes related to the Services Special Tax.

“Services Special Tax” means the annual Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Services Special Tax Requirement.

“Services Special Tax Escalation Factor” means the June annualized percentage change of the Consumer Price Index for all Urban Consumers, for the San Francisco-Oakland-San Jose area, not to exceed four percent (4%). In the event that the percentage change is negative, the Services Special Tax Escalation Factor shall be equal to zero.

“Services Special Tax Requirement” means the amount of Services Special Tax revenue required in any Fiscal Year for CFD No. 23 IA6 to: (i) Pay Services Administrative Expenses in an amount designated by the City; (ii) pay Authorized Services expenses; (iii) pay any amounts required to establish or replenish any repair and contingency funds, capital improvement funds, or reserve funds related to the Authorized Services expenses; (iv) cover any shortfalls that exist if, in any Fiscal Year, the levy of the Facilities Special Tax on each Assessor’s Parcel of Taxable Property is insufficient to pay the

Facilities Special Tax Requirement in that Fiscal Year. Facilities Special Tax Requirement shortfalls shall not include Pay As You Go Costs, and (v) pay for reasonably anticipated delinquent Services Special Taxes based on the delinquency rate for Services Special Taxes levied in the previous Fiscal Year; less (vi) a credit for funds available to reduce the annual Services Special Tax levy as determined by the CFD No. 23 IA6 Administrator.

“Single-Family Detached Property – MLD Zoning” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing one or more detached or attached Residential Units with a permitted density range of 7-12 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Single-Family Detached Property – SF/SFHD Zoning” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing one or more Residential Units. Single-Family Detached Property – SF/SFHD Zoning shall consist of either single-family property with a permitted density range of 1-4 Residential Units per Acre or single-family high density property with a permitted density range of 4-7 Residential Units per Acre, which is more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Special Tax” means the annual Facilities Special Tax and Services Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Facilities Special Tax Requirement and the Services Special Tax Requirement.

“Small Lot Final Map Property” means, for each Fiscal Year, all Taxable Property for which a Small Lot Final Subdivision Map was recorded prior to June 30 of the previous Fiscal Year.

“Small Lot Final Map Remainder Property” means an Assessor’s Parcel that is created from the subdivision of Large Lot Property by the recordation of a Small Lot Final Subdivision Map that has not yet been mapped for final development approval. Small Lot Final Map Remainder Property is that portion of property for which the Small Lot Final Subdivision Map definition does not apply (i.e., does not contain individual lots for which building permits may be issued for Residential Units without further subdivision of such property). Each Fiscal Year, all Taxable Property classified as Small Lot Final Map Remainder Property, as of June 30 of the previous Fiscal Year, will be considered Large Lot Property.

“Small Lot Final Subdivision Map” means a subdivision of property created by recordation of a final subdivision map, parcel map or lot line adjustment, approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan pursuant to California Civil Code 1352, that creates individual lots for which building permits may be issued for Residential Units without further subdivision of such property.

“State” means the State of California.

“Taxable Property” means all of the Assessor’s Parcels within the boundaries of CFD No. 23 IA6 that are not exempt from the CFD No. 23 IA6 Special Tax pursuant to law or Section F below.

“**Total Effective Tax Rate**” means the percentage of the Total Estimated Tax Burden as compared to the estimated average sales price identified in the Price Point Study for each land use category of Residential Property.

“**Total Estimated Tax Burden**” means the total amount of overlapping property taxes anticipated to be levied upon a Residential Unit, based upon the estimated average sales price identified in the Price Point Study and existing property tax rates for the current Fiscal Year. Existing property tax rates shall reflect the actual property tax rates levied upon Taxable Property in the Fiscal Year that the Effective Tax Rate Evaluation is completed.

“**Trustee**” means the entity appointed pursuant to an Indenture to act as the trustee, fiscal agent, or paying agent or a combination thereof.

“**Undeveloped Property**” means, for each Fiscal Year, all Taxable Property not classified as Developed Property, Small Lot Final Map Property, Permit Ready Multi-Family/Non-Residential Property, or Large Lot Property.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, using City and County records, City zoning information, and land use development plans, all Assessor’s Parcels within the boundaries of CFD No. 23 IA6 shall be designated as either Taxable Property or Tax-Exempt Property.

All Taxable Property shall be further classified as Developed Property, Small Lot Final Map Property, Permit Ready Multi-Family/Non-Residential Property, Large Lot Property, or Undeveloped Property and shall be subject to the levy of the annual Special Tax determined pursuant to Sections C and D below.

C. FACILITIES SPECIAL TAX

A Maximum Facilities Special Tax shall be assigned to all Taxable Property within CFD No. 23 IA6 according to the Maximum Facilities Special Tax Rates set forth in Attachment A of this Rate and Method of Apportionment.

Once assigned, the sum of the total Maximum Facilities Special Tax shall be equal to or greater than the Minimum Facilities Revenue, unless adjusted by an Effective Tax Rate Evaluation as described below. The Minimum Facilities Revenue for Fiscal Year 2020-2021 is set forth in Attachment B of this Rate and Method of Apportionment.

On each July 1, commencing on July 1, 2021, the Maximum Facilities Special Tax Rates and Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Maximum Facilities Special Tax Rates and Minimum Facilities Revenue in effect for the previous Fiscal Year.

C.1. Future Assessor’s Parcel Changes – Prior to an Effective Tax Rate Evaluation

The Maximum Facilities Special Tax shall be assigned to all future Assessor’s Parcel(s) created from a subdivision, lot line adjustment, or merger of one or more Assessor’s Parcels so that the

revised sum of the total Maximum Facilities Special Tax revenue is not less than the Minimum Facilities Revenue set forth in Attachment B of this Rate and Method of Apportionment.

Undeveloped Property Subdividing into Large Lot Property

When Undeveloped Property subdivides into Large Lot Property, the Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. The expected Developed Property Maximum Facilities Special Tax for any Large Lot Property and any remaining Undeveloped Property shall be based upon the Planned Development for the Large Lot Property and remaining Undeveloped Property.

If the sum of the total expected Developed Property Maximum Facilities Special Tax generated by all of the Taxable Property is greater than or equal to the Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates for the Large Lot Property created from the Undeveloped Property subdivision.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Large Lot Property created from the Undeveloped Property subdivision, until the sum of the total expected Developed Property Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Further, if the sum of the total current Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, the Maximum Facilities Special Tax Rates for the Large Lot Property and any remaining Undeveloped Property created from the Undeveloped Property subdivision shall be Proportionately increased until the sum of the total current Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Attachment B of this Rate and Method of Apportionment shall be updated to reflect any increases to the Maximum Facilities Special Tax Rates from the Undeveloped Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property.

Large Lot Property Subdividing into Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property

When Large Lot Property subdivides into Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property, the Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. If the Large Lot Property subdivision also creates Small Lot Final Map Remainder Property, the expected Developed Property Maximum Facilities Special Tax for the Small Lot Final Map Remainder Property shall be based upon the Planned Development for the Small Lot Final Map Remainder Property. The expected Developed Property Maximum Facilities Special Tax for any remaining Large Lot Property and Undeveloped Property shall be based upon the Planned Development of the Large Lot Property and the Undeveloped Property.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is greater than or equal to the Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-

Residential Property Maximum Facilities Special Tax Rates for the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, and such difference is not eliminated by the full or partial prepayment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax pursuant to Section K, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision, until the sum of the total expected Developed Property Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Attachment B of this Rate and Method of Apportionment shall be updated to reflect any increases to the Maximum Facilities Special Tax Rates from the Large Lot Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property created prior to the Large Lot Property subdivision.

C.2. Effective Tax Rate Evaluation

Prior to the issuance of the first building permit or the first series of Bonds within CFD No. 23 IA6, whichever comes earlier, an Effective Tax Rate Evaluation will be completed. Following the Effective Tax Rate Evaluation, Attachment C of this Rate and Method of Apportionment will be updated to reflect the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for all Taxable Property in CFD No. 23 IA6.

Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates

As part of the Effective Tax Rate Evaluation, a Price Point Study will be prepared and estimated average sales prices will be established for each Residential Property land use category. Using the estimated average sales price information determined in the Price Point Study, the Total Estimated Tax Burden and Total Effective Tax Rate will be calculated, using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment A, for each Residential Property land use category. If the calculated Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for a Residential Property land use category, the Maximum Facilities Special Tax Rate shall not be adjusted and will be assigned using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment A. Attachment C of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category.

If the Total Effective Tax Rate for any Residential Property land use category exceeds the Total Maximum Effective Tax Rate, the Developed Property Maximum Facilities Special Tax Rate set forth in Attachment A shall be reduced until the Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for that Residential Property land use category. Attachment C of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category.

Effective Tax Rate Evaluation Minimum Facilities Revenue

As a result of the Effective Tax Rate Evaluation, if the calculated Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for a Residential Property land use category used in the Minimum Facilities Revenue calculation, the Developed Property Maximum Facilities Special Tax Rate for the applicable Residential Property land use category shall not be adjusted and the Effective Tax Rate Evaluation Developed Property Maximum Facilities Special Tax Rate will be assigned using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment B. Attachment D of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category and the Effective Tax Rate Evaluation Minimum Facilities Revenue.

If the calculated Total Effective Tax Rate exceeds the Total Maximum Effective Tax Rate for a Residential Property land use category used in the Minimum Facilities Revenue calculation, the Effective Tax Rate Evaluation Developed Property Maximum Facilities Special Tax Rate will be assigned using the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates set forth in Attachment C. Attachment D of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category and the Effective Tax Rate Evaluation Minimum Facilities Revenue.

C.3. Future Assessor’s Parcel Changes – After an Effective Tax Rate Evaluation

The Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be assigned to all future Assessor’s Parcel(s) created from a subdivision, lot line adjustment, or merger of one or more Assessor’s Parcels so that the revised sum of the total Effective Tax Rate Evaluation Maximum Facilities Special Tax revenue is not less than the total Effective Tax Rate Evaluation Minimum Facilities Revenue set forth in Attachment D of this Rate and Method of Apportionment.

Undeveloped Property Subdividing into Large Lot Property

When Undeveloped Property subdivides into Large Lot Property, the Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. The expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for any Large Lot Property and any remaining Undeveloped Property shall be based upon the Planned Development for the Large Lot Property and remaining Undeveloped Property.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax generated by all of the Taxable Property is greater than or equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Large Lot Property created from the Undeveloped Property subdivision.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Large Lot Property created from the Undeveloped Property

subdivision, until the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Further, if the sum of the total current Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Large Lot Property and any remaining Undeveloped Property created from the Undeveloped Property subdivision shall be Proportionately increased until the sum of the total current Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Attachment D of this Rate and Method of Apportionment shall be updated to reflect any increases to the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates from the Undeveloped Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property.

Large Lot Property Subdividing into Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property

When Large Lot Property subdivides into Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property, the Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. If the Large Lot Property subdivision also creates Small Lot Final Map Remainder Property, the expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for the Small Lot Final Map Remainder Property shall be based upon the Planned Development for the Small Lot Final Map Remainder Property. The expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for any remaining Large Lot Property and Undeveloped Property shall be based upon the Planned Development of the Large Lot Property and the Undeveloped Property.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is greater than or equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, and such difference is not eliminated by the full or partial prepayment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax pursuant to Section K, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision, until the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Attachment D of this Rate and Method of Apportionment shall be updated to reflect any increases to the

Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates from the Large Lot Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property created prior to the Large Lot Property subdivision.

C.4. Method of Apportionment of Facilities Special Tax

Using the definitions and procedures described herein, the CFD No. 23 IA6 Administrator shall determine the Facilities Special Tax Requirement and levy the Facilities Special Tax until the amount of Facilities Special Taxes equals the Facilities Special Tax Requirement. The Facilities Special Tax shall be levied each Fiscal Year as follows:

Prior to an Effective Tax Rate Evaluation

First: The Facilities Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Maximum Facilities Special Tax in order to satisfy the Facilities Special Tax Requirement.

Second: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Small Lot Final Map Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Third: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first two steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Permit Ready Multi-Family/Non-Residential Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fourth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first three steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Large Lot Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fifth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first four steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Undeveloped Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Undeveloped Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

After an Effective Tax Rate Evaluation

First: The Facilities Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax in order to satisfy the Facilities Special Tax Requirement.

Second: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Small Lot Final Map Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Third: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first two steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Permit Ready Multi-Family/Non-Residential Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fourth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first three steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Large Lot Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fifth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first four steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Undeveloped Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Undeveloped Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

D. SERVICES SPECIAL TAX

A Services Special Tax shall be assigned to all Taxable Property within CFD No. 23 IA6 according to the Maximum Services Special Tax Rates set forth in Attachment A of this Rate and Method of Apportionment.

D.1. Increase in the Maximum Services Special Tax

On each July 1, commencing on July 1, 2021, the Maximum Services Special Tax Rates shall be increased by the Services Special Tax Escalation Factor of the Maximum Services Special Tax Rates in effect for the previous Fiscal Year.

D.2. Method of Apportionment of Services Special Tax

If, in any Fiscal Year, the Facilities Special Tax is levied against each Assessor’s Parcel of Taxable Property within CFD No. 23 IA6 and the Facilities Special Tax revenues generated are insufficient to pay the Facilities Special Tax Requirement such shortfall shall be deemed a component of the Services Special Tax Requirement in that Fiscal Year, and proceeds from the levy of the Services Special Tax shall first be applied to mitigate the shortfall in the Facilities Special Tax Requirement before being used to pay for Authorized Services. The Services Special Tax revenue shall not be applied to any Facilities Special Tax Requirement shortfalls attributable to Pay As You Go Costs authorized to be financed by CFD No. 23 IA6.

Using the definitions and procedures described herein, the CFD No. 23 IA6 Administrator shall determine the Services Special Tax Requirement and levy the Services Special Tax until the amount of Services Special Tax equals the Services Special Tax Requirement. The Services Special Tax shall be levied each Fiscal Year as follows:

First: The Services Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Second: If additional monies are needed to satisfy the Services Special Tax Requirement after the first step has been completed, the Services Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Third: If additional monies are needed to satisfy the Services Special Tax Requirement after the first two steps have been completed, the Services Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Fourth: If additional monies are needed to satisfy the Services Special Tax Requirement after the three steps have been completed, the Services Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

E. DELINQUENCIES

Notwithstanding the above, under no circumstances will the CFD No. 23 IA6 Facilities Special Tax levied against any Assessor’s Parcel of Developed Property classified as Residential Property, in any Fiscal Year, be increased as a consequence of the delinquency or default in the payment of the CFD No. 23 IA6 Facilities Special Taxes by the owner or owners of any other Taxable Property by more than ten percent (10%) above the amount that would have been levied against such Assessor’s Parcel in such Fiscal Year had there been no delinquencies or defaults.

F. EXEMPTIONS

F.1. The CFD No. 23 IA6 Administrator shall classify the following as Exempt Property: Public Property, Property Owner Association Property, Open Space Property, Assessor’s Parcels exempt from the Special Tax pursuant to Section 53340 of the Act, and Assessor’s Parcels with public or utility easements making impractical their utilization for any use other than the purposes set forth in the easement.

F.2. The Maximum Facilities Special Tax obligation or, if applicable, the Effective Tax Rate Evaluation Maximum Facilities Special Tax obligation for Taxable Property which will be transferred or dedicated to a public agency and will be classified as Public Property shall be prepaid in full by the seller, pursuant to Section K, prior to the transfer/dedication of such Taxable Property. Until

the Maximum Facilities Special Tax obligation or, if applicable, the Effective Tax Rate Evaluation Maximum Facilities Special Tax obligation for any such Taxable Property is prepaid, the Taxable Property shall continue to be subject to the levy of the Facilities Special Tax. An exception to this may be made if an Assessor's Parcel of Public Property, such as a school site, is relocated to an Assessor's Parcel of Taxable Property, in which case the Assessor's Parcel of previously Public Property becomes Taxable Property and the Assessor's Parcel of previously Taxable Property becomes Public Property. This trading of an Assessor's Parcel from Taxable Property to Public Property will be permitted to the extent there is no loss in Maximum Facilities Special Tax revenue or, if applicable, Effective Tax Rate Evaluation Maximum Facilities Special Tax revenue, and the transfer is agreed to by the owners of all Assessor's Parcels involved in the transfer and the City Council.

F.3. If the use of an Assessor's Parcel changes so that such Assessor's Parcel is no longer eligible to be classified as one of the uses set forth in Section F.1 above that would make such Assessor's Parcel eligible to continue to be classified as Exempt Property, such Assessor's Parcel shall cease to be classified as Exempt Property and shall be deemed to be Taxable Property and subject to the Special Tax.

G. TRANSFERS

Prior to the issuance of the first series of Bonds within CFD No. 23 IA6, the City may permit the transfer of Maximum Facilities Special Tax or Effective Tax Rate Evaluation Maximum Facilities Special Tax from one Assessor's Parcel to another Assessor's Parcel. Before recordation of a Small Lot Final Subdivision Map, if a subdivision map is required, the City may permit a transfer if the number of planned Residential Units, Multi-Family Attached Property Acreage, or Non-Residential Property Acreage is transferred from one Assessor's Parcel(s) to another Assessor's Parcel(s) in any portion of Large Lot Property. The City may, in its sole discretion, allow for a transfer of the Maximum Facilities Special Tax or Effective Tax Rate Evaluation Maximum Facilities Special Tax from one Assessor's Parcel to another Assessor's Parcel provided such a transfer shall be allowed only if (1) all adjustments are agreed to in writing by the affected property owners and the City's Finance Director, and (2) there is no reduction in the sum of the total Maximum Facilities Special Tax or sum of the total Effective Tax Rate Evaluation Maximum Facilities Special Tax as a result of the transfer. Should a transfer result in an amendment to Attachment B or, following an Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment, the requesting property owner shall bear the costs to affect the transfer in the CFD No. 23 IA6 records and prepare the required amendments to Attachment B or, following an Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment.

H. INTERPRETATIONS

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the Rate and Method of Apportionment of Special Tax. In addition, the interpretation and application of any section of this document shall be at the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Tax.

I. REVIEW/APPEALS

The CFD No. 23 IA6 Administrator may establish such procedures, as it deems necessary to undertake the review of any such appeal. The CFD No. 23 IA6 Administrator shall interpret this Rate and Method of Apportionment of Special Tax and make determinations relative to the annual administration of the Special Tax and any property owner appeals, as herein specified.

Any property owner may file a written appeal of the Special Tax with the CFD No. 23 IA6 Administrator claiming that the amount or application of the Special Tax is not correct. The appeal must be filed not later than one calendar year after having paid the Special Taxes that are disputed, and the appellant must be current in all payments of Special Taxes. In addition, during the term of the appeal process, all Special Taxes levied must be paid on or before the payment date established when the levy was made. The appeal must specify the reasons why the appellant claims the Special Taxes are in error. The CFD No. 23 IA6 Administrator shall review the appeal, meet with the appellant if the CFD No. 23 IA6 Administrator deems necessary, and advise the appellant of its determination.

If the property owner disagrees with the CFD No. 23 IA6 Administrator’s decision relative to the appeal, the owner may file a written notice with the City Manager appealing the amount of the Special Tax levied on such Assessor’s Parcel. If following such consultation and action (if any by the City Manager), the property owner believes such error still exists, such person may file a written notice with the City Council appealing the amount of the Special Tax levied on such Assessor’s Parcel. The decision of the City shall be final and binding to all persons. If the decision of the CFD No. 23 IA6 Administrator or subsequent decision by the City Manager or City Council requires the Special Taxes to be modified or changed in favor of the property owner, no cash refund shall be made for prior years’ Special Taxes, but an adjustment shall be made to credit future Special Taxes. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal action by such owner.

J. MANNER OF COLLECTION

The annual Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes; provided, however, that CFD No. 23 IA6, may, at the sole discretion of the City, directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner as necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on Assessor’s Parcels of Taxable Property that are delinquent in the payment of Special Taxes.

K. PREPAYMENT OF FACILITIES SPECIAL TAX

The Facilities Special Tax obligation of an Assessor’s Parcel of Taxable Property may be prepaid and permanently satisfied as described herein; provided that there are no delinquent Special Taxes with respect to such Assessor’s Parcel at the time of prepayment. An owner of an Assessor’s Parcel intending to prepay the Facilities Special Tax obligation shall provide the CFD No. 23 IA6 Administrator with written notice of intent to prepay. Within 30 days of receipt of such written notice, the CFD No. 23 IA6 Administrator shall notify such owner of the prepayment amount of such Assessor’s Parcel. Prepayment must be made not less than 60 days prior to the next occurring date that notice of

redemption of Bonds, whichever date is earlier, from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture. The CFD No. 23 IA6 Administrator may charge a fee for providing this service.

K.1. Prepayment in Full

As of the proposed date of prepayment, the Prepayment Amount shall be calculated as follows:

Step 1: Determine the current Fiscal Year Maximum Facilities Special Tax for the Assessor’s Parcel based on the assignment of the Maximum Facilities Special Tax described in Section C above. If an Effective Tax Rate Evaluation has occurred, determine the current Fiscal Year Effective Tax Rate Evaluation Maximum Facilities Special Tax for the Assessor’s Parcel based on the assignment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax described in Section C above. If the Assessor’s Parcel is not already classified as Developed Property, the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) shall be assigned as though the Assessor’s Parcel was already designated as Developed Property.

Step 2: Calculate the annual revenue produced, by annually applying the Facilities Special Tax Escalation Factor, from the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) from the date of prepayment through the Facilities Special Tax Term, except that this final date may be amended by the City no later than the time of the calculation of the prepayment. If the final date used in the prepayment calculation is amended by the City, this amended final date shall apply to any and all prepayment calculations from that point forward.

Step 3: Calculate the present value of the Assessor’s Parcel’s annual Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) revenue stream determined in Step 2. The present value shall be calculated using a discount rate that earns a rate of interest that, when the prepayment is invested in City permitted and available investments, would produce annual revenues equal to the amounts calculated in Step 2.

If there are Outstanding Bonds at the time of the Prepayment Amount calculation, the Prepayment Amount shall be first allocated to the Redemption Amount. If the Prepayment Amount is insufficient to fund the Redemption Amount, then the Prepayment Amount shall be increased to equal the Redemption Amount.

The Redemption Amount is calculated as follows:

Step 1: Divide the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) computed pursuant to Step 1 of Section K.1 by the total Maximum Facilities Special Taxes (or total Effective Tax Rate Evaluation Maximum Facilities Special Taxes) for the entire CFD No. 23 IA6, based on the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) that could be charged in the current Fiscal Year if all Taxable Property were designated as Developed Property, excluding any Assessor’s Parcels which have prepaid the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) obligation (the “Prepayment Quotient”).

Step 2: Multiply the Prepayment Quotient by the Outstanding Bonds to compute the amount of Outstanding Bonds to be redeemed (the "Bond Redemption Amount").

Step 3: Multiply the Bond Redemption Amount by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed.

Step 4: Compute the amount needed to pay interest on the Bond Redemption Amount from the first Bond interest payment date following the current Fiscal Year until the earliest redemption date for the Outstanding Bonds.

Step 5: Determine that portion of Facilities Special Taxes levied on the Assessor's Parcel in the current Fiscal Year to satisfy the Facilities Special Tax Requirement, which have not yet been paid.

Step 6: A reserve fund credit shall equal the lesser of: (a) the expected reduction in the reserve requirement (as defined in the Indenture for the Bonds), if any, associated with the redemption of Outstanding Bonds as a result of the prepayment, or (b) the amount derived by subtracting the new reserve requirement (as defined in the Indenture for the Bonds) in effect after the redemption of Outstanding Bonds as a result of the prepayment from the balance in the reserve fund on the prepayment date, but in no event shall such amount be less than zero. Such reserve fund credit will not decrease the balance in the reserve fund below the new reserve requirement.

Step 7: If any capitalized interest for the Outstanding Bonds will not have been expended at the time of the first interest and/or principal payment following the current Fiscal Year, a capitalized interest credit shall be calculated by multiplying the quotient computed pursuant to Step 1 by the expected balance in the capitalized interest fund after such first interest payment.

Step 8: The redemption amount is equal to the sum of the amounts computed pursuant to Steps 2, 3, 4, and 5, less the amount computed pursuant to Steps 6 and 7 (the "Redemption Amount").

If the Prepayment Amount exceeds the Redemption Amount, then any remaining Prepayment Amount, after allocating the Redemption Amount, shall be designated as Pay as You Go Costs.

The Prepayment Amount shall include any fees or expenses, including the costs of computation of the prepayment, the costs to invest the prepayment proceeds, the cost of redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption (the "Administrative Fees and Expenses").

In addition, the City has the authority to adjust the Prepayment Amount calculated above if a portion or all of the current property tax bill and the portion attributable to the payment of the Facilities Special Tax has not been used to make an interest and/or principal payment on the Bonds.

Notwithstanding the foregoing, no Facilities Special Tax prepayment shall be allowed unless the amount of Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities

Special Taxes), net of any priority administration, if any as defined in the Bond documents, that may be levied on Taxable Property, in each Fiscal Year, both prior to and after the proposed prepayment, is at least 1.1 times the annual debt service on all Outstanding Bonds to be paid from the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) in each Fiscal Year.

K.2. Prepayment in Part

The Facilities Special Tax obligation may be partially prepaid in any percentage of the full Prepayment Amount. The amount of the partial prepayment shall be calculated as in the above Section K.1; except that a partial prepayment shall be calculated according to the following formula:

$$PP = ((PE - A) \times F) + A$$

These terms have the following meaning:

PP = the Partial Prepayment Amount

PE = the Prepayment Amount calculated according to Section K.1 above

A = the Administrative Fees and Expenses calculated according to Section K.1 above

F = the percent by which the owner of the Assessor’s Parcel(s) is partially prepaying the Facilities Special Tax obligation.

The owner of an Assessor’s Parcel who desires to partially prepay the Facilities Special Tax obligation shall notify the CFD No. 23 IA6 Administrator of (i) such owner’s intent to partially prepay the Facilities Special Tax obligation, (ii) the amount of partial prepayment expressed in increments equal to percentage of the full Prepayment Amount, and (iii) the company or agency that will be acting as the escrow agent, if applicable. Partial prepayment must be made not less than 60 days prior to the next occurring date that notice of redemption of Bonds, whichever date is earlier, from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture. The CFD No. 23 IA6 Administrator may charge a fee for providing this service.

With respect to any Assessor’s Parcel that is partially prepaid, the CFD No. 23 IA6 Administrator shall indicate in the records of CFD No. 23 IA6 that there has been a partial prepayment of the Facilities Special Tax obligation and that a portion of the Facilities Special Tax obligation equal to the outstanding percentage (1.00 – F) of the remaining Facilities Special Tax obligation shall continue to be authorized to be levied on such Assessor’s Parcel pursuant to Section C.

Notwithstanding the foregoing, no partial prepayment shall be allowed unless the amount of Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes), net of any priority administration, if any as defined in the Bond documents, that may be levied on Taxable Property, in each Fiscal Year, both prior to and after the proposed partial prepayment, is at least 1.1 times the annual debt service on all Outstanding Bonds to be paid from the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) in each Fiscal Year.

L. TERM OF SPECIAL TAX

The Maximum Facilities Special Tax and Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be levied commencing in Fiscal Year 2020-2021 to the extent necessary to fully satisfy the Facilities Special Tax Requirement and shall be levied for the Facilities Special Tax Term.

The Maximum Services Special Tax shall be levied commencing in Fiscal Year 2020-2021 and shall be levied in perpetuity, unless and until such time the City determines that revenues are no longer needed to pay the Services Special Tax Requirement.

ATTACHMENT A
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 6
Maximum Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Maximum Facilities Special Tax Rate ⁽¹⁾	2020-2021 Maximum Services Special Tax Rate ⁽²⁾	Taxed Per
Developed Property:				
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$3,886	\$175	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	3,571	175	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	3,559	175	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	3,293	175	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	3,000	175	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	2,900	175	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	3,886	85	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	3,571	85	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	3,559	85	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	3,293	85	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	3,000	85	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	2,900	85	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	30,000	300	Acre
MHD Multi-Family Attached Property	Not Applicable	30,000	300	Acre
Non-Residential Property	Not Applicable	30,000	0	Acre

ATTACHMENT A
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 6
Maximum Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Maximum Facilities Special Tax Rate ⁽¹⁾	2020-2021 Maximum Services Special Tax Rate ⁽²⁾	Taxed Per
Small Lot Final Map Property:				
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$2,900	\$175	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	2,900	85	Residential Lot
Permit Ready Multi-Family/Non-Residential Property	Not Applicable	\$11,700	\$300 ⁽³⁾	Acre
Large Lot Property	Not Applicable	\$30,000	\$500	Acre
Undeveloped Property	Not Applicable	\$30,000	\$500	Acre

(1) On each July 1, commencing on July 1, 2021, the Maximum Facilities Special Tax Rates shall be increased by the Facilities Special Tax Escalation Factor of the Maximum Facilities Special Tax Rates in effect for the previous Fiscal Year.

(2) On each July 1, commencing on July 1, 2021, the Maximum Services Special Tax Rates shall be increased by an amount equal to the Services Special Tax Escalation Factor of the Maximum Services Special Tax Rates in effect for the previous Fiscal Year.

(3) Excludes Permit Ready Multi-Family/Non-Residential Property zoned for non-residential land use.

ATTACHMENT B
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 6
Minimum Facilities Revenue
(Fiscal Year 2020-2021)

Land Use Category	Planned Number of Residential Units / Acres	2020-2021 Developed Property Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	2020-2021 Minimum Facilities Revenue ⁽¹⁾⁽³⁾
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning ⁽⁴⁾	0	\$2,900	\$0
Single-Family Detached Property – MLD Zoning ⁽⁴⁾	0	2,900	0
MMD Multi-Family Attached Property	9.5	30,000	285,000
MHD Multi-Family Attached Property	9.3	11,700	108,810
Non-Residential Property	11.4	11,700	133,380
Total Minimum Facilities Revenue			\$527,190

- (1) On each July 1, commencing on July 1, 2021, the Developed Property Maximum Facilities Special Tax Rates and Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Developed Property Maximum Facilities Special Tax Rates and Minimum Facilities Revenue in effect for the previous Fiscal Year.
- (2) As a result of future Assessor’s Parcel changes, described in Section C.1, the assigned Maximum Facilities Special Tax Rates for Developed Property may exceed the Developed Property Maximum Facilities Special Tax Rates set forth in this table.
- (3) The total Minimum Facilities Revenue may be decreased as result of all or a portion of Maximum Facilities Special Tax obligations being prepaid and permanently satisfied pursuant to Section K.
- (4) Based upon the Developed Property Maximum Facilities Special Tax Rate for Single-Family Detached Property – SF/SFHD Zoning and Single-Family Detached Property – MLD Zoning with Residential Floor Area of less than 2,000 square feet.

ATTACHMENT C
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 6
Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	Taxed Per
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$ _____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	_____	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	_____	Acre
MHD Multi-Family Attached Property	Not Applicable	_____	Acre
Non-Residential Property	Not Applicable	_____	Acre

ATTACHMENT C
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 6
Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	Taxed Per
Small Lot Final Map Property:			
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$ _____	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	_____	Residential Lot
Permit Ready Multi-Family/Non-Residential Property	Not Applicable	\$ _____	Acre
Large Lot Property	Not Applicable	\$ _____	Acre
Undeveloped Property	Not Applicable	\$ _____	Acre

- (1) Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates will be inserted following the Effective Tax Rate Evaluation.
- (2) On each July 1, commencing in the Fiscal Year after the Effective Tax Rate Evaluation occurs, the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be increased by the Facilities Special Tax Escalation Factor of the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates in effect for the previous Fiscal Year.

ATTACHMENT D
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 6
Effective Tax Rate Evaluation Minimum Facilities Revenue
(Fiscal Year 2020-2021)

Land Use Category	Planned Number of Residential Units / Acres ⁽¹⁾	2020-2021 Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾⁽³⁾	2020-2021 Effective Tax Rate Evaluation Minimum Facilities Revenue ⁽¹⁾⁽²⁾⁽⁴⁾
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning ⁽⁵⁾	_____	\$ _____	\$ _____
Single-Family Detached Property – MLD Zoning ⁽⁵⁾	_____	_____	_____
MMD Multi-Family Attached Property	_____	_____	_____
MHD Multi-Family Attached Property	_____	_____	_____
Non-Residential Property	_____	_____	_____
Total Effective Tax Rate Evaluation Minimum Facilities Revenue			\$ _____

- (1) Planned Number of Residential Units/Acres, Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate and Effective Tax Rate Evaluation Minimum Facilities Revenue to be inserted following the Effective Tax Rate Evaluation.
- (2) On each July 1, commencing in the Fiscal Year after the Effective Tax Rate Evaluation occurs, the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates and Effective Tax Rate Evaluation Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates and Effective Tax Rate Evaluation Minimum Facilities Revenue in effect for the previous Fiscal Year.
- (3) As a result of future Assessor’s Parcel changes, described in Section C.3, the assigned Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates may exceed the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates set forth in this table.
- (4) The total Effective Tax Rate Evaluation Minimum Facilities Revenue may be decreased as result of all or a portion of Effective Tax Rate Evaluation Maximum Facilities Special Tax obligations being prepaid and permanently satisfied pursuant to Section K.
- (5) Based upon the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for Single-Family Detached Property – SF/SFHD Zoning and Single-Family Detached Property – MLD Zoning with Residential Floor Area of less than 2,000 square feet.

ATTACHMENT 2

RESOLUTION NO. 10436

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
DEEMING IT NECESSARY TO INCUR BONDED INDEBTEDNESS
WITHIN IMPROVEMENT AREA NO. 1 OF CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23 (FOLSOM RANCH)**

WHEREAS, for the preliminary scope of the project and financing contemplated by these proceedings, reference is made to Resolutions No. 10414 and No. 10415 adopted by the City Council of the City of Folsom (the "City Council") on April 14, 2020; and

WHEREAS, on May 26, 2020, at the time and place scheduled for the public hearing concerning the formation of the proposed City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District") and designation of the proposed City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 1 (the "Improvement Area"), said public hearing of protests was duly convened by the City Council, and the City Council duly heard all interested parties desiring to be heard; and

WHEREAS, at said hearing, the City Council determined that a majority protest under Section 53324 of the Government Code was not made at the hearing for the Improvement Area and therefore the proposed formation of the District, designation of the Improvement Area and special tax to be levied within the Improvement Area has not been eliminated by majority protest pursuant to said Section 53324;

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

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. The City Council now deems it necessary to incur the contemplated bonded indebtedness for the Improvement Area.

Section 3. The purpose for incurring the bonded indebtedness is to assist in the financing of the public facilities and services described in the Resolution to Form a Community Facilities District, to Designate Improvement Areas within the District and to Levy Special Taxes Therein adopted this date (the "Resolution of Formation").

Section 4. All Taxable Property (as defined in Exhibit D-1 of the Resolution of Formation) within the boundaries of the Improvement Area shall be subject to a special tax to repay the bonded indebtedness for the Improvement Area.

Section 5. Subject to the requirements of the Resolution of Formation and this resolution, the amount of bonded indebtedness to be incurred, and the amount and timing of each issuance of bonds, shall be subject to the discretion of this City Council; provided that the maximum principal amount of bonded indebtedness to be paid for by the Improvement Area is \$76,000,000.

Section 6. The maximum term of any issue of bonds under this authority shall not extend beyond 40 years from their date of issue.

Section 7. The maximum rate of interest shall be determined by competitive sale or by negotiation at the time of bond sale, but in any case shall not exceed the legal rate as specified, from time to time, by Government Code Section 53531 or any similar controlling provision of law.

Section 8. It is the intention of this City Council that any bonds issued may be made callable on terms to be specified in any resolution or indenture providing for the form, execution and issuance of bonds, in accordance with the terms of the Mello-Roos Community Facilities Act of 1982 (the "Act").

Section 9. The question of the authorization to issue the bonds described herein and incur the bonded indebtedness to be paid for by the Improvement Area will be submitted to the voters of the Improvement Area at a special election in accordance with the Act and with the findings contained in the certificate regarding landowners heretofore filed in these proceedings.

Section 10. The City Clerk of the City of Folsom (the "City Clerk") is hereby designated as the official to conduct a special, mailed-ballot election related to the Improvement Area pursuant to Elections Code Sections 307 and 320.

Section 11. The special community facilities district election for the Improvement Area (which shall be consolidated with the special community facilities district election to levy a special tax within the Improvement Area) shall be conducted by mailed ballot. In order to be counted, ballots must be returned to, and be physically received by the City Clerk before 6:00 p.m. on May 26, 2020. If all authorized ballots are received prior to that time, the City Clerk shall be so notified and, pursuant to Government Code Section 53326(d), immediately close the election and declare the results.

Section 12. The ballot language shall be as follows:

Shall the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District") be authorized to incur indebtedness to be paid for by Improvement Area No. 1 (the "Improvement Area") in a maximum amount not to exceed \$76,000,000 and levy a special tax in the Improvement Area to finance public facilities and services by and through the District and shall the appropriations limit for the Improvement Area for fiscal year 2020-21 be established in the amount of \$15,900,000, all as specified in the City's "Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein" and "Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 1 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)" each adopted by the City Council of the City on May 26, 2020?

Section 13. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020, by the following roll call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, City Clerk

ATTACHMENT 3

RESOLUTION NO. 10437

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
DEEMING IT NECESSARY TO INCUR BONDED INDEBTEDNESS
WITHIN IMPROVEMENT AREA NO. 2 OF CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23 (FOLSOM RANCH)**

WHEREAS, for the preliminary scope of the project and financing contemplated by these proceedings, reference is made to Resolutions No. 10414 and No. 10415 adopted by the City Council of the City of Folsom (the "City Council") on April 14, 2020; and

WHEREAS, on May 26, 2020, at the time and place scheduled for the public hearing concerning the formation of the proposed City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District") and designation of the proposed City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 (the "Improvement Area"), said public hearing of protests was duly convened by the City Council, and the City Council duly heard all interested parties desiring to be heard; and

WHEREAS, at said hearing, the City Council determined that a majority protest under Section 53324 of the Government Code was not made at the hearing for the Improvement Area and therefore the proposed formation of the District, designation of the Improvement Area and special tax to be levied within the Improvement Area has not been eliminated by majority protest pursuant to said Section 53324;

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

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. The City Council now deems it necessary to incur the contemplated bonded indebtedness for the Improvement Area.

Section 3. The purpose for incurring the bonded indebtedness is to assist in the financing of the public facilities and services described in the Resolution to Form a Community Facilities District, to Designate Improvement Areas within the District and to Levy Special Taxes Therein adopted this date (the "Resolution of Formation").

Section 4. All Taxable Property (as defined in Exhibit D-2 of the Resolution of Formation) within the boundaries of the Improvement Area shall be subject to a special tax to repay the bonded indebtedness for the Improvement Area.

Section 5. Subject to the requirements of the Resolution of Formation and this resolution, the amount of bonded indebtedness to be incurred, and the amount and timing of each issuance of bonds, shall be subject to the discretion of this City Council; provided that the maximum principal amount of bonded indebtedness to be paid for by the Improvement Area is \$36,000,000.

Section 6. The maximum term of any issue of bonds under this authority shall not extend beyond 40 years from their date of issue.

Section 7. The maximum rate of interest shall be determined by competitive sale or by negotiation at the time of bond sale, but in any case shall not exceed the legal rate as specified, from time to time, by Government Code Section 53531 or any similar controlling provision of law.

Section 8. It is the intention of this City Council that any bonds issued may be made callable on terms to be specified in any resolution or indenture providing for the form, execution and issuance of bonds, in accordance with the terms of the Mello-Roos Community Facilities Act of 1982 (the "Act").

Section 9. The question of the authorization to issue the bonds described herein and incur the bonded indebtedness to be paid for by the Improvement Area will be submitted to the voters of the Improvement Area at a special election in accordance with the Act and with the findings contained in the certificate regarding landowners heretofore filed in these proceedings.

Section 10. The City Clerk of the City of Folsom (the "City Clerk") is hereby designated as the official to conduct a special, mailed-ballot election related to the Improvement Area pursuant to Elections Code Sections 307 and 320.

Section 11. The special community facilities district election for the Improvement Area (which shall be consolidated with the special community facilities district election to levy a special tax within the Improvement Area) shall be conducted by mailed ballot. In order to be counted, ballots must be returned to, and be physically received by the City Clerk before 6:00 p.m. on May 26, 2020. If all authorized ballots are received prior to that time, the City Clerk shall be so notified and, pursuant to Government Code Section 53326(d), immediately close the election and declare the results.

Section 12. The ballot language shall be as follows:

Shall the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District") be authorized to incur indebtedness to be paid for by Improvement Area No. 2 (the "Improvement Area") in a maximum amount not to exceed \$36,000,000 and levy a special tax in the Improvement Area to finance public facilities and services by and through the District and shall the appropriations limit for the Improvement Area for fiscal year 2020-21 be established in the amount of \$7,400,000, all as specified in the City's "Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein" and "Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 2 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)" each adopted by the City Council of the City on May 26, 2020?

Section 13. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020, by the following roll call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, City Clerk

ATTACHMENT 4

RESOLUTION NO. 10438

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
DEEMING IT NECESSARY TO INCUR BONDED INDEBTEDNESS
WITHIN IMPROVEMENT AREA NO. 3 OF CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23 (FOLSOM RANCH)**

WHEREAS, for the preliminary scope of the project and financing contemplated by these proceedings, reference is made to Resolutions No. 10414 and No. 10415 adopted by the City Council of the City of Folsom (the “City Council”) on April 14, 2020; and

WHEREAS, on May 26, 2020, at the time and place scheduled for the public hearing concerning the formation of the proposed City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the “District”) and designation of the proposed City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 3 (the “Improvement Area”), said public hearing of protests was duly convened by the City Council, and the City Council duly heard all interested parties desiring to be heard; and

WHEREAS, at said hearing, the City Council determined that a majority protest under Section 53324 of the Government Code was not made at the hearing for the Improvement Area and therefore the proposed formation of the District, designation of the Improvement Area and special tax to be levied within the Improvement Area has not been eliminated by majority protest pursuant to said Section 53324;

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

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. The City Council now deems it necessary to incur the contemplated bonded indebtedness for the Improvement Area.

Section 3. The purpose for incurring the bonded indebtedness is to assist in the financing of the public facilities and services described in the Resolution to Form a Community Facilities District, to Designate Improvement Areas within the District and to Levy Special Taxes Therein adopted this date (the “Resolution of Formation”).

Section 4. All Taxable Property (as defined in Exhibit D-3 of the Resolution of Formation) within the boundaries of the Improvement Area shall be subject to a special tax to repay the bonded indebtedness for the Improvement Area.

Section 5. Subject to the requirements of the Resolution of Formation and this resolution, the amount of bonded indebtedness to be incurred, and the amount and timing of each issuance of bonds, shall be subject to the discretion of this City Council; provided that the maximum principal amount of bonded indebtedness to be paid for by the Improvement Area is \$124,000,000.

Section 6. The maximum term of any issue of bonds under this authority shall not extend beyond 40 years from their date of issue.

Section 7. The maximum rate of interest shall be determined by competitive sale or by negotiation at the time of bond sale, but in any case shall not exceed the legal rate as specified, from time to time, by Government Code Section 53531 or any similar controlling provision of law.

Section 8. It is the intention of this City Council that any bonds issued may be made callable on terms to be specified in any resolution or indenture providing for the form, execution and issuance of bonds, in accordance with the terms of the Mello-Roos Community Facilities Act of 1982 (the "Act").

Section 9. The question of the authorization to issue the bonds described herein and incur the bonded indebtedness to be paid for by the Improvement Area will be submitted to the voters of the Improvement Area at a special election in accordance with the Act and with the findings contained in the certificate regarding landowners heretofore filed in these proceedings.

Section 10. The City Clerk of the City of Folsom (the "City Clerk") is hereby designated as the official to conduct a special, mailed-ballot election related to the Improvement Area pursuant to Elections Code Sections 307 and 320.

Section 11. The special community facilities district election for the Improvement Area (which shall be consolidated with the special community facilities district election to levy a special tax within the Improvement Area) shall be conducted by mailed ballot. In order to be counted, ballots must be returned to, and be physically received by the City Clerk before 6:00 p.m. on May 26, 2020. If all authorized ballots are received prior to that time, the City Clerk shall be so notified and, pursuant to Government Code Section 53326(d), immediately close the election and declare the results.

Section 12. The ballot language shall be as follows:

Shall the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District") be authorized to incur indebtedness to be paid for by Improvement Area No. 3 (the "Improvement Area") in a maximum amount not to exceed \$124,000,000 and levy a special tax in the Improvement Area to finance public facilities and services by and through the District and shall the appropriations limit for the Improvement Area for fiscal year 2020-21 be established in the amount of \$25,200,000, all as specified in the City's "Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein" and "Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 3 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)" each adopted by the City Council of the City on May 26, 2020?

Section 13. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020, by the following roll call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, City Clerk

ATTACHMENT 5

RESOLUTION NO. 10439

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
DEEMING IT NECESSARY TO INCUR BONDED INDEBTEDNESS
WITHIN IMPROVEMENT AREA NO. 4 OF CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23 (FOLSOM RANCH)**

WHEREAS, for the preliminary scope of the project and financing contemplated by these proceedings, reference is made to Resolutions No. 10414 and No. 10415 adopted by the City Council of the City of Folsom (the "City Council") on April 14, 2020; and

WHEREAS, on May 26, 2020, at the time and place scheduled for the public hearing concerning the formation of the proposed City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District") and designation of the proposed City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 4 (the "Improvement Area"), said public hearing of protests was duly convened by the City Council, and the City Council duly heard all interested parties desiring to be heard; and

WHEREAS, at said hearing, the City Council determined that a majority protest under Section 53324 of the Government Code was not made at the hearing for the Improvement Area and therefore the proposed formation of the District, designation of the Improvement Area and special tax to be levied within the Improvement Area has not been eliminated by majority protest pursuant to said Section 53324;

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

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. The City Council now deems it necessary to incur the contemplated bonded indebtedness for the Improvement Area.

Section 3. The purpose for incurring the bonded indebtedness is to assist in the financing of the public facilities and services described in the Resolution to Form a Community Facilities District, to Designate Improvement Areas within the District and to Levy Special Taxes Therein adopted this date (the "Resolution of Formation").

Section 4. All Taxable Property (as defined in Exhibit D-4 of the Resolution of Formation) within the boundaries of the Improvement Area shall be subject to a special tax to repay the bonded indebtedness for the Improvement Area.

Section 5. Subject to the requirements of the Resolution of Formation and this resolution, the amount of bonded indebtedness to be incurred, and the amount and timing of each issuance of bonds, shall be subject to the discretion of this City Council; provided that the maximum principal amount of bonded indebtedness to be paid for by the Improvement Area is \$64,000,000.

Section 6. The maximum term of any issue of bonds under this authority shall not extend beyond 40 years from their date of issue.

Section 7. The maximum rate of interest shall be determined by competitive sale or by negotiation at the time of bond sale, but in any case shall not exceed the legal rate as specified, from time to time, by Government Code Section 53531 or any similar controlling provision of law.

Section 8. It is the intention of this City Council that any bonds issued may be made callable on terms to be specified in any resolution or indenture providing for the form, execution and issuance of bonds, in accordance with the terms of the Mello-Roos Community Facilities Act of 1982 (the "Act").

Section 9. The question of the authorization to issue the bonds described herein and incur the bonded indebtedness to be paid for by the Improvement Area will be submitted to the voters of the Improvement Area at a special election in accordance with the Act and with the findings contained in the certificate regarding landowners heretofore filed in these proceedings.

Section 10. The City Clerk of the City of Folsom (the "City Clerk") is hereby designated as the official to conduct a special, mailed-ballot election related to the Improvement Area pursuant to Elections Code Sections 307 and 320.

Section 11. The special community facilities district election for the Improvement Area (which shall be consolidated with the special community facilities district election to levy a special tax within the Improvement Area) shall be conducted by mailed ballot. In order to be counted, ballots must be returned to, and be physically received by the City Clerk before 6:00 p.m. on May 26, 2020. If all authorized ballots are received prior to that time, the City Clerk shall be so notified and, pursuant to Government Code Section 53326(d), immediately close the election and declare the results.

Section 12. The ballot language shall be as follows:

Shall the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District") be authorized to incur indebtedness to be paid for by Improvement Area No. 4 (the "Improvement Area") in a maximum amount not to exceed \$64,000,000 and levy a special tax in the Improvement Area to finance public facilities and services by and through the District and shall the appropriations limit for the Improvement Area for fiscal year 2020-21 be established in the amount of \$13,300,000, all as specified in the City's "Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein" and "Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 4 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)" each adopted by the City Council of the City on May 26, 2020?

Section 13. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020, by the following roll call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, City Clerk

ATTACHMENT 6

RESOLUTION NO. 10440

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
DEEMING IT NECESSARY TO INCUR BONDED INDEBTEDNESS
WITHIN IMPROVEMENT AREA NO. 5 OF CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23 (FOLSOM RANCH)**

WHEREAS, for the preliminary scope of the project and financing contemplated by these proceedings, reference is made to Resolutions No. 10414 and No. 10415 adopted by the City Council of the City of Folsom (the "City Council") on April 14, 2020; and

WHEREAS, on May 26, 2020, at the time and place scheduled for the public hearing concerning the formation of the proposed City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District") and designation of the proposed City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 5 (the "Improvement Area"), said public hearing of protests was duly convened by the City Council, and the City Council duly heard all interested parties desiring to be heard; and

WHEREAS, at said hearing, the City Council determined that a majority protest under Section 53324 of the Government Code was not made at the hearing for the Improvement Area and therefore the proposed formation of the District, designation of the Improvement Area and special tax to be levied within the Improvement Area has not been eliminated by majority protest pursuant to said Section 53324;

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

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. The City Council now deems it necessary to incur the contemplated bonded indebtedness for the Improvement Area.

Section 3. The purpose for incurring the bonded indebtedness is to assist in the financing of the public facilities and services described in the Resolution to Form a Community Facilities District, to Designate Improvement Areas within the District and to Levy Special Taxes Therein adopted this date (the "Resolution of Formation").

Section 4. All Taxable Property (as defined in Exhibit D-5 of the Resolution of Formation) within the boundaries of the Improvement Area shall be subject to a special tax to repay the bonded indebtedness for the Improvement Area.

Section 5. Subject to the requirements of the Resolution of Formation and this resolution, the amount of bonded indebtedness to be incurred, and the amount and timing of each issuance of bonds, shall be subject to the discretion of this City Council; provided that the maximum principal amount of bonded indebtedness to be paid for by the Improvement Area is \$105,000,000.

Section 6. The maximum term of any issue of bonds under this authority shall not extend beyond 40 years from their date of issue.

Section 7. The maximum rate of interest shall be determined by competitive sale or by negotiation at the time of bond sale, but in any case shall not exceed the legal rate as specified, from time to time, by Government Code Section 53531 or any similar controlling provision of law.

Section 8. It is the intention of this City Council that any bonds issued may be made callable on terms to be specified in any resolution or indenture providing for the form, execution and issuance of bonds, in accordance with the terms of the Mello-Roos Community Facilities Act of 1982 (the "Act").

Section 9. The question of the authorization to issue the bonds described herein and incur the bonded indebtedness to be paid for by the Improvement Area will be submitted to the voters of the Improvement Area at a special election in accordance with the Act and with the findings contained in the certificate regarding landowners heretofore filed in these proceedings.

Section 10. The City Clerk of the City of Folsom (the "City Clerk") is hereby designated as the official to conduct a special, mailed-ballot election related to the Improvement Area pursuant to Elections Code Sections 307 and 320.

Section 11. The special community facilities district election for the Improvement Area (which shall be consolidated with the special community facilities district election to levy a special tax within the Improvement Area) shall be conducted by mailed ballot. In order to be counted, ballots must be returned to, and be physically received by the City Clerk before 6:00 p.m. on May 26, 2020. If all authorized ballots are received prior to that time, the City Clerk shall be so notified and, pursuant to Government Code Section 53326(d), immediately close the election and declare the results.

Section 12. The ballot language shall be as follows:

Shall the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District") be authorized to incur indebtedness to be paid for by Improvement Area No. 5 (the "Improvement Area") in a maximum amount not to exceed \$105,000,000 and levy a special tax in the Improvement Area to finance public facilities and services by and through the District and shall the appropriations limit for the Improvement Area for fiscal year 2020-21 be established in the amount of \$21,600,000, all as specified in the City's "Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein" and "Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 5 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)" each adopted by the City Council of the City on May 26, 2020?

Section 13. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020, by the following roll call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, City Clerk

ATTACHMENT 7

RESOLUTION NO. 10441

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
DEEMING IT NECESSARY TO INCUR BONDED INDEBTEDNESS
WITHIN IMPROVEMENT AREA NO. 6 OF CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23 (FOLSOM RANCH)**

WHEREAS, for the preliminary scope of the project and financing contemplated by these proceedings, reference is made to Resolutions No. 10414 and No. 10415 adopted by the City Council of the City of Folsom (the “City Council”) on April 14, 2020; and

WHEREAS, on May 26, 2020, at the time and place scheduled for the public hearing concerning the formation of the proposed City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the “District”) and designation of the proposed City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 6 (the “Improvement Area”), said public hearing of protests was duly convened by the City Council, and the City Council duly heard all interested parties desiring to be heard; and

WHEREAS, at said hearing, the City Council determined that a majority protest under Section 53324 of the Government Code was not made at the hearing for the Improvement Area and therefore the proposed formation of the District, designation of the Improvement Area and special tax to be levied within the Improvement Area has not been eliminated by majority protest pursuant to said Section 53324;

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

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. The City Council now deems it necessary to incur the contemplated bonded indebtedness for the Improvement Area.

Section 3. The purpose for incurring the bonded indebtedness is to assist in the financing of the public facilities and services described in the Resolution to Form a Community Facilities District, to Designate Improvement Areas within the District and to Levy Special Taxes Therein adopted this date (the “Resolution of Formation”).

Section 4. All Taxable Property (as defined in Exhibit D-6 of the Resolution of Formation) within the boundaries of the Improvement Area shall be subject to a special tax to repay the bonded indebtedness for the Improvement Area.

Section 5. Subject to the requirements of the Resolution of Formation and this resolution, the amount of bonded indebtedness to be incurred, and the amount and timing of each issuance of bonds, shall be subject to the discretion of this City Council; provided that the maximum principal amount of bonded indebtedness to be paid for by the Improvement Area is \$17,000,000.

Section 6. The maximum term of any issue of bonds under this authority shall not extend beyond 40 years from their date of issue.

Section 7. The maximum rate of interest shall be determined by competitive sale or by negotiation at the time of bond sale, but in any case shall not exceed the legal rate as specified, from time to time, by Government Code Section 53531 or any similar controlling provision of law.

Section 8. It is the intention of this City Council that any bonds issued may be made callable on terms to be specified in any resolution or indenture providing for the form, execution and issuance of bonds, in accordance with the terms of the Mello-Roos Community Facilities Act of 1982 (the "Act").

Section 9. The question of the authorization to issue the bonds described herein and incur the bonded indebtedness to be paid for by the Improvement Area will be submitted to the voters of the Improvement Area at a special election in accordance with the Act and with the findings contained in the certificate regarding landowners heretofore filed in these proceedings.

Section 10. The City Clerk of the City of Folsom (the "City Clerk") is hereby designated as the official to conduct a special, mailed-ballot election related to the Improvement Area pursuant to Elections Code Sections 307 and 320.

Section 11. The special community facilities district election for the Improvement Area (which shall be consolidated with the special community facilities district election to levy a special tax within the Improvement Area) shall be conducted by mailed ballot. In order to be counted, ballots must be returned to, and be physically received by the City Clerk before 6:00 p.m. on May 26, 2020. If all authorized ballots are received prior to that time, the City Clerk shall be so notified and, pursuant to Government Code Section 53326(d), immediately close the election and declare the results.

Section 12. The ballot language shall be as follows:

Shall the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District") be authorized to incur indebtedness to be paid for by Improvement Area No. 6 (the "Improvement Area") in a maximum amount not to exceed \$17,000,000 and levy a special tax in the Improvement Area to finance public facilities and services by and through the District and shall the appropriations limit for the Improvement Area for fiscal year 2020-21 be established in the amount of \$3,500,000, all as specified in the City's "Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein" and "Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 6 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)" each adopted by the City Council of the City on May 26, 2020?

Section 13. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020, by the following roll call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, City Clerk

ATTACHMENT 8

RESOLUTION NO. 10442

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
CALLING SPECIAL MAILED-BALLOT ELECTION IN THE CITY OF
FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 1**

WHEREAS, reference is made to the Resolution to Form a Community Facilities District, to Designate Improvement Areas within the District and to Levy Special Taxes Therein (the “Resolution of Formation”) and to the Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 1 of City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the “Resolution of Necessity”), each adopted by the City Council of the City of Folsom (the “City Council”) on May 26, 2020; and

WHEREAS, the levy of a special tax within the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 1 (the “Improvement Area”) proposed in the Resolution of Formation shall be submitted to the voters pursuant to Government Code Section 53326; and

WHEREAS, the authorization to issue bonded indebtedness proposed in the Resolution of Necessity shall be submitted to the voters pursuant to Government Code Section 53351; and

WHEREAS, the setting of the appropriations limit shall be submitted to the voters pursuant to Government Code Section 53325.7; and

WHEREAS, the three ballot questions just described shall be combined into a single ballot measure pursuant to Government Code Section 53353.5. The ballot language shall be as shown on the form of ballot attached hereto as Exhibit A, which form of ballot is hereby approved; and

WHEREAS, a certificate relative to voters and a certificate regarding landowners have been filed with the City Clerk of the City of Folsom (the “City Clerk”);

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL, as follows:

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. This City Council hereby accepts the certificate relative to voters heretofore filed in these proceedings and finds, in accordance therewith, that there are no registered voters residing within the boundaries of the Improvement Area. Accordingly, under Government Code Section 53326(b) the qualified electors in this election shall be the landowners owning land within the Improvement Area.

Section 3. The City Council hereby accepts the certificate regarding landowners heretofore filed in these proceedings and further finds, in accordance therewith, that the landowners of record owning property within the Improvement Area are those set forth in the attachment to the certificate regarding landowners and that the attachment correctly sets forth the number of acres owned by each landowner and the number of votes to which each is entitled.

Section 4. This City Council hereby approves the form of Waiver and Consent Shortening Time Periods and Waiving Various Requirements for Proceedings and for Conducting Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 1, attached hereto as Exhibit B. The City Council finds that the rights, procedures and time periods therein waived are solely for the protection of the voters, may be waived under Government Code Section 53326(a) and Section 53327(b), and that the waiver constitutes a full and knowing waiver, by any voter who has executed the form, of those rights, procedures and time periods.

Section 5. The City Council accepts the Certificate of the City Clerk that 100% of the voters eligible to vote in this election have delivered to the City Clerk properly executed waivers in the form of Exhibit B.

Section 6. Accordingly, this City Council hereby calls the special election described herein and sets May 26, 2020 as the election day. Pursuant to Government Code Section 53326(d), the election shall be conducted by mailed ballot. By attesting this resolution below, the City Clerk indicates her concurrence to such date and to the waivers and consents described in Section 4 hereof.

Section 7. The City Clerk is directed to cause the ballots to be mailed or delivered, in the form of Exhibit A hereto, to the landowners shown on the attachment to the certificate regarding landowners. The City Clerk or her designee shall fill in the names of the landowners and the number of votes to be cast on each ballot, according to the certificate regarding landowners, before delivery or mailing.

Section 8. The City Clerk shall accept personal or mail delivery of the ballots at any time up to 6:00 p.m. on May 26, 2020, provided, that if all authorized ballots are received by the City Clerk prior to that time, the City Clerk shall, pursuant to Government Code Section 53326(d), immediately close the election and declare the results to the City Council.

Section 9. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020 by the following roll-call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

EXHIBIT A

CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
IMPROVEMENT AREA NO. 1

FORM OF SPECIAL ELECTION BALLOT

(Mailed-Ballot Election)

This ballot is for the use of _____, a landowner owning land within City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 1.

According to the provisions of the Mello-Roos Community Facilities Act of 1982 and the resolutions of the City Council of the City of Folsom, the above-named landowner is entitled to cast _____ votes on this ballot.

In order to be counted, this ballot must be certified below and be returned, either by mail or in person, before 6:00 p.m. on May 26, 2020, to:

Christa Freemantle, City Clerk
City of Folsom
50 Natoma Street
Folsom, CA 95630

Mailing by that date will not be sufficient. The ballot must be physically received by the City Clerk prior to the deadline in order to be counted.

AN "X" OR OTHER MARK WILL CAST ALL VOTES ASSIGNED TO THIS BALLOT, OR THE VOTER MAY WRITE NUMBERS IN THE SPACES PROVIDED.

BALLOT MEASURE

Shall the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District") be authorized to incur indebtedness to be paid for by Improvement Area No. 1 (the "Improvement Area") in a maximum amount not to exceed \$76,000,000 and levy a special tax in the Improvement Area to finance public facilities and services by and through the District and shall the appropriations limit for the Improvement Area for fiscal year 2020-21 be established in the amount of \$15,900,000, all as specified in the City's "Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein" and "Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 1 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)" each adopted by the City Council of the City on May 26, 2020?

Number of votes
YES

Number of votes
NO

Certification

The undersigned is or are the authorized representative(s) of the above-named landowner and is the person legally authorized and entitled to cast this ballot on behalf of the above-named landowner.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed as of May 26, 2020.

[LANDOWNER]

By:

Name:

Title:

EXHIBIT B

FORM OF WAIVER AND CONSENT
SHORTENING TIME PERIODS AND WAIVING VARIOUS
REQUIREMENTS FOR PROCEEDINGS AND FOR
CONDUCTING SPECIAL MAILED-BALLOT ELECTION
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
IMPROVEMENT AREA NO. 1

The undersigned _____, is the owner or authorized representative of the owner of Assessor’s Parcel No(s). _____ within the above-captioned Improvement Area No. 1 (the “Improvement Area”) of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the “District”).

The undersigned is (or are) the person (or persons) legally entitled and authorized to cast the ballot for the above-referenced owner in the election to be conducted within the District for the Improvement Area to determine, among other things, whether certain land, including land owned by the above-referenced owner, shall be subject to an annual special tax.

The undersigned, on behalf of the above-referenced owner, hereby waives any and all minimum time periods relative to the election pursuant to Government Code Section 53326(a).

The undersigned, on behalf of the above-referenced owner, hereby waives the preparation and distribution of an impartial analysis of the ballot measure, as well as arguments in favor and against, under the authority of Government Code Section 53327(b).

The undersigned, on behalf of the above-referenced owner, hereby waives the requirement to publish notice of the election under Government Code Section 53352.

The undersigned, on behalf of the above-referenced owner, hereby waives the requirements regarding the time to mail ballots to the qualified electors under Elections Code Section 4101, and agrees to accept either mailed service or personal service of the ballot.

The undersigned, on behalf of the above-referenced owner, hereby waives the requirements regarding identification envelopes for the return of mailed ballots contained in Government Code Section 53327.5.

The undersigned, on behalf of the above-referenced owner, hereby waives any right to notice and hearing and consents to authorized facilities, authorized services, expenses and rate and method of apportionment of special tax as described in the Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein to be adopted by the City Council of the City of Folsom on May 26, 2020.

The undersigned, on behalf of the above-referenced owner, hereby waives any and all defects in notice or procedure in the formation of the District, designation of the Improvement

Area, time periods to record the boundary map, conduct of the election, whether known or unknown (other than the right to have ballots accurately counted), and states that the election is being expedited, pursuant to this waiver and consent, at the particular instance and request of the above-referenced owner.

Further, the undersigned, on behalf of the above-referenced owner, hereby waives any entitlement to initiate or prosecute any form of legal proceedings, including judicial proceedings, to challenge any aspect of the proceedings for levy of the special tax and for issuance of bonded indebtedness in the District.

I declare, under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct and that this declaration is executed on _____, 2020.

[LANDOWNER]

By:

Name:

Title:

NOTE: If this form is signed by an authorized representative other than an officer of the property owner(s) of the parcel(s), or if the name of the signing party is different from the name of the property owner, please attach evidence of authorization to sign on behalf of the property owner(s) or evidence of name change.

ATTACHMENT 9

RESOLUTION NO. 10443

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
CALLING SPECIAL MAILED-BALLOT ELECTION IN THE CITY OF
FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 2**

WHEREAS, reference is made to the Resolution to Form a Community Facilities District, to Designate Improvement Areas within the District and to Levy Special Taxes Therein (the “Resolution of Formation”) and to the Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 2 of City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the “Resolution of Necessity”), each adopted by the City Council of the City of Folsom (the “City Council”) on May 26, 2020; and

WHEREAS, the levy of a special tax within the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 (the “Improvement Area”) proposed in the Resolution of Formation shall be submitted to the voters pursuant to Government Code Section 53326; and

WHEREAS, the authorization to issue bonded indebtedness proposed in the Resolution of Necessity shall be submitted to the voters pursuant to Government Code Section 53351; and

WHEREAS, the setting of the appropriations limit shall be submitted to the voters pursuant to Government Code Section 53325.7; and

WHEREAS, the three ballot questions just described shall be combined into a single ballot measure pursuant to Government Code Section 53353.5. The ballot language shall be as shown on the form of ballot attached hereto as Exhibit A, which form of ballot is hereby approved; and

WHEREAS, a certificate relative to voters and a certificate regarding landowners have been filed with the City Clerk of the City of Folsom (the “City Clerk”);

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL, as follows:

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. This City Council hereby accepts the certificate relative to voters heretofore filed in these proceedings and finds, in accordance therewith, that there are no registered voters residing within the boundaries of the Improvement Area. Accordingly, under Government Code Section 53326(b) the qualified electors in this election shall be the landowners owning land within the Improvement Area.

Section 3. The City Council hereby accepts the certificate regarding landowners heretofore filed in these proceedings and further finds, in accordance therewith, that the landowners of record owning property within the Improvement Area are those set forth in the attachment to the certificate regarding landowners and that the attachment correctly sets forth the number of acres owned by each landowner and the number of votes to which each is entitled.

Section 4. This City Council hereby approves the form of Waiver and Consent Shortening Time Periods and Waiving Various Requirements for Proceedings and for Conducting Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2, attached hereto as Exhibit B. The City Council finds that the rights, procedures and time periods therein waived are solely for the protection of the voters, may be waived under Government Code Section 53326(a) and Section 53327(b), and that the waiver constitutes a full and knowing waiver, by any voter who has executed the form, of those rights, procedures and time periods.

Section 5. The City Council accepts the Certificate of the City Clerk that 100% of the voters eligible to vote in this election have delivered to the City Clerk properly executed waivers in the form of Exhibit B.

Section 6. Accordingly, this City Council hereby calls the special election described herein and sets May 26, 2020 as the election day. Pursuant to Government Code Section 53326(d), the election shall be conducted by mailed ballot. By attesting this resolution below, the City Clerk indicates her concurrence to such date and to the waivers and consents described in Section 4 hereof.

Section 7. The City Clerk is directed to cause the ballots to be mailed or delivered, in the form of Exhibit A hereto, to the landowners shown on the attachment to the certificate regarding landowners. The City Clerk or her designee shall fill in the names of the landowners and the number of votes to be cast on each ballot, according to the certificate regarding landowners, before delivery or mailing.

Section 8. The City Clerk shall accept personal or mail delivery of the ballots at any time up to 6:00 p.m. on May 26, 2020, provided, that if all authorized ballots are received by the City Clerk prior to that time, the City Clerk shall, pursuant to Government Code Section 53326(d), immediately close the election and declare the results to the City Council.

Section 9. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020 by the following roll-call vote:

- AYES:** Council Member(s):
- NOES:** Council Member(s):
- ABSENT:** Council Member(s):
- ABSTAIN:** Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

EXHIBIT A

CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
IMPROVEMENT AREA NO. 2

FORM OF SPECIAL ELECTION BALLOT

(Mailed-Ballot Election)

This ballot is for the use of _____, a landowner owning land within City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2.

According to the provisions of the Mello-Roos Community Facilities Act of 1982 and the resolutions of the City Council of the City of Folsom, the above-named landowner is entitled to cast _____ votes on this ballot.

In order to be counted, this ballot must be certified below and be returned, either by mail or in person, before 6:00 p.m. on May 26, 2020, to:

Christa Freemantle, City Clerk
City of Folsom
50 Natoma Street
Folsom, CA 95630

Mailing by that date will not be sufficient. The ballot must be physically received by the City Clerk prior to the deadline in order to be counted.

AN "X" OR OTHER MARK WILL CAST ALL VOTES ASSIGNED TO THIS BALLOT, OR THE VOTER MAY WRITE NUMBERS IN THE SPACES PROVIDED.

BALLOT MEASURE

Shall the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District") be authorized to incur indebtedness to be paid for by Improvement Area No. 2 (the "Improvement Area") in a maximum amount not to exceed \$36,000,000 and levy a special tax in the Improvement Area to finance public facilities and services by and through the District and shall the appropriations limit for the Improvement Area for fiscal year 2020-21 be established in the amount of \$7,400,000, all as specified in the City's "Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein" and "Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 2 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)" each adopted by the City Council of the City on May 26, 2020?

Number of votes
YES

Number of votes
NO

Certification

The undersigned is or are the authorized representative(s) of the above-named landowner and is the person legally authorized and entitled to cast this ballot on behalf of the above-named landowner.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed as of May 26, 2020.

[LANDOWNER]

By:

Name:

Title:

EXHIBIT B

FORM OF WAIVER AND CONSENT
SHORTENING TIME PERIODS AND WAIVING VARIOUS
REQUIREMENTS FOR PROCEEDINGS AND FOR
CONDUCTING SPECIAL MAILED-BALLOT ELECTION
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
IMPROVEMENT AREA NO. 2

The undersigned _____, is the owner or authorized representative of the owner of Assessor’s Parcel No(s). _____ within the above-captioned Improvement Area No. 2 (the “Improvement Area”) of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the “District”).

The undersigned is (or are) the person (or persons) legally entitled and authorized to cast the ballot for the above-referenced owner in the election to be conducted within the District for the Improvement Area to determine, among other things, whether certain land, including land owned by the above-referenced owner, shall be subject to an annual special tax.

The undersigned, on behalf of the above-referenced owner, hereby waives any and all minimum time periods relative to the election pursuant to Government Code Section 53326(a).

The undersigned, on behalf of the above-referenced owner, hereby waives the preparation and distribution of an impartial analysis of the ballot measure, as well as arguments in favor and against, under the authority of Government Code Section 53327(b).

The undersigned, on behalf of the above-referenced owner, hereby waives the requirement to publish notice of the election under Government Code Section 53352.

The undersigned, on behalf of the above-referenced owner, hereby waives the requirements regarding the time to mail ballots to the qualified electors under Elections Code Section 4101, and agrees to accept either mailed service or personal service of the ballot.

The undersigned, on behalf of the above-referenced owner, hereby waives the requirements regarding identification envelopes for the return of mailed ballots contained in Government Code Section 53327.5.

The undersigned, on behalf of the above-referenced owner, hereby waives any right to notice and hearing and consents to authorized facilities, authorized services, expenses and rate and method of apportionment of special tax as described in the Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein to be adopted by the City Council of the City of Folsom on May 26, 2020.

The undersigned, on behalf of the above-referenced owner, hereby waives any and all defects in notice or procedure in the formation of the District, designation of the Improvement Area, time periods to record the boundary map, conduct of the election, whether known or

unknown (other than the right to have ballots accurately counted), and states that the election is being expedited, pursuant to this waiver and consent, at the particular instance and request of the above-referenced owner.

Further, the undersigned, on behalf of the above-referenced owner, hereby waives any entitlement to initiate or prosecute any form of legal proceedings, including judicial proceedings, to challenge any aspect of the proceedings for levy of the special tax and for issuance of bonded indebtedness in the District.

I declare, under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct and that this declaration is executed on _____, 2020.

[LANDOWNER]

By:

Name:

Title:

NOTE: If this form is signed by an authorized representative other than an officer of the property owner(s) of the parcel(s), or if the name of the signing party is different from the name of the property owner, please attach evidence of authorization to sign on behalf of the property owner(s) or evidence of name change.

ATTACHMENT 10

RESOLUTION NO. 10444

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
CALLING SPECIAL MAILED-BALLOT ELECTION IN THE CITY OF
FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 3**

WHEREAS, reference is made to the Resolution to Form a Community Facilities District, to Designate Improvement Areas within the District and to Levy Special Taxes Therein (the “Resolution of Formation”) and to the Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 3 of City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the “Resolution of Necessity”), each adopted by the City Council of the City of Folsom (the “City Council”) on May 26, 2020; and

WHEREAS, the levy of a special tax within the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 3 (the “Improvement Area”) proposed in the Resolution of Formation shall be submitted to the voters pursuant to Government Code Section 53326; and

WHEREAS, the authorization to issue bonded indebtedness proposed in the Resolution of Necessity shall be submitted to the voters pursuant to Government Code Section 53351; and

WHEREAS, the setting of the appropriations limit shall be submitted to the voters pursuant to Government Code Section 53325.7; and

WHEREAS, the three ballot questions just described shall be combined into a single ballot measure pursuant to Government Code Section 53353.5. The ballot language shall be as shown on the form of ballot attached hereto as Exhibit A, which form of ballot is hereby approved; and

WHEREAS, a certificate relative to voters and a certificate regarding landowners have been filed with the City Clerk of the City of Folsom (the “City Clerk”);

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL, as follows:

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. This City Council hereby accepts the certificate relative to voters heretofore filed in these proceedings and finds, in accordance therewith, that there are no registered voters residing within the boundaries of the Improvement Area. Accordingly, under Government Code Section 53326(b) the qualified electors in this election shall be the landowners owning land within the Improvement Area.

Section 3. The City Council hereby accepts the certificate regarding landowners heretofore filed in these proceedings and further finds, in accordance therewith, that the landowners of record owning property within the Improvement Area are those set forth in the attachment to the certificate regarding landowners and that the attachment correctly sets forth the number of acres owned by each landowner and the number of votes to which each is entitled.

Section 4. This City Council hereby approves the form of Waiver and Consent Shortening Time Periods and Waiving Various Requirements for Proceedings and for Conducting Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 3, attached hereto as Exhibit B. The City Council finds that the rights, procedures and time periods therein waived are solely for the protection of the voters, may be waived under Government Code Section 53326(a) and Section 53327(b), and that the waiver constitutes a full and knowing waiver, by any voter who has executed the form, of those rights, procedures and time periods.

Section 5. The City Council accepts the Certificate of the City Clerk that 100% of the voters eligible to vote in this election have delivered to the City Clerk properly executed waivers in the form of Exhibit B.

Section 6. Accordingly, this City Council hereby calls the special election described herein and sets May 26, 2020 as the election day. Pursuant to Government Code Section 53326(d), the election shall be conducted by mailed ballot. By attesting this resolution below, the City Clerk indicates her concurrence to such date and to the waivers and consents described in Section 4 hereof.

Section 7. The City Clerk is directed to cause the ballots to be mailed or delivered, in the form of Exhibit A hereto, to the landowners shown on the attachment to the certificate regarding landowners. The City Clerk or her designee shall fill in the names of the landowners and the number of votes to be cast on each ballot, according to the certificate regarding landowners, before delivery or mailing.

Section 8. The City Clerk shall accept personal or mail delivery of the ballots at any time up to 6:00 p.m. on May 26, 2020, provided, that if all authorized ballots are received by the City Clerk prior to that time, the City Clerk shall, pursuant to Government Code Section 53326(d), immediately close the election and declare the results to the City Council.

Section 9. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020 by the following roll-call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

EXHIBIT A

CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
IMPROVEMENT AREA NO. 3

FORM OF SPECIAL ELECTION BALLOT

(Mailed-Ballot Election)

This ballot is for the use of _____, a landowner owning land within City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 3.

According to the provisions of the Mello-Roos Community Facilities Act of 1982 and the resolutions of the City Council of the City of Folsom, the above-named landowner is entitled to cast _____ votes on this ballot.

In order to be counted, this ballot must be certified below and be returned, either by mail or in person, before 6:00 p.m. on May 26, 2020, to:

Christa Freemantle, City Clerk
City of Folsom
50 Natoma Street
Folsom, CA 95630

Mailing by that date will not be sufficient. The ballot must be physically received by the City Clerk prior to the deadline in order to be counted.

AN "X" OR OTHER MARK WILL CAST ALL VOTES ASSIGNED TO THIS BALLOT, OR THE VOTER MAY WRITE NUMBERS IN THE SPACES PROVIDED.

BALLOT MEASURE

Shall the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District") be authorized to incur indebtedness to be paid for by Improvement Area No. 3 (the "Improvement Area") in a maximum amount not to exceed \$124,000,000 and levy a special tax in the Improvement Area to finance public facilities and services by and through the District and shall the appropriations limit for the Improvement Area for fiscal year 2020-21 be established in the amount of \$25,200,000, all as specified in the City's "Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein" and "Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 3 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)" each adopted by the City Council of the City on May 26, 2020?	Number of votes YES _____
	Number of votes NO _____

Certification

The undersigned is or are the authorized representative(s) of the above-named landowner and is the person legally authorized and entitled to cast this ballot on behalf of the above-named landowner.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed as of May 26, 2020.

[LANDOWNER]

By:

Name:

Title:

EXHIBIT B

FORM OF WAIVER AND CONSENT
SHORTENING TIME PERIODS AND WAIVING VARIOUS
REQUIREMENTS FOR PROCEEDINGS AND FOR
CONDUCTING SPECIAL MAILED-BALLOT ELECTION
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
IMPROVEMENT AREA NO. 3

The undersigned _____, is the owner or authorized representative of the owner of Assessor's Parcel No(s). _____ within the above-captioned Improvement Area No. 3 (the "Improvement Area") of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District").

The undersigned is (or are) the person (or persons) legally entitled and authorized to cast the ballot for the above-referenced owner in the election to be conducted within the District for the Improvement Area to determine, among other things, whether certain land, including land owned by the above-referenced owner, shall be subject to an annual special tax.

The undersigned, on behalf of the above-referenced owner, hereby waives any and all minimum time periods relative to the election pursuant to Government Code Section 53326(a).

The undersigned, on behalf of the above-referenced owner, hereby waives the preparation and distribution of an impartial analysis of the ballot measure, as well as arguments in favor and against, under the authority of Government Code Section 53327(b).

The undersigned, on behalf of the above-referenced owner, hereby waives the requirement to publish notice of the election under Government Code Section 53352.

The undersigned, on behalf of the above-referenced owner, hereby waives the requirements regarding the time to mail ballots to the qualified electors under Elections Code Section 4101, and agrees to accept either mailed service or personal service of the ballot.

The undersigned, on behalf of the above-referenced owner, hereby waives the requirements regarding identification envelopes for the return of mailed ballots contained in Government Code Section 53327.5.

The undersigned, on behalf of the above-referenced owner, hereby waives any right to notice and hearing and consents to authorized facilities, authorized services, expenses and rate and method of apportionment of special tax as described in the Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein to be adopted by the City Council of the City of Folsom on May 26, 2020.

The undersigned, on behalf of the above-referenced owner, hereby waives any and all defects in notice or procedure in the formation of the District, designation of the Improvement Area, time periods to record the boundary map, conduct of the election, whether known or

B-1

unknown (other than the right to have ballots accurately counted), and states that the election is being expedited, pursuant to this waiver and consent, at the particular instance and request of the above-referenced owner.

Further, the undersigned, on behalf of the above-referenced owner, hereby waives any entitlement to initiate or prosecute any form of legal proceedings, including judicial proceedings, to challenge any aspect of the proceedings for levy of the special tax and for issuance of bonded indebtedness in the District.

I declare, under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct and that this declaration is executed on _____, 2020.

[LANDOWNER]

By:

Name:

Title:

NOTE: If this form is signed by an authorized representative other than an officer of the property owner(s) of the parcel(s), or if the name of the signing party is different from the name of the property owner, please attach evidence of authorization to sign on behalf of the property owner(s) or evidence of name change.

ATTACHMENT 11

RESOLUTION NO. 10445

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
CALLING SPECIAL MAILED-BALLOT ELECTION IN THE CITY OF
FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 4**

WHEREAS, reference is made to the Resolution to Form a Community Facilities District, to Designate Improvement Areas within the District and to Levy Special Taxes Therein (the “Resolution of Formation”) and to the Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 4 of City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the “Resolution of Necessity”), each adopted by the City Council of the City of Folsom (the “City Council”) on May 26, 2020; and

WHEREAS, the levy of a special tax within the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 4 (the “Improvement Area”) proposed in the Resolution of Formation shall be submitted to the voters pursuant to Government Code Section 53326; and

WHEREAS, the authorization to issue bonded indebtedness proposed in the Resolution of Necessity shall be submitted to the voters pursuant to Government Code Section 53351; and

WHEREAS, the setting of the appropriations limit shall be submitted to the voters pursuant to Government Code Section 53325.7; and

WHEREAS, the three ballot questions just described shall be combined into a single ballot measure pursuant to Government Code Section 53353.5. The ballot language shall be as shown on the form of ballot attached hereto as Exhibit A, which form of ballot is hereby approved; and

WHEREAS, a certificate relative to voters and a certificate regarding landowners have been filed with the City Clerk of the City of Folsom (the “City Clerk”);

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL, as follows:

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. This City Council hereby accepts the certificate relative to voters heretofore filed in these proceedings and finds, in accordance therewith, that there are no registered voters residing within the boundaries of the Improvement Area. Accordingly, under Government Code Section 53326(b) the qualified electors in this election shall be the landowners owning land within the Improvement Area.

Section 3. The City Council hereby accepts the certificate regarding landowners heretofore filed in these proceedings and further finds, in accordance therewith, that the landowners of record owning property within the Improvement Area are those set forth in the attachment to the certificate regarding landowners and that the attachment correctly sets forth the number of acres owned by each landowner and the number of votes to which each is entitled.

Section 4. This City Council hereby approves the form of Waiver and Consent Shortening Time Periods and Waiving Various Requirements for Proceedings and for Conducting Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 4, attached hereto as Exhibit B. The City Council finds that the rights, procedures and time periods therein waived are solely for the protection of the voters, may be waived under Government Code Section 53326(a) and Section 53327(b), and that the waiver constitutes a full and knowing waiver, by any voter who has executed the form, of those rights, procedures and time periods.

Section 5. The City Council accepts the Certificate of the City Clerk that 100% of the voters eligible to vote in this election have delivered to the City Clerk properly executed waivers in the form of Exhibit B.

Section 6. Accordingly, this City Council hereby calls the special election described herein and sets May 26, 2020 as the election day. Pursuant to Government Code Section 53326(d), the election shall be conducted by mailed ballot. By attesting this resolution below, the City Clerk indicates her concurrence to such date and to the waivers and consents described in Section 4 hereof.

Section 7. The City Clerk is directed to cause the ballots to be mailed or delivered, in the form of Exhibit A hereto, to the landowners shown on the attachment to the certificate regarding landowners. The City Clerk or her designee shall fill in the names of the landowners and the number of votes to be cast on each ballot, according to the certificate regarding landowners, before delivery or mailing.

Section 8. The City Clerk shall accept personal or mail delivery of the ballots at any time up to 6:00 p.m. on May 26, 2020, provided, that if all authorized ballots are received by the City Clerk prior to that time, the City Clerk shall, pursuant to Government Code Section 53326(d), immediately close the election and declare the results to the City Council.

Section 9. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020 by the following roll-call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

EXHIBIT A

CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
IMPROVEMENT AREA NO. 4

FORM OF SPECIAL ELECTION BALLOT

(Mailed-Ballot Election)

This ballot is for the use of _____, a landowner owning land within City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 4.

According to the provisions of the Mello-Roos Community Facilities Act of 1982 and the resolutions of the City Council of the City of Folsom, the above-named landowner is entitled to cast _____ votes on this ballot.

In order to be counted, this ballot must be certified below and be returned, either by mail or in person, before 6:00 p.m. on May 26, 2020, to:

Christa Freemantle, City Clerk
City of Folsom
50 Natoma Street
Folsom, CA 95630

Mailing by that date will not be sufficient. The ballot must be physically received by the City Clerk prior to the deadline in order to be counted.

AN "X" OR OTHER MARK WILL CAST ALL VOTES ASSIGNED TO THIS BALLOT, OR THE VOTER MAY WRITE NUMBERS IN THE SPACES PROVIDED.

BALLOT MEASURE

Shall the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District") be authorized to incur indebtedness to be paid for by Improvement Area No. 4 (the "Improvement Area") in a maximum amount not to exceed \$64,000,000 and levy a special tax in the Improvement Area to finance public facilities and services by and through the District and shall the appropriations limit for the Improvement Area for fiscal year 2020-21 be established in the amount of \$13,300,000, all as specified in the City's "Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein" and "Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 4 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)" each adopted by the City Council of the City on May 26, 2020?

Number of votes
YES

Number of votes
NO

Certification

The undersigned is or are the authorized representative(s) of the above-named landowner and is the person legally authorized and entitled to cast this ballot on behalf of the above-named landowner.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed as of May 26, 2020.

[LANDOWNER]

By:

Name:

Title:

EXHIBIT B

FORM OF WAIVER AND CONSENT
SHORTENING TIME PERIODS AND WAIVING VARIOUS
REQUIREMENTS FOR PROCEEDINGS AND FOR
CONDUCTING SPECIAL MAILED-BALLOT ELECTION
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
IMPROVEMENT AREA NO. 4

The undersigned _____, is the owner or authorized representative of the owner of Assessor's Parcel No(s). _____ within the above-captioned Improvement Area No. 4 (the "Improvement Area") of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District").

The undersigned is (or are) the person (or persons) legally entitled and authorized to cast the ballot for the above-referenced owner in the election to be conducted within the District for the Improvement Area to determine, among other things, whether certain land, including land owned by the above-referenced owner, shall be subject to an annual special tax.

The undersigned, on behalf of the above-referenced owner, hereby waives any and all minimum time periods relative to the election pursuant to Government Code Section 53326(a).

The undersigned, on behalf of the above-referenced owner, hereby waives the preparation and distribution of an impartial analysis of the ballot measure, as well as arguments in favor and against, under the authority of Government Code Section 53327(b).

The undersigned, on behalf of the above-referenced owner, hereby waives the requirement to publish notice of the election under Government Code Section 53352.

The undersigned, on behalf of the above-referenced owner, hereby waives the requirements regarding the time to mail ballots to the qualified electors under Elections Code Section 4101, and agrees to accept either mailed service or personal service of the ballot.

The undersigned, on behalf of the above-referenced owner, hereby waives the requirements regarding identification envelopes for the return of mailed ballots contained in Government Code Section 53327.5.

The undersigned, on behalf of the above-referenced owner, hereby waives any right to notice and hearing and consents to authorized facilities, authorized services, expenses and rate and method of apportionment of special tax as described in the Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein to be adopted by the City Council of the City of Folsom on May 26, 2020.

The undersigned, on behalf of the above-referenced owner, hereby waives any and all defects in notice or procedure in the formation of the District, designation of the Improvement Area, time periods to record the boundary map, conduct of the election, whether known or

unknown (other than the right to have ballots accurately counted), and states that the election is being expedited, pursuant to this waiver and consent, at the particular instance and request of the above-referenced owner.

Further, the undersigned, on behalf of the above-referenced owner, hereby waives any entitlement to initiate or prosecute any form of legal proceedings, including judicial proceedings, to challenge any aspect of the proceedings for levy of the special tax and for issuance of bonded indebtedness in the District.

I declare, under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct and that this declaration is executed on _____, 2020.

[LANDOWNER]

By:

Name:

Title:

NOTE: If this form is signed by an authorized representative other than an officer of the property owner(s) of the parcel(s), or if the name of the signing party is different from the name of the property owner, please attach evidence of authorization to sign on behalf of the property owner(s) or evidence of name change.

ATTACHMENT 12

RESOLUTION NO. 10446

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
CALLING SPECIAL MAILED-BALLOT ELECTION IN THE CITY OF
FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 5**

WHEREAS, reference is made to the Resolution to Form a Community Facilities District, to Designate Improvement Areas within the District and to Levy Special Taxes Therein (the “Resolution of Formation”) and to the Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 5 of City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the “Resolution of Necessity”), each adopted by the City Council of the City of Folsom (the “City Council”) on May 26, 2020; and

WHEREAS, the levy of a special tax within the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 5 (the “Improvement Area”) proposed in the Resolution of Formation shall be submitted to the voters pursuant to Government Code Section 53326; and

WHEREAS, the authorization to issue bonded indebtedness proposed in the Resolution of Necessity shall be submitted to the voters pursuant to Government Code Section 53351; and

WHEREAS, the setting of the appropriations limit shall be submitted to the voters pursuant to Government Code Section 53325.7; and

WHEREAS, the three ballot questions just described shall be combined into a single ballot measure pursuant to Government Code Section 53353.5. The ballot language shall be as shown on the form of ballot attached hereto as Exhibit A, which form of ballot is hereby approved; and

WHEREAS, a certificate relative to voters and a certificate regarding landowners have been filed with the City Clerk of the City of Folsom (the “City Clerk”);

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL, as follows:

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. This City Council hereby accepts the certificate relative to voters heretofore filed in these proceedings and finds, in accordance therewith, that there are no registered voters residing within the boundaries of the Improvement Area. Accordingly, under Government Code Section 53326(b) the qualified electors in this election shall be the landowners owning land within the Improvement Area.

Section 3. The City Council hereby accepts the certificate regarding landowners heretofore filed in these proceedings and further finds, in accordance therewith, that the landowners of record owning property within the Improvement Area are those set forth in the attachment to the certificate regarding landowners and that the attachment correctly sets forth the number of acres owned by each landowner and the number of votes to which each is entitled.

Section 4. This City Council hereby approves the form of Waiver and Consent Shortening Time Periods and Waiving Various Requirements for Proceedings and for Conducting Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 5, attached hereto as Exhibit B. The City Council finds that the rights, procedures and time periods therein waived are solely for the protection of the voters, may be waived under Government Code Section 53326(a) and Section 53327(b), and that the waiver constitutes a full and knowing waiver, by any voter who has executed the form, of those rights, procedures and time periods.

Section 5. The City Council accepts the Certificate of the City Clerk that 100% of the voters eligible to vote in this election have delivered to the City Clerk properly executed waivers in the form of Exhibit B.

Section 6. Accordingly, this City Council hereby calls the special election described herein and sets May 26, 2020 as the election day. Pursuant to Government Code Section 53326(d), the election shall be conducted by mailed ballot. By attesting this resolution below, the City Clerk indicates her concurrence to such date and to the waivers and consents described in Section 4 hereof.

Section 7. The City Clerk is directed to cause the ballots to be mailed or delivered, in the form of Exhibit A hereto, to the landowners shown on the attachment to the certificate regarding landowners. The City Clerk or her designee shall fill in the names of the landowners and the number of votes to be cast on each ballot, according to the certificate regarding landowners, before delivery or mailing.

Section 8. The City Clerk shall accept personal or mail delivery of the ballots at any time up to 6:00 p.m. on May 26, 2020, provided, that if all authorized ballots are received by the City Clerk prior to that time, the City Clerk shall, pursuant to Government Code Section 53326(d), immediately close the election and declare the results to the City Council.

Section 9. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020 by the following roll-call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

EXHIBIT A

CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
IMPROVEMENT AREA NO. 5

FORM OF SPECIAL ELECTION BALLOT

(Mailed-Ballot Election)

This ballot is for the use of _____, a landowner owning land within City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 5.

According to the provisions of the Mello-Roos Community Facilities Act of 1982 and the resolutions of the City Council of the City of Folsom, the above-named landowner is entitled to cast _____ votes on this ballot.

In order to be counted, this ballot must be certified below and be returned, either by mail or in person, before 6:00 p.m. on May 26, 2020, to:

Christa Freemantle, City Clerk
City of Folsom
50 Natoma Street
Folsom, CA 95630

Mailing by that date will not be sufficient. The ballot must be physically received by the City Clerk prior to the deadline in order to be counted.

AN "X" OR OTHER MARK WILL CAST ALL VOTES ASSIGNED TO THIS BALLOT, OR THE VOTER MAY WRITE NUMBERS IN THE SPACES PROVIDED.

BALLOT MEASURE

Shall the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District") be authorized to incur indebtedness to be paid for by Improvement Area No. 5 (the "Improvement Area") in a maximum amount not to exceed \$105,000,000 and levy a special tax in the Improvement Area to finance public facilities and services by and through the District and shall the appropriations limit for the Improvement Area for fiscal year 2020-21 be established in the amount of \$21,600,000, all as specified in the City's "Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein" and "Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 5 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)" each adopted by the City Council of the City on May 26, 2020?

Number of votes
YES

Number of votes
NO

Certification

The undersigned is or are the authorized representative(s) of the above-named landowner and is the person legally authorized and entitled to cast this ballot on behalf of the above-named landowner.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed as of May 26, 2020.

[LANDOWNER]

By:

Name:

Title:

EXHIBIT B

FORM OF WAIVER AND CONSENT
SHORTENING TIME PERIODS AND WAIVING VARIOUS
REQUIREMENTS FOR PROCEEDINGS AND FOR
CONDUCTING SPECIAL MAILED-BALLOT ELECTION
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
IMPROVEMENT AREA NO. 5

The undersigned _____, is the owner or authorized representative of the owner of Assessor's Parcel No(s). _____ within the above-captioned Improvement Area No. 5 (the "Improvement Area") of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District").

The undersigned is (or are) the person (or persons) legally entitled and authorized to cast the ballot for the above-referenced owner in the election to be conducted within the District for the Improvement Area to determine, among other things, whether certain land, including land owned by the above-referenced owner, shall be subject to an annual special tax.

The undersigned, on behalf of the above-referenced owner, hereby waives any and all minimum time periods relative to the election pursuant to Government Code Section 53326(a).

The undersigned, on behalf of the above-referenced owner, hereby waives the preparation and distribution of an impartial analysis of the ballot measure, as well as arguments in favor and against, under the authority of Government Code Section 53327(b).

The undersigned, on behalf of the above-referenced owner, hereby waives the requirement to publish notice of the election under Government Code Section 53352.

The undersigned, on behalf of the above-referenced owner, hereby waives the requirements regarding the time to mail ballots to the qualified electors under Elections Code Section 4101, and agrees to accept either mailed service or personal service of the ballot.

The undersigned, on behalf of the above-referenced owner, hereby waives the requirements regarding identification envelopes for the return of mailed ballots contained in Government Code Section 53327.5.

The undersigned, on behalf of the above-referenced owner, hereby waives any right to notice and hearing and consents to authorized facilities, authorized services, expenses and rate and method of apportionment of special tax as described in the Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein to be adopted by the City Council of the City of Folsom on May 26, 2020.

The undersigned, on behalf of the above-referenced owner, hereby waives any and all defects in notice or procedure in the formation of the District, designation of the Improvement Area, time periods to record the boundary map, conduct of the election, whether known or

B-1

unknown (other than the right to have ballots accurately counted), and states that the election is being expedited, pursuant to this waiver and consent, at the particular instance and request of the above-referenced owner.

Further, the undersigned, on behalf of the above-referenced owner, hereby waives any entitlement to initiate or prosecute any form of legal proceedings, including judicial proceedings, to challenge any aspect of the proceedings for levy of the special tax and for issuance of bonded indebtedness in the District.

I declare, under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct and that this declaration is executed on _____, 2020.

[LANDOWNER]

By:

Name:

Title:

NOTE: If this form is signed by an authorized representative other than an officer of the property owner(s) of the parcel(s), or if the name of the signing party is different from the name of the property owner, please attach evidence of authorization to sign on behalf of the property owner(s) or evidence of name change.

ATTACHMENT 13

RESOLUTION NO. 10447

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
CALLING SPECIAL MAILED-BALLOT ELECTION IN THE CITY OF
FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 6**

WHEREAS, reference is made to the Resolution to Form a Community Facilities District, to Designate Improvement Areas within the District and to Levy Special Taxes Therein (the “Resolution of Formation”) and to the Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 6 of City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the “Resolution of Necessity”), each adopted by the City Council of the City of Folsom (the “City Council”) on May 26, 2020; and

WHEREAS, the levy of a special tax within the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 6 (the “Improvement Area”) proposed in the Resolution of Formation shall be submitted to the voters pursuant to Government Code Section 53326; and

WHEREAS, the authorization to issue bonded indebtedness proposed in the Resolution of Necessity shall be submitted to the voters pursuant to Government Code Section 53351; and

WHEREAS, the setting of the appropriations limit shall be submitted to the voters pursuant to Government Code Section 53325.7; and

WHEREAS, the three ballot questions just described shall be combined into a single ballot measure pursuant to Government Code Section 53353.5. The ballot language shall be as shown on the form of ballot attached hereto as Exhibit A, which form of ballot is hereby approved; and

WHEREAS, a certificate relative to voters and a certificate regarding landowners have been filed with the City Clerk of the City of Folsom (the “City Clerk”);

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL, as follows:

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. This City Council hereby accepts the certificate relative to voters heretofore filed in these proceedings and finds, in accordance therewith, that there are no registered voters residing within the boundaries of the Improvement Area. Accordingly, under Government Code Section 53326(b) the qualified electors in this election shall be the landowners owning land within the Improvement Area.

Section 3. The City Council hereby accepts the certificate regarding landowners heretofore filed in these proceedings and further finds, in accordance therewith, that the landowners of record owning property within the Improvement Area are those set forth in the attachment to the certificate regarding landowners and that the attachment correctly sets forth the number of acres owned by each landowner and the number of votes to which each is entitled.

Section 4. This City Council hereby approves the form of Waiver and Consent Shortening Time Periods and Waiving Various Requirements for Proceedings and for Conducting Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 6, attached hereto as Exhibit B. The City Council finds that the rights, procedures and time periods therein waived are solely for the protection of the voters, may be waived under Government Code Section 53326(a) and Section 53327(b), and that the waiver constitutes a full and knowing waiver, by any voter who has executed the form, of those rights, procedures and time periods.

Section 5. The City Council accepts the Certificate of the City Clerk that 100% of the voters eligible to vote in this election have delivered to the City Clerk properly executed waivers in the form of Exhibit B.

Section 6. Accordingly, this City Council hereby calls the special election described herein and sets May 26, 2020 as the election day. Pursuant to Government Code Section 53326(d), the election shall be conducted by mailed ballot. By attesting this resolution below, the City Clerk indicates her concurrence to such date and to the waivers and consents described in Section 4 hereof.

Section 7. The City Clerk is directed to cause the ballots to be mailed or delivered, in the form of Exhibit A hereto, to the landowners shown on the attachment to the certificate regarding landowners. The City Clerk or her designee shall fill in the names of the landowners and the number of votes to be cast on each ballot, according to the certificate regarding landowners, before delivery or mailing.

Section 8. The City Clerk shall accept personal or mail delivery of the ballots at any time up to 6:00 p.m. on May 26, 2020, provided, that if all authorized ballots are received by the City Clerk prior to that time, the City Clerk shall, pursuant to Government Code Section 53326(d), immediately close the election and declare the results to the City Council.

Section 9. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020 by the following roll-call vote:

- AYES:** Council Member(s):
- NOES:** Council Member(s):
- ABSENT:** Council Member(s):
- ABSTAIN:** Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

EXHIBIT A

CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
IMPROVEMENT AREA NO. 6

FORM OF SPECIAL ELECTION BALLOT

(Mailed-Ballot Election)

This ballot is for the use of _____, a landowner owning land within City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 6.

According to the provisions of the Mello-Roos Community Facilities Act of 1982 and the resolutions of the City Council of the City of Folsom, the above-named landowner is entitled to cast _____ votes on this ballot.

In order to be counted, this ballot must be certified below and be returned, either by mail or in person, before 6:00 p.m. on May 26, 2020, to:

Christa Freemantle, City Clerk
City of Folsom
50 Natoma Street
Folsom, CA 95630

Mailing by that date will not be sufficient. The ballot must be physically received by the City Clerk prior to the deadline in order to be counted.

AN "X" OR OTHER MARK WILL CAST ALL VOTES ASSIGNED TO THIS BALLOT, OR THE VOTER MAY WRITE NUMBERS IN THE SPACES PROVIDED.

BALLOT MEASURE

Shall the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District") be authorized to incur indebtedness to be paid for by Improvement Area No. 6 (the "Improvement Area") in a maximum amount not to exceed \$17,000,000 and levy a special tax in the Improvement Area to finance public facilities and services by and through the District and shall the appropriations limit for the Improvement Area for fiscal year 2020-21 be established in the amount of \$3,500,000, all as specified in the City's "Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein" and "Resolution Deeming it Necessary to Incur Bonded Indebtedness within Improvement Area No. 6 of City of Folsom Community Facilities District No. 23 (Folsom Ranch)" each adopted by the City Council of the City on May 26, 2020?

Number of votes
YES

Number of votes
NO

Certification

The undersigned is or are the authorized representative(s) of the above-named landowner and is the person legally authorized and entitled to cast this ballot on behalf of the above-named landowner.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed as of May 26, 2020.

[LANDOWNER]

By:

Name:

Title:

EXHIBIT B

FORM OF WAIVER AND CONSENT
SHORTENING TIME PERIODS AND WAIVING VARIOUS
REQUIREMENTS FOR PROCEEDINGS AND FOR
CONDUCTING SPECIAL MAILED-BALLOT ELECTION
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
IMPROVEMENT AREA NO. 6

The undersigned _____, is the owner or authorized representative of the owner of Assessor's Parcel No(s). _____ within the above-captioned Improvement Area No. 6 (the "Improvement Area") of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District").

The undersigned is (or are) the person (or persons) legally entitled and authorized to cast the ballot for the above-referenced owner in the election to be conducted within the District for the Improvement Area to determine, among other things, whether certain land, including land owned by the above-referenced owner, shall be subject to an annual special tax.

The undersigned, on behalf of the above-referenced owner, hereby waives any and all minimum time periods relative to the election pursuant to Government Code Section 53326(a).

The undersigned, on behalf of the above-referenced owner, hereby waives the preparation and distribution of an impartial analysis of the ballot measure, as well as arguments in favor and against, under the authority of Government Code Section 53327(b).

The undersigned, on behalf of the above-referenced owner, hereby waives the requirement to publish notice of the election under Government Code Section 53352.

The undersigned, on behalf of the above-referenced owner, hereby waives the requirements regarding the time to mail ballots to the qualified electors under Elections Code Section 4101, and agrees to accept either mailed service or personal service of the ballot.

The undersigned, on behalf of the above-referenced owner, hereby waives the requirements regarding identification envelopes for the return of mailed ballots contained in Government Code Section 53327.5.

The undersigned, on behalf of the above-referenced owner, hereby waives any right to notice and hearing and consents to authorized facilities, authorized services, expenses and rate and method of apportionment of special tax as described in the Resolution to Form a Community Facilities District, to Designate Improvement Areas Within the District and to Levy Special Taxes Therein to be adopted by the City Council of the City of Folsom on May 26, 2020.

The undersigned, on behalf of the above-referenced owner, hereby waives any and all defects in notice or procedure in the formation of the District, designation of the Improvement Area, time periods to record the boundary map, conduct of the election, whether known or

unknown (other than the right to have ballots accurately counted), and states that the election is being expedited, pursuant to this waiver and consent, at the particular instance and request of the above-referenced owner.

Further, the undersigned, on behalf of the above-referenced owner, hereby waives any entitlement to initiate or prosecute any form of legal proceedings, including judicial proceedings, to challenge any aspect of the proceedings for levy of the special tax and for issuance of bonded indebtedness in the District.

I declare, under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct and that this declaration is executed on _____, 2020.

[LANDOWNER]

By:

Name:

Title:

NOTE: If this form is signed by an authorized representative other than an officer of the property owner(s) of the parcel(s), or if the name of the signing party is different from the name of the property owner, please attach evidence of authorization to sign on behalf of the property owner(s) or evidence of name change.

ATTACHMENT 14

RESOLUTION NO. 10448

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
DECLARING ELECTION RESULTS IN THE CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 1**

WHEREAS, reference is made to the Resolution Calling Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 1 (the “Resolution Calling Election”) adopted by the City Council of the City of Folsom (the “City Council”) on May 26, 2020; and

WHEREAS, the City Council has received, reviewed and hereby accepts the Certificate of City Clerk Regarding Election Results related to the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 1, dated May 26, 2020;

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

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. The City Council hereby finds and declares that the ballot measure submitted to the qualified electors of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 1 pursuant to the Resolution Calling Election has been passed and approved by those qualified electors in accordance with California Government Code Sections 53328 and 53355.

Section 3. The City Council hereby authorizes and directs the City Clerk to record the notice of special tax lien related to such ballot measure in accordance with the provisions of California Government Code Section 53328.3 and California Streets and Highways Code Section 3114.5.

Section 4. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020, by the following roll-call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT 15

RESOLUTION NO. 10449

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
DECLARING ELECTION RESULTS IN THE CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 2**

WHEREAS, reference is made to the Resolution Calling Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 (the “Resolution Calling Election”) adopted by the City Council of the City of Folsom (the “City Council”) on May 26, 2020; and

WHEREAS, the City Council has received, reviewed and hereby accepts the Certificate of City Clerk Regarding Election Results related to the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2, dated May 26, 2020;

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

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. The City Council hereby finds and declares that the ballot measure submitted to the qualified electors of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 pursuant to the Resolution Calling Election has been passed and approved by those qualified electors in accordance with California Government Code Sections 53328 and 53355.

Section 3. The City Council hereby authorizes and directs the City Clerk to record the notice of special tax lien related to such ballot measure in accordance with the provisions of California Government Code Section 53328.3 and California Streets and Highways Code Section 3114.5.

Section 4. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020, by the following roll-call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT 16

RESOLUTION NO. 10450

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
DECLARING ELECTION RESULTS IN THE CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 3**

WHEREAS, reference is made to the Resolution Calling Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 3 (the “Resolution Calling Election”) adopted by the City Council of the City of Folsom (the “City Council”) on May 26, 2020; and

WHEREAS, the City Council has received, reviewed and hereby accepts the Certificate of City Clerk Regarding Election Results related to the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 3, dated May 26, 2020;

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

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. The City Council hereby finds and declares that the ballot measure submitted to the qualified electors of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 3 pursuant to the Resolution Calling Election has been passed and approved by those qualified electors in accordance with California Government Code Sections 53328 and 53355.

Section 3. The City Council hereby authorizes and directs the City Clerk to record the notice of special tax lien related to such ballot measure in accordance with the provisions of California Government Code Section 53328.3 and California Streets and Highways Code Section 3114.5.

Section 4. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020, by the following roll-call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT 17

RESOLUTION NO. 10451

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
DECLARING ELECTION RESULTS IN THE CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 4**

WHEREAS, reference is made to the Resolution Calling Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 4 (the “Resolution Calling Election”) adopted by the City Council of the City of Folsom (the “City Council”) on May 26, 2020; and

WHEREAS, the City Council has received, reviewed and hereby accepts the Certificate of City Clerk Regarding Election Results related to the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 4, dated May 26, 2020;

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

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. The City Council hereby finds and declares that the ballot measure submitted to the qualified electors of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 4 pursuant to the Resolution Calling Election has been passed and approved by those qualified electors in accordance with California Government Code Sections 53328 and 53355.

Section 3. The City Council hereby authorizes and directs the City Clerk to record the notice of special tax lien related to such ballot measure in accordance with the provisions of California Government Code Section 53328.3 and California Streets and Highways Code Section 3114.5.

Section 4. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020, by the following roll-call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT 18

RESOLUTION NO. 10452

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
DECLARING ELECTION RESULTS IN THE CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 5**

WHEREAS, reference is made to the Resolution Calling Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 5 (the “Resolution Calling Election”) adopted by the City Council of the City of Folsom (the “City Council”) on May 26, 2020; and

WHEREAS, the City Council has received, reviewed and hereby accepts the Certificate of City Clerk Regarding Election Results related to the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 5, dated May 26, 2020;

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

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. The City Council hereby finds and declares that the ballot measure submitted to the qualified electors of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 5 pursuant to the Resolution Calling Election has been passed and approved by those qualified electors in accordance with California Government Code Sections 53328 and 53355.

Section 3. The City Council hereby authorizes and directs the City Clerk to record the notice of special tax lien related to such ballot measure in accordance with the provisions of California Government Code Section 53328.3 and California Streets and Highways Code Section 3114.5.

Section 4. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020, by the following roll-call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT 19

RESOLUTION NO. 10453

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOLSOM
DECLARING ELECTION RESULTS IN THE CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH) IMPROVEMENT AREA NO. 6**

WHEREAS, reference is made to the Resolution Calling Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 6 (the “Resolution Calling Election”) adopted by the City Council of the City of Folsom (the “City Council”) on May 26, 2020; and

WHEREAS, the City Council has received, reviewed and hereby accepts the Certificate of City Clerk Regarding Election Results related to the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 6, dated May 26, 2020;

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

Section 1. The City Council finds and determines that the foregoing recitals are true and correct.

Section 2. The City Council hereby finds and declares that the ballot measure submitted to the qualified electors of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 6 pursuant to the Resolution Calling Election has been passed and approved by those qualified electors in accordance with California Government Code Sections 53328 and 53355.

Section 3. The City Council hereby authorizes and directs the City Clerk to record the notice of special tax lien related to such ballot measure in accordance with the provisions of California Government Code Section 53328.3 and California Streets and Highways Code Section 3114.5.

Section 4. This resolution shall take effect from and after its adoption.

PASSED AND ADOPTED this 26th day of May 2020, by the following roll-call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT 20

ORDINANCE NO. 10305

**AN UNCODIFIED ORDINANCE LEVYING SPECIAL TAXES
FOR THE FISCAL YEAR 2020-21 AND FOLLOWING FISCAL YEARS
SOLELY WITHIN AND RELATING TO THE CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)**

The City Council of the City of Folsom hereby ordains as follows:

SECTION 1 PURPOSE

The City Council of the City of Folsom hereby finds, determines and declares based on the record before it that:

1. The City is authorized to establish a community facilities district pursuant to the terms of the Mello-Roos Community Facilities Act of 1982, Chapter 2.5 of Division 2 of Title 5 of the California Government Code, commencing with Section 53311 (the "Act"); and
2. Pursuant to Section 53350 of the Act, the City is authorized to designate improvement areas within the community facilities district; and
3. On May 26, 2020, the City Council adopted its Resolution No. ____ (the "Resolution of Formation") establishing the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District") and designating Improvement Area No. 1, Improvement Area No. 2, Improvement Area No. 3, Improvement Area No. 4, Improvement Area No. 5 and Improvement Area No. 6 (each an "Improvement Area") therein pursuant to the Act; and
4. In accordance with the Rate and Method of Apportionment of Special Tax relating to each Improvement Area, the Resolution of Formation approved the annual levy, subject to voter approval, of a special tax in connection with each Improvement Area (each a "Special Tax"); and
5. The Resolution of Formation proposed the establishment of an appropriations limit for each Improvement Area (each an "Appropriations Limit"); and
6. On May 26, 2020, the City Clerk, as elections official, conducted an election of the landowners of each Improvement Area (each an "Election"); and
7. On May 26, 2020, the City Council adopted its Resolution No. _____ certifying that, at the Election, the landowners of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 1 ("Improvement Area No. 1") approved the Special Tax and the Appropriations Limit relating to Improvement Area No. 1; and
8. On May 26, 2020, the City Council adopted its Resolution No. _____ certifying that, at the Election, the landowners of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 2 ("Improvement Area No. 2") approved the Special Tax and the Appropriations Limit relating to Improvement Area No. 2; and

9. On May 26, 2020, the City Council adopted its Resolution No. _____ certifying that, at the Election, the landowners of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 3 (“Improvement Area No. 3”) approved the Special Tax and the Appropriations Limit relating to Improvement Area No. 3; and
10. On May 26, 2020, the City Council adopted its Resolution No. _____ certifying that, at the Election, the landowners of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 4 (“Improvement Area No. 4”) approved the Special Tax and the Appropriations Limit relating to Improvement Area No. 4; and
11. On May 26, 2020, the City Council adopted its Resolution No. _____ certifying that, at the Election, the landowners of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 5 (“Improvement Area No. 5”) approved the Special Tax and the Appropriations Limit relating to Improvement Area No. 5; and
12. On May 26, 2020, the City Council adopted its Resolution No. _____ certifying that, at the Election, the landowners of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 6 (“Improvement Area No. 6” and, together with Improvement Area No. 1, Improvement Area No. 2, Improvement Area No. 3, Improvement Area No. 4 and Improvement Area No. 5, each an “Improvement Area”) approved the Special Tax and the Appropriations Limit relating to Improvement Area No. 6; and
13. The City Council desires to levy and impose the Special Tax and to take other related actions.

SECTION 2

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FOLSOM RESOLVES:

1. The recitals set forth in Section 1 are true and correct.
2. A special tax is hereby levied on all Taxable Property (as defined in Exhibit D-1 of the Resolution of Formation) within Improvement Area No. 1 for the 2020-21 fiscal year and for all subsequent fiscal years in the amount of the maximum authorized tax, provided that this amount may be adjusted annually, subject to the maximum authorized special tax limit, by resolution of the City Council.
3. A special tax is hereby levied on all Taxable Property (as defined in Exhibit D-2 of the Resolution of Formation) within Improvement Area No. 2 for the 2020-21 fiscal year and for all subsequent fiscal years in the amount of the maximum authorized tax, provided that this amount may be adjusted annually, subject to the maximum authorized special tax limit, by resolution of the City Council.
4. A special tax is hereby levied on all Taxable Property (as defined in Exhibit D-3 of the Resolution of Formation) within Improvement Area No. 3 for the 2020-21 fiscal year and for all subsequent fiscal years in the amount of the maximum authorized tax, provided that

this amount may be adjusted annually, subject to the maximum authorized special tax limit, by resolution of the City Council.

5. A special tax is hereby levied on all Taxable Property (as defined in Exhibit D-4 of the Resolution of Formation) within Improvement Area No. 4 for the 2020-21 fiscal year and for all subsequent fiscal years in the amount of the maximum authorized tax, provided that this amount may be adjusted annually, subject to the maximum authorized special tax limit, by resolution of the City Council.
6. A special tax is hereby levied on all Taxable Property (as defined in Exhibit D-5 of the Resolution of Formation) within Improvement Area No. 5 for the 2020-21 fiscal year and for all subsequent fiscal years in the amount of the maximum authorized tax, provided that this amount may be adjusted annually, subject to the maximum authorized special tax limit, by resolution of the City Council.
7. A special tax is hereby levied on all Taxable Property (as defined in Exhibit D-6 of the Resolution of Formation) within Improvement Area No. 6 for the 2020-21 fiscal year and for all subsequent fiscal years in the amount of the maximum authorized tax, provided that this amount may be adjusted annually, subject to the maximum authorized special tax limit, by resolution of the City Council.
8. The Finance Director of the City of Folsom or designee thereof (the "CFD Administrator") is authorized and directed, to determine each year, without further action of the City Council, each Special Tax, to prepare the annual Special Tax roll in the amount of each Special Tax in accordance with the related exhibit and, without further action of the City Council, to provide all necessary and appropriate information to the Sacramento County Auditor-Controller's Office (the "County") in proper form, and in proper time, necessary to effect the correct and timely billing and collection of each Special Tax on the secured property tax roll of the County; provided, that as provided in the Resolution of Formation and Section 53340 of the California Government Code, the City has reserved the right to utilize any method of collecting each Special Tax which it shall, from time to time, determine to be in the best interests of the City of Folsom (the "City"), including but not limited to, direct billing by the City to the property owners and supplemental billing.
9. The appropriate officers and agents of the City are authorized to make adjustments to the Special Tax roll prior to the final posting of each Special Tax to the County tax roll each fiscal year, as may be necessary to achieve a correct match of each Special Tax levy with the assessor's parcel numbers finally utilized by the County in sending out property tax bills.
10. The City agrees that, in the event the Special Tax for an Improvement Area is collected on the secured tax roll of the County, the County may deduct its reasonable and agreed charges for collecting such Special Tax from the amounts collected, prior to remitting such Special Tax collections to the City.
11. Taxpayers who have requested changes or corrections of the applicable Special Tax pursuant to Section I of the Rate and Method of Apportionment of the related Special Tax

and who are not satisfied with the decision of the CFD Administrator (whether the CFD Administrator disagrees with the taxpayer or concludes that the City is not authorized to consider the change requested), may appeal to the City Council. The appeal must be in writing, fully explain the grounds of appeal and must be based solely on the correction of mistakes in the levy based upon the status of the property, and no other appeals will be allowed. The CFD Administrator shall schedule the appeal for consideration within a reasonable time at a City Council meeting.

SECTION 3 SEVERABILITY

If for any cause any portion of this ordinance is found to be invalid, or if the applicable Special Tax is found inapplicable to any particular parcel by a court of competent jurisdiction, the balance of this ordinance, and the application of such Special Tax to the remaining parcels, shall not be affected.

SECTION 4 EFFECTIVE DATE

This ordinance shall take effect and be in force as a tax measure thirty (30) days following its second reading and adoption at a meeting of the City Council; and before the expiration of twenty (20) days after its passage the same shall be published, with the names of the members voting for and against the same, at least once in a newspaper of general circulation published and circulated in the District.

This ordinance was introduced and the title thereof read at the regular meeting of the City Council on May 26, 2020, and the second reading is to occur at the regular meeting of the City Council on June 9, 2020.

On a motion by Council Member _____ seconded by Council Member _____, the foregoing ordinance was passed and adopted by the City Council of the City of Folsom, State of California, this []th day of [] 2020 by the following roll-call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT 21

CITY OF FOLSOM

Report for:

Community Facilities District No. 23 (Folsom Ranch) Public Hearing Report

May 2020

Prepared by NBS for and on behalf of the City of Folsom

Prepared by:



nbsgov.com

Corporate Headquarters
32605 Temecula Parkway, Suite 100
Temecula, CA 92592
Toll free: 800.676.7516

TABLE OF CONTENTS

INTRODUCTION 1

DISTRICT INFORMATION 2

 Background..... 2

 District Purpose..... 2

 District Description..... 3

 District Boundaries..... 3

DESCRIPTION OF FACILITIES AND SERVICES 4

 Facilities..... 4

 Services..... 6

 Incidental Expenses..... 7

COST ESTIMATE 9

 Estimated Cost of Public Facilities..... 9

 Estimated Cost of Public Services..... 10

 Annual Appropriations Limit 10

 Maximum Bonded Indebtedness 10

 Maximum Special Tax Rates..... 11

 Annual Maximum Special Tax Escalation 11

RATE AND METHOD OF APPORTIONMENT 18

 Term of Facilities and Services Special Tax 18

 Manner of Collection..... 18

APPENDIX A: BOUNDARY MAP A

APPENDIX B: RATE AND METHOD OF APPORTIONMENT – IA 1 B

APPENDIX C: RATE AND METHOD OF APPORTIONMENT – IA 2 C

APPENDIX D: RATE AND METHOD OF APPORTIONMENT – IA 3..... D

APPENDIX E: RATE AND METHOD OF APPORTIONMENT – IA 4 E

APPENDIX F: RATE AND METHOD OF APPORTIONMENT – IA 5 F

APPENDIX G: RATE AND METHOD OF APPORTIONMENT – IA 6..... G

INTRODUCTION

The City Council (the "City Council") of the City of Folsom (the "City") did, pursuant to the provisions of the Mello-Roos Community Facilities Act of 1982 (Sections 53311 and following, California Government Code; hereafter referred to as the "Act"), on April 14, 2020, adopt Resolution No. 10414 entitled the Resolution of the City Council of the City of Folsom Appointing Consultants, Approving a Proposed Boundary Map and Declaring Intention to Form a Community Facilities District to be Named "City of Folsom Community Facilities District No. 23 (Folsom Ranch)" and to Levy Special Taxes Therein (the "Resolution of Intention"). In the Resolution of Intention, the City Council directed the study and filing of a public hearing report (the "Report") required by Section 53321.5 of the Act for the proposed City of Folsom Community Facilities District No. 23 (Folsom Ranch) (the "District").

Section 53321.5 of the Act provides that the Report contain the following:

1. A brief description of the public facilities and services to be provided by the District; and
2. An estimate of the fair and reasonable cost of providing the public facilities and services, including the incidental expenses in connection therewith, any City administration costs, and all other related costs.

For particulars, reference is made to the Resolution of Intention for the District, as previously adopted on April 14, 2020 by the City Council.

NOW, THEREFORE, the City Manager of the City, the appointed responsible officer directed to prepare the Report or cause the Report to be prepared pursuant to the provisions of the Act, does hereby submit this Report containing the following information:

- **DISTRICT INFORMATION.** Information related to the District, including background information, land use plans, and the proposed boundaries that include those properties and parcels on which special taxes may be levied to pay for the costs and expenses of the facilities and services.
- **DESCRIPTION OF FACILITIES AND SERVICES.** A description of the facilities and services that the City Council has determined to be eligible to be funded by the District.
- **COST ESTIMATE.** The cost estimate for the District facilities and services.
- **RATE AND METHOD OF APPORTIONMENT.** The Rate and Method of Apportionment of Special Tax approved by this City Council on April 14, 2020.

DISTRICT INFORMATION

Background

The District is located within the Folsom Plan Area, south of Highway 50. The Folsom Plan Area is located on approximately 3,500 acres and is bounded by Prairie City Road on the west, Highway 50 on the north, White Rock Road on the south, and the Sacramento County/El Dorado County boundary on the east. The Folsom Plan Area is a master-planned community and, through June 30, 2016, the City has received and approved several Specific Plan Amendments that have changed the entitlements to include approximately 11,300 residential units of various size and densities and approximately 2.8 million building square feet of non-residential land uses.

FOLSOM PLAN AREA SPECIFIC PLAN PUBLIC FACILITIES FINANCING PLAN

On January 28, 2014, the City Council approved the Folsom Plan Area Specific Plan Public Facilities Financing Plan (the "PFFP"). The PFFP is an \$877 million plan that describes the backbone infrastructure and facility requirements, presents a comprehensive financing strategy, and sets forth the estimated time horizon for the development of the Folsom Plan Area. The backbone infrastructure improvements identified in the PFFP include roadways, on-site water, off-site potable water, recycled water, wastewater (sewer), storm drainage, and habitat mitigation for infrastructure. The public facilities identified in the PFFP include public schools, parks, transit services, housing trust, trails, fire facilities and equipment, police facilities and equipment, a municipal service center, corporation yard, solid waste, branch library, a community and aquatic center, other general capital facilities, and transportation.

District Purpose

This District is being formed, with six separate improvement areas (the "Improvement Areas") to provide funding for all or a portion of each Improvement Area's share of the backbone infrastructure, on-site and off-site costs, the estimated Specific Plan Infrastructure Fee Program obligation, and other internal site improvements necessary for development. The District will provide funding for authorized facilities through a combination of bonded indebtedness and pay as you go funding (the "PAYGO"), both of which are secured by the levy of special taxes upon property within the boundaries of each Improvement Area of the District. In addition, a special tax will be levied upon District property to provide funding for development specific services that include open space, landscape corridors, street light maintenance, median, entries and entry monumentation maintenance, neighborhood park maintenance, community amenities, and storm water management.

District Description

The District boundaries include six Improvements Areas and encompass all of the property designated by the Assessor’s Parcel Numbers below:

Improvement Area (“IA”) 1:

072-3670-001-0000 through 072-3670-008-0000 and 072-3670-010-0000 through 072-3670-023-0000

IA 2:

072-0070-039-0000, 072-3370-007-0000, 072-3370-035-0000, 072-3370-036-0000, 072-3390-003-0000, 072-3390-004-0000, 072-3390-006-0000, 072-3390-013-0000, and 072-3390-014-0000

IA 3:

072-0060-079-0000, 072-0060-099-0000, 072-0060-101-0000, and 072-0060-103-0000

IA 4:

072-0060-077-0000 and 072-0060-100-0000

IA 5:

072-3190-031-0000, 072-3190-033-0000 and 072-3190-034-00000

IA 6:

072-3380-004-0000 through 072-3380-006-0000 and 072-3380-024-0000 through 072-3380-027-0000

The current development plans for each IA are presented in the table below.

Proposed Development within the Improvement Areas

Development Plan	Planned Residential Units or Acres					
	IA 1	IA 2	IA 3	IA 4	IA 5	IA 6
Single-Family Detached Property-SF/SFHD Zoning ⁽¹⁾	441	0	1,068	366	278	0
Single-Family Detached Property-MLD Zoning ⁽¹⁾	257	340	157	251	401	0
MMD Multi-Family Attached Property ⁽²⁾	0.00	0.00	0.00	0.00	9.70	9.50
MHD Multi-Family Attached Property ⁽²⁾	9.80	0.00	0.00	0.00	17.80	9.30
Non-Residential Property ⁽²⁾	0.00	5.10	0.00	0.00	23.50	11.40

(1) Residential units.

(2) Acres.

District Boundaries

The proposed boundaries of the District, including the Improvement Areas, are identified on the map of the District recorded on April 20, 2020, in Book 130 at Page 27 of Maps of Assessment and Community Facilities Districts in the office of the County Recorder for the County of Sacramento. The District map is on file with the City Clerk, to which reference is hereby made and a reduced copy of such map is set forth in Appendix A of this Report.

DESCRIPTION OF FACILITIES AND SERVICES

Facilities

The facilities to be financed by the District include facilities designed to meet the needs of development within the District, whether such facilities are located within or outside the boundaries of the District, and include but are not limited to the following:

TRANSPORTATION IMPROVEMENTS

Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements.

Authorized facilities include the following transportation improvements:

- All public roadway improvements designed to meet the needs of development within the District, including internal subdivision streets and related underground utilities.

WATER SYSTEM IMPROVEMENTS

Authorized facilities include any and all water facilities designed to meet the needs of development of property within the District. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

RECYCLED WATER SYSTEM IMPROVEMENTS

Authorized facilities include any and all recycled water system facilities designed to meet the needs of development of property within the District. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

DRAINAGE SYSTEM IMPROVEMENTS

Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the District. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

WASTEWATER SYSTEM IMPROVEMENTS

Authorized facilities include any and all wastewater facilities designed to meet the needs of development of property within the District. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

PARK, PARKWAY AND OPEN SPACE IMPROVEMENTS

Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the District. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the District.

SPECIFIC PLAN INFRASTRUCTURE FEE (“SPIF”) INFRASTRUCTURE

Authorized facilities include any and all improvements that are included in the SPIF Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

SPIF OBLIGATION

Subject to the provisions of the Act, authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire District:

- SPIF Infrastructure Fee (Including the SPIF Set-Aside Component)
- SPIF Public Facilities Land Equalization Fee Component
- SPIF Parkland Equalization Fee Component
- SPIF Administrative Fee.

OTHER INCIDENTAL EXPENSES AND BOND ISSUANCE COSTS

In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including

the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the District; and any other expenses incidental to the formation and implementation of the District and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The authorized services to be funded from the levy and collection of annual special taxes include those set forth below in addition to the costs associated with collecting and administering the special taxes and annual administration of the District. The District will be eligible to fund all or a portion of the costs of reconstruction and/or rehabilitation, operation, maintenance, repair and replacement, and servicing of the following items not otherwise subject to funding from the City of Folsom Community Facilities District No. 18 (Folsom Plan Area – Area-Wide Improvements and Services):

- Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post emergent, maintenance activities as required by a 404 permit and Operations and Management Plan-Conservation and Passive Recreation Open Space, dated June 9, 2017, and repair and replacement of facilities within open space areas in the Project Area.
- The maintenance of on-site landscape corridors and paseos designed to serve land uses within the District, including general maintenance, masonry walls, accent lighting, water and utility costs.
- The maintenance of streetlights, including any utility costs related thereto.
- The maintenance of medians, entries, and entry monumentation.
- Neighborhood park maintenance, and repair and replacement.
- Community amenities, such as a community clubhouse.
- Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
- Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
- The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the District as determined by the Administrator.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The District may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The District may also fund administrative fees of the City related to the District.

Incidental Expenses

It is anticipated that the following incidental expenses may be incurred for the District:

- Engineering services
- Special tax consultant services
- City review and administration
- Bond counsel services
- Bond counsel expenses
- Disclosure counsel services
- Disclosure counsel expenses
- Independent municipal advisor services and expenses
- Appraiser services
- Market absorption study and real estate economist services
- Initial bond transfer agent, fiscal agent, registrar and paying agent fees
- Rebate calculation service set up charge
- Bond printing
- Offering memorandum printing and mailing costs
- Publishing, mailing and posting of notices
- Underwriter's discount

- Bond reserve fund
- Capitalized interest
- Bond syndication costs
- Governmental notification and filing costs
- Credit enhancement costs
- Real estate acquisition costs
- Rating agency fees
- Charges and fees of City other than those waived

Certain annual costs may be included in each annual special tax levy. These include:

- Annual bond transfer agent, fiscal agent, registrar and paying agent fees
- Annual rebate calculation costs
- Special tax consultant costs and administrative expenses
- Other necessary consultant costs
- Costs of posting and collecting the special taxes
- Personnel and Administrative costs of the City
- Arbitrage rebate
- Continuing disclosure reporting and compliance

COST ESTIMATE

Estimated Cost of Public Facilities

The District is eligible to finance the authorized public facilities described in the Description of Facilities and Services section of this Report. The authorized public facilities and the estimated costs herein are subject to review and confirmation and the actual costs may differ from the estimated costs presented below.

Through the utilization of the extended-term CFD, and levying developed parcels at the annual maximum facilities special tax authorized, the facilities special tax for each IA is anticipated to provide a revenue stream that will fund a portion of the following facilities costs:

District Facilities Cost Estimate for the Improvement Areas

Description	IA 1	IA 2	IA 3	IA 4	IA 5	IA 6
SPIF Improvements	\$28,275,000	\$3,455,000	\$32,790,000	\$1,530,000	\$45,170,516	\$1,500,000
Non-SPIF Improvements	1,500,000	4,000,000	5,000,000	27,340,000	10,000,000	4,860,000
Subdivision Improvements	0	6,000,000	15,000,000	9,255,000	9,570,000	1,420,000
Total Facilities Cost Estimate for each IA:	\$29,775,000	\$13,455,000	\$52,790,000	\$38,125,000	\$64,740,516	\$7,780,000

As previously discussed, the District will include an extended-term in order to provide the financing to fund the authorized public facilities and estimated SPIF obligation through bond issuance and the generation of PAYGO special tax revenue from the levy and collection of the facilities special tax within each IA. The primary pledge of facilities special tax revenues will be to service outstanding debt. Facilities special tax revenues in excess of the annual debt service and administrative expenses will be used on a PAYGO basis. The developers will retain 100 percent of the annual PAYGO revenues to fund authorized facilities for the first 20 years, beginning the fiscal year following the issuance of the first building permit or the issuance of the first series of bonds or other debt for the respective IA, whichever occurs first for each IA. Beginning the 21st year and thereafter, the City will be able to utilize 100 percent of the annual PAYGO revenues to fund or acquire eligible facilities.

Once all of the debt service has been satisfied for an IA, the City may, in its sole discretion, elect to do one or more of the following actions:

1. Continue to collect the maximum facilities special tax or an amount less than the maximum facilities special tax to fund authorized facilities with annual PAYGO revenues.
2. Discontinue the collection of the facilities special tax altogether.

As stated, there is no obligation on the part of the City Council to extend the facilities special tax if all of the debt service has been paid for an IA. The City Council may choose to extend the facilities special tax collection after all bond debt service has been retired and can choose for what purpose the extension would be, subject to those infrastructure and facilities improvements being authorized by the District. The discretion to continue or extend the facilities special tax is designed specifically not to be an automatic extension but rather an informed decision at the time based on the community needs and requirements.

However, any extension of the facilities special tax levy shall not exceed the final year to levy and collect the facilities special tax as set forth in the IA’s Rate and Method of Apportionment. The facilities special tax for each IA shall be levied for a period no longer than the earlier of Fiscal Year 2079/80 or the fiscal year occurring 50 years following the issuance of the first building permit or the first series of bonds or other debt.

Estimated Cost of Public Services

The District is eligible to finance the authorized public services described in the Description of Facilities and Services section of this Report. The authorized public services and the estimated costs herein are subject to review and confirmation and the actual costs may differ from the estimated costs presented below.

District Services Cost Estimate for each IA

Description	IA 1	IA 2	IA 3	IA 4	IA 5	IA 6
Landscaping	\$43,800	\$3,500	\$0	\$15,500	\$18,800	\$0
Sound Walls	6,600	2,700	8,500	4,500	6,400	1,000
Street Lights	35,100	12,400	13,900	33,800	34,500	3,400
Storm Drain	56,900	21,500	106,500	56,200	66,000	800
Total Services Cost Estimate for each IA:	\$142,400	\$40,100	\$128,900	\$110,000	\$125,700	\$5,200

Annual Appropriations Limit

The Fiscal Year 2020/21 annual appropriations limit for each IA is:

- IA 1: \$15,900,000
- IA 2: \$7,400,000
- IA 3: \$25,200,000
- IA 4: \$13,300,000
- IA 5: \$21,600,000
- IA 6: \$3,500,000

Maximum Bonded Indebtedness

The maximum authorized bonded indebtedness for each IA is:

- IA 1: \$76,000,000
- IA 2: \$36,000,000
- IA 3: \$124,000,000
- IA 4: \$64,000,000
- IA 5: \$105,000,000
- IA 6: \$17,000,000

Maximum Special Tax Rates

The determination and application of the maximum special tax rates for the Improvement Areas are more fully set forth in the Rate and Method of Apportionment for each IA, which are included under Appendices B through G of this Report. The Rate and Method of Apportionment for each IA of the District was included as part of the Resolution of Intention, approved by the City Council on April 14, 2020, and established Fiscal Year 2020/21 maximum special tax rates. The Fiscal Year 2020/21 maximum special tax rates for each IA are presented in the tables on the following pages.

Annual Maximum Special Tax Escalation

On each July 1, commencing on July 1, 2021, the maximum facilities special tax shall be increased by 2% of the maximum facilities special tax in effect for the previous Fiscal Year.

On each July 1, commencing on July 1, 2021, the maximum services special tax shall be increased by the June annualized percentage change of the Consumer Price Index for all Urban Consumers, for the San Francisco-Oakland-San Jose area, not to exceed 4%. In the event that the percentage change is negative, the annualized percentage change shall be equal to zero.

**IA 1
Maximum Special Tax Rates
Fiscal Year 2020/21**

Land Use Category	Residential Floor Area	Maximum Facilities Special Tax Rate	Maximum Services Special Tax Rate	Taxed Per
Developed Property:				
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$3,886	\$210	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	3,571	210	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	3,559	210	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	3,293	210	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	3,000	210	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	2,900	210	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	3,886	156	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	3,571	156	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	3,559	156	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	3,293	156	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	3,000	156	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	2,900	156	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	30,000	500	Acre
MHD Multi-Family Attached Property	Not Applicable	11,700	1,000	Acre
Non-Residential Property	Not Applicable	11,700	1,000	Acre
Small Lot Final Map Property:				
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$2,900	\$210	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	2,900	156	Residential Lot
Permit Ready Multi-Family/Non-Residential Property				
	Not Applicable	\$11,700	\$1,000	Acre
Large Lot Property				
	Not Applicable	\$22,500	\$1,400	Acre
Undeveloped Property				
	Not Applicable	\$22,500	\$1,400	Acre

**IA 2
Maximum Special Tax Rates
Fiscal Year 2020/21**

Land Use Category	Residential Floor Area	Maximum Facilities Special Tax Rate	Maximum Services Special Tax Rate	Taxed Per
Developed Property:				
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$3,886	\$200	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	3,571	200	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	3,559	200	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	3,293	200	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	3,000	200	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	2,900	200	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	3,886	103	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	3,571	103	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	3,559	103	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	3,293	103	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	3,000	103	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	2,900	103	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	30,000	500	Acre
MHD Multi-Family Attached Property	Not Applicable	11,700	1,000	Acre
Non-Residential Property	Not Applicable	11,700	1,000	Acre
Small Lot Final Map Property:				
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$2,900	\$200	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	2,900	103	Residential Lot
Permit Ready Multi-Family/Non-Residential Property				
	Not Applicable	\$11,700	\$1,000	Acre
Large Lot Property				
	Not Applicable	\$29,000	\$1,000	Acre
Undeveloped Property				
	Not Applicable	\$29,000	\$1,000	Acre

IA 3
Maximum Special Tax Rates
Fiscal Year 2020/21

Land Use Category	Residential Floor Area	Maximum Facilities Special Tax Rate	Maximum Services Special Tax Rate	Maximum Services Special Tax Rate: Active Adult Property	Taxed Per
Developed Property:					
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$3,886	\$175	\$100	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	3,571	175	100	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	3,559	175	100	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	3,293	175	100	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	3,000	175	100	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	2,900	175	100	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	3,886	125	40	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	3,571	125	40	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	3,559	125	40	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	3,293	125	40	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	3,000	125	40	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	2,900	125	40	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	30,000	500	500	Acre
MHD Multi-Family Attached Property	Not Applicable	11,700	1,000	1,000	Acre
Non-Residential Property	Not Applicable	11,700	1,000	1,000	Acre
Small Lot Final Map Property:					
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$2,900	\$175	\$100	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	2,900	125	40	Residential Lot
Permit Ready Multi-Family/Non-Residential Property					
	Not Applicable	\$11,700	\$1,000	\$1,000	Acre
Large Lot Property					
	Not Applicable	\$18,000	\$1,000	\$1,000	Acre
Undeveloped Property					
	Not Applicable	\$18,000	\$1,000	\$1,000	Acre

IA 4
Maximum Special Tax Rates
Fiscal Year 2020/21

Land Use Category	Residential Floor Area	Maximum Facilities Special Tax Rate	Maximum Services Special Tax Rate	Taxed Per
Developed Property:				
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$3,886	\$205	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	3,571	205	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	3,559	205	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	3,293	205	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	3,000	205	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	2,900	205	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	3,886	140	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	3,571	140	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	3,559	140	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	3,293	140	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	3,000	140	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	2,900	140	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	30,000	500	Acre
MHD Multi-Family Attached Property	Not Applicable	11,700	1,000	Acre
Non-Residential Property	Not Applicable	11,700	1,000	Acre
Small Lot Final Map Property:				
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$2,900	\$205	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	2,900	140	Residential Lot
Permit Ready Multi-Family/Non-Residential Property				
	Not Applicable	\$11,700	\$1,000	Acre
Large Lot Property				
	Not Applicable	\$20,000	\$1,100	Acre
Undeveloped Property				
	Not Applicable	\$20,000	\$1,100	Acre

**IA 5
Maximum Special Tax Rates
Fiscal Year 2020/21**

Land Use Category	Residential Floor Area	Maximum Facilities Special Tax Rate	Maximum Services Special Tax Rate	Taxed Per
Developed Property:				
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$3,886	\$165	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	3,571	165	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	3,559	165	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	3,293	165	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	3,000	165	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	2,900	165	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	3,886	85	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	3,571	85	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	3,559	85	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	3,293	85	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	3,000	85	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	2,900	85	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	30,000	500	Acre
MHD Multi-Family Attached Property	Not Applicable	11,700	1,000	Acre
Non-Residential Property	Not Applicable	11,700	1,000	Acre
Small Lot Final Map Property:				
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$2,900	\$165	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	2,900	85	Residential Lot
Permit Ready Multi-Family/Non-Residential Property				
	Not Applicable	\$11,700	\$1,000	Acre
Large Lot Property				
	Not Applicable	\$20,000	\$1,000	Acre
Undeveloped Property				
	Not Applicable	\$20,000	\$1,000	Acre

**IA 6
Maximum Special Tax Rates
Fiscal Year 2020/21**

Land Use Category	Residential Floor Area	Maximum Facilities Special Tax Rate	Maximum Services Special Tax Rate	Taxed Per
Developed Property:				
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$3,886	\$175	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	3,571	175	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	3,559	175	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	3,293	175	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	3,000	175	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	2,900	175	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	3,886	85	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	3,571	85	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	3,559	85	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	3,293	85	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	3,000	85	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	2,900	85	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	30,000	300	Acre
MHD Multi-Family Attached Property	Not Applicable	11,700	300	Acre
Non-Residential Property	Not Applicable	11,700	0	Acre
Small Lot Final Map Property:				
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$2,900	\$175	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	2,900	85	Residential Lot
Permit Ready Multi-Family/Non-Residential Property				
	Not Applicable	\$11,700	\$300	Acre
Large Lot Property				
	Not Applicable	\$30,000	\$500	Acre
Undeveloped Property				
	Not Applicable	\$30,000	\$500	Acre

RATE AND METHOD OF APPORTIONMENT

All of the property located within the District, unless exempted by law or by the Rate and Method of Apportionment, shall be taxed for the purpose of providing the necessary facilities and services for the District. Pursuant to Section 53325.3 of the Act, the tax imposed "is a special tax and not a special assessment, and there is no requirement that the tax be apportioned on the basis of benefit to any property." The special tax "may be based on benefit received by parcels of real property, the cost of making facilities available to each parcel, or other reasonable basis as determined by the legislative body," although the special tax may not be apportioned on an ad valorem basis pursuant to Article XIII A of the California Constitution.

As shown in Appendices B through G, the Rate and Method of Apportionment for each IA provides information sufficient to allow each property owner to estimate the maximum special tax that he or she will be required to pay.

Term of Facilities and Services Special Tax

The District's facilities special tax shall be levied commencing in Fiscal Year 2020/21 and shall be levied to the extent necessary to fully satisfy the annual facilities special tax requirement. For each IA, the facilities special tax shall be levied for a period no longer than the earlier of fiscal year 2079/80 or the fiscal year occurring 50 years following the fiscal year in which the first building permit was issued or the first series of bonds or other debt was issued within the IA.

The District's services special tax shall be levied commencing in Fiscal Year 2020/21 and shall be levied in perpetuity, unless and until such time the City determines that revenues are no longer needed to pay the services special tax requirement.

Manner of Collection

The annual District special tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes; provided, however, that the City, may directly bill the District special tax, and may collect special taxes at a different time or in a different manner as necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on Assessor's Parcels of taxable property that are delinquent in the payment of special taxes.

APPENDIX A: BOUNDARY MAP

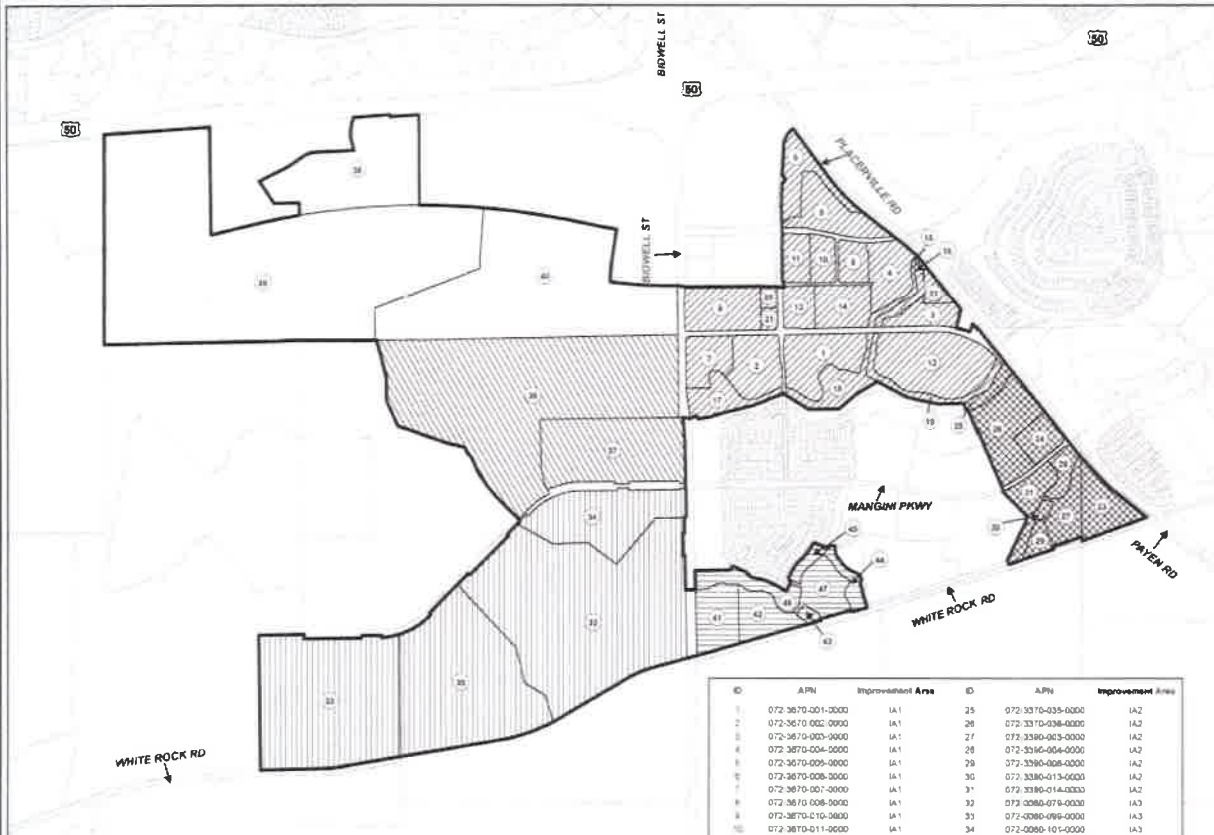
The boundary map for the District, including the boundaries for the Improvement Areas, is shown on the following page. The lines and dimensions of each lot or parcel within the District are those lines and dimensions shown on the maps of the County Assessor, at the time this Report was prepared, and are incorporated by reference herein and made part of this Report.



**MAP OF PROPOSED BOUNDARIES
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)**

Sheet 1 of 1

CITY OF FOLSOM
COUNTY OF SACRAMENTO
STATE OF CALIFORNIA



FILED IN THE OFFICE OF THE CITY CLERK OF THE CITY OF FOLSOM THIS 16th DAY OF April 2020

Charamonte
CITY CLERK
CITY OF FOLSOM
SACRAMENTO COUNTY CALIFORNIA

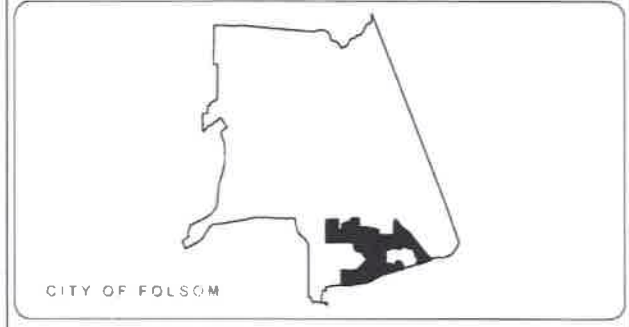
I HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF THE CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23 (FOLSOM RANCH) CITY OF FOLSOM COUNTY OF SACRAMENTO STATE OF CALIFORNIA, WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF FOLSOM AT A MEETING THEREOF HELD ON THE 14th DAY OF April 2020, BY ITS RESOLUTION NO. 16414

Charamonte
CITY CLERK
CITY OF FOLSOM
SACRAMENTO COUNTY CALIFORNIA

FILED THIS 20th DAY OF April 2020 AT THE HOUR OF 8:58 O'CLOCK A.M. IN BOOK 221 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE 22 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SACRAMENTO STATE OF CALIFORNIA

Donna Filled
COUNTY RECORDER
COUNTY OF SACRAMENTO CALIFORNIA

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



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



ID	APN	Improvement Area	ID	APN	Improvement Area
1	072-3870-001-0000	IA1	25	072-3370-035-0000	IA2
2	072-3870-002-0000	IA1	26	072-3370-036-0000	IA2
3	072-3870-003-0000	IA1	27	072-3390-003-0000	IA2
4	072-3870-004-0000	IA1	28	072-3390-004-0000	IA2
5	072-3870-005-0000	IA1	29	072-3390-005-0000	IA2
6	072-3870-006-0000	IA1	30	072-3390-013-0000	IA2
7	072-3870-007-0000	IA1	31	072-3390-014-0000	IA2
8	072-3870-008-0000	IA1	32	072-0080-076-0000	IA3
9	072-3870-010-0000	IA1	33	072-0080-096-0000	IA3
10	072-3870-011-0000	IA1	34	072-0080-101-0000	IA3
11	072-3870-012-0000	IA1	35	072-0080-103-0000	IA3
12	072-3870-013-0000	IA1	36	072-0080-077-0000	IA4
13	072-3870-014-0000	IA1	37	072-0080-100-0000	IA4
14	072-3870-015-0000	IA1	38	072-3190-031-0000	IA5
15	072-3870-016-0000	IA1	39	072-3190-033-0000	IA5
16	072-3870-017-0000	IA1	40	072-3190-034-0000	IA5
17	072-3870-018-0000	IA1	41	072-3380-004-0000	IA6
18	072-3870-019-0000	IA1	42	072-3380-005-0000	IA6
19	072-3870-020-0000	IA1	43	072-3380-008-0000	IA6
20	072-3870-021-0000	IA1	44	072-3380-024-0000	IA6
21	072-3870-022-0000	IA1	45	072-3380-025-0000	IA6
22	072-3870-023-0000	IA1	46	072-3380-026-0000	IA6
23	072-0070-026-0000	IA2	47	072-3380-027-0000	IA6
24	072-3370-001-0000	IA7			

APPENDIX B: RATE AND METHOD OF APPORTIONMENT – IA 1

The following pages provide a copy of the Rate and Method of Apportionment for IA 1.

**RATE AND METHOD OF APPORTIONMENT FOR
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
Improvement Area 1**

A Special Tax, as hereinafter defined, shall be levied on each Assessor's Parcel of Taxable Property within the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area 1 (CFD No. 23 IA1) and collected each Fiscal Year in an amount determined by the CFD No. 23 IA1 Administrator through the application of the Rate and Method of Apportionment as described below. All of the real property within CFD No. 23 IA1, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. GENERAL DEFINITIONS

The terms hereinafter set forth have the following meaning:

"Acre or Acreage" means the land area of an Assessor's Parcel as shown on County records, such as an Assessor's Parcel Map and secured roll data, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Large Lot Map, Small Lot Final Subdivision Map, condominium plan, record of survey, or other recorded document creating or describing the parcel. If the preceding maps for a land area are not available, the Acreage of such land area may be determined utilizing available spatial data and GIS. The square footage of an Assessor's Parcel is equal to the Acreage of such parcel multiplied by 43,560.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

"Assessor's Parcel" or "Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor of the County designating lots or parcels by an Assessor's Parcel number.

"Authorized Services" means the landscape corridor, enhanced open space and street light maintenance, services, and expenses authorized to be financed by CFD No. 23 IA1.

"Bond Year" means a one year period beginning on September 2nd in each year and ending on September 1st in the following year, unless defined differently in the applicable Indenture.

"Bonds" means any bonds or other debt (as defined in the Act), whether in one or more series, issued by CFD No. 23 IA1 under the Act.

"CFD No. 23 IA1 Administrator" means the City's Finance Director, or designee thereof, responsible for determining the Facilities Special Tax Requirement, Services Special Tax Requirement and providing for the levy and collection of the Special Taxes.

“CFD No. 23 IA1” means City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area 1.

“City” means the City of Folsom.

“City Council” means the City Council of the City, acting as the legislative body of CFD No. 23 IA1.

“County” means the County of Sacramento.

“Developed Property” means, for each Fiscal Year, all Taxable Property for which a building permit for new construction was issued prior to June 30 of the previous Fiscal Year.

“Effective Tax Rate Evaluation” means an evaluation of the Total Effective Tax Rate of Residential Property at the time of such evaluation. The Effective Tax Rate Evaluation will be based upon a prepared Price Point Study to determine the Total Effective Tax Rate for Residential Property, based upon the calculated Total Estimated Tax Burden.

“Effective Tax Rate Evaluation Maximum Facilities Special Tax” means the total maximum annual Facilities Special Tax, as determined during the Effective Tax Rate Evaluation, in accordance with the provisions of Section C.2, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate” means the maximum annual Facilities Special Tax rate for each land use category of Taxable Property that will be set forth in Attachment C, following the Effective Tax Rate Evaluation, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Effective Tax Rate Evaluation Minimum Facilities Revenue” means, following the Effective Tax Rate Evaluation, the total minimum amount of CFD No. 23 IA1 Effective Tax Rate Evaluation Maximum Facilities Special Tax, as adjusted annually by the Facilities Special Tax Escalation Factor after the Fiscal Year in which the Effective Tax Rate Evaluation occurs, less any Effective Tax Rate Evaluation Maximum Facilities Special Tax amounts prepaid and permanently satisfied pursuant to Section K. The Effective Tax Rate Evaluation Minimum Facilities Revenue, based on Planned Development, is set forth in Attachment D of this Rate and Method of Apportionment.

“Exempt Property” means all Assessors’ Parcels that are exempt from the Special Tax pursuant to Section F. Assessor’s Parcels exempt from the Special Tax pursuant to Section 53340 of the Act shall also be designated as Exempt Property.

“Facilities Administrative Expenses” means the actual or reasonably estimated costs directly related to the administration of the Facilities Special Tax including, but not limited to, the following: the costs of computing the Facilities Special Tax and preparing the annual Facilities Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Facilities Special Taxes (whether by the County, the City, or otherwise); the costs of remitting the Facilities Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City, CFD No. 23 IA1, or any designee thereof of complying with arbitrage rebate requirements or responding to questions from the IRS or SEC pertaining to any Bonds or any audit of any Bonds by the SEC or IRS; the costs to the City, CFD No.

23 IA1, or any designee thereof of providing continuing disclosure regarding the Bonds pursuant to applicable state or federal securities law; the costs associated with preparing Facilities Special Tax disclosure statements and responding to public inquiries regarding the Facilities Special Taxes; the costs of the City, CFD No. 23 IA1, or any designee thereof related to any appeal of the levy or application of the Facilities Special Tax; the costs associated with the release of funds from an escrow account, if any; and the costs associated with computing and preparing the Effective Tax Rate Evaluation, including the Price Point Study. Facilities Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 23 IA1 for any other administrative purposes, including, but not limited to, attorney’s fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Facilities Special Taxes.

“Facilities Special Tax” means the annual Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Facilities Special Tax Requirement.

“Facilities Special Tax Escalation Factor” means two percent (2%) annually.

“Facilities Special Tax Requirement” means that amount of Special Tax revenue required in any Fiscal Year for CFD No. 23 IA1 to: (i) Pay Facilities Administrative Expenses in an amount designated by the City; (ii) pay annual debt service on all Outstanding Bonds due in the Bond Year beginning in such Fiscal Year; (iii) pay other periodic costs on Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on Outstanding Bonds; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds in accordance with the Indenture; (v) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year and known upcoming delinquencies; and (vi) pay for Pay As You Go Costs; less (vii) a credit for funds available to reduce the annual Facilities Special Tax levy as determined by the CFD No. 23 IA1 Administrator pursuant to the Indenture.

“Facilities Special Tax Term” means the earlier of Fiscal Year 2079-2080 or the Fiscal Year occurring 50 years following the Fiscal Year in which the first building permit was issued or the first series of Bonds was issued within CFD No. 23 IA1.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

“Indenture” means the indenture, fiscal agent agreement, trust agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time, and any instrument replacing or supplementing the same.

“Large Lot Property” means, for each Fiscal Year, all Taxable Property for which a Large Lot Map was recorded prior to June 30 of the previous Fiscal Year, excluding any portion(s) thereof classified as Developed Property, Small Lot Final Map Property, or Permit Ready Multi-Family/Non-Residential Property. Large Lot Property also means, for each Fiscal Year, all Taxable Property classified as Small Lot Final Map Remainder Property as of June 30 of the previous Fiscal Year.

“Large Lot Map” means a recorded subdivision map creating larger parcels by land use. The Large Lot Map does not create individual lots for which building permits may be issued for single-family Residential Units.

“Maximum Facilities Special Tax” means the total maximum annual Facilities Special Tax, determined in accordance with the provisions of Section C, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Facilities Special Tax Rate” means the maximum annual Facilities Special Tax rate for each land use category of Taxable Property, as shown in Attachment A, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Services Special Tax” means the total maximum annual Services Special Tax, determined in accordance with the provisions of Section D, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Services Special Tax Rate” means the maximum annual Services Special Tax rate for each land use category of Taxable Property, as shown in Attachment A, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Special Tax” means the total annual Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) and Maximum Services Special Tax, determined in accordance with the provisions of Section C and Section D, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Total Effective Tax Rate” means 1.80%, unless the City determines, in its sole discretion, that a higher Maximum Total Effective Tax Rate is appropriate.

“Minimum Facilities Revenue” means the minimum amount of total CFD No. 23 IA1 Maximum Facilities Special Tax, as adjusted annually by the Facilities Special Tax Escalation Factor, less any Maximum Facilities Special Tax amounts prepaid and permanently satisfied pursuant to Section K. The Minimum Facilities Revenue, based on Planned Development, is set forth in Attachment B of this Rate and Method of Apportionment.

“MHD Multi-Family Attached Property” means all Assessor’s Parcels for which a building permit could be issued for purposes of constructing one or more attached Residential Units per Assessor’s Parcel with a permitted density range of greater than 20 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council. MHD Multi-Family Attached Property shall also include an Assessor’s Parcel or that portion of an Assessor’s Parcel designated as a Mixed Use Residential Parcel.

“Mixed Use Residential Parcel” means a mixed use Assessor’s Parcel that is designated for residential land use. If the mixed use Assessor’s Parcel contains a combination of residential land use and non-residential land use, only that portion of an Assessor’s Parcel designated for residential land use shall be classified as a Mixed Use Residential Parcel and the remaining non-residential land use of the Assessor’s Parcel shall be classified as Non-Residential Property.

“MMD Multi-Family Attached Property” means all Assessor’s Parcels for which a building permit could be issued for purposes of constructing one or more attached Residential Units per Assessor’s Parcel with a permitted density range of 12-20 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Non-Residential Property” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing non-residential buildings.

“Open Space Property” means property within the boundaries of CFD No. 23 IA1 which (a) has been designated with specific boundaries and acreage on a Small Lot Final Subdivision Map as open space, or (b) is classified by the City zoning code or County Assessor as open space, or (c) has been irrevocably offered for dedication as open space to the federal government, the State of California, the County, the City, any other public agency, a private, non-profit organization, or (d) is encumbered by an easement or other restriction required by the City limiting the use of such property to open space.

“Outstanding Bonds” means all Bonds, which remain outstanding as defined in the Indenture pursuant to which such Bonds were issued.

“Pay as You Go Costs” means that portion of the Facilities Special Tax Requirement attributable to the direct payment for the acquisition and/or construction of public improvements, which are authorized to be financed by CFD No. 23 IA1.

“Permit Ready Multi-Family/Non-Residential Property” means an Assessor’s Parcel of Taxable Property zoned for multi-family or non-residential land use for which all discretionary entitlements have been obtained, including without limitation, development plan review and improvement plan approval, such that building permits may be issued without further approvals for the construction of multi-family Residential Units or non-residential buildings within such Assessor’s Parcel. The City shall have sole discretion, based upon available development information, in classifying an Assessor’s Parcel as Permit Ready Multi-Family/Non-Residential Property.

“Planned Development” means the planned number of Residential Units, MHD Multi-Family Attached Property Acreage, MMD Multi-Family Attached Property Acreage, and Non-Residential Property Acreage planned within CFD No. 23 IA1, set forth in Attachment B or, following the Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment, as amended by the future recordation of all Large Lot Maps and Small Lot Final Subdivision Maps within CFD No. 23 IA1.

“Price Point Study” means an analysis, prepared by an independent firm, to verify the estimated average sales price within each land use category of Residential Property given the project location and current market conditions.

“Property Owner Association Property” means any property within the boundaries of CFD No. 23 IA1, which is (a) owned by a property owner association or (b) designated with specific boundaries and Acreage on a Small Lot Final Subdivision Map as property owner association property. As used in this definition, a property owner association includes any master or sub-association.

“Proportionately” means for Taxable Property that the ratio of the Facilities Special Tax levy to the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) and the Services Special Tax levy to the Maximum Services Special Tax is equal for all Assessors’ Parcels within each classification (Developed Property, Single Family Final Map Property, Permit Ready Multi-Family/Non-Residential Property, Large Lot Property, etc.) within CFD No. 23 IA1.

“Public Property” means any property within the boundaries of CFD No. 23 IA1, which (a) is owned by a public agency, (b) has been irrevocably offered for dedication to a public agency, or (c) is

designated with specific boundaries and Acreage on a Small Lot Final Subdivision Map as property, which will be owned by a public agency. For purposes of this definition, a public agency includes the federal government, the State of California, the County, the City, or any other public agency.

“Residential Floor Area” means all of the square footage of living area within the perimeter of a residential structure, not including any carport, walkway, garage, overhang, patio, enclosed patio, or similar area. The determination of Residential Floor Area shall be made by the CFD No. 23 IA1 Administrator by reference to appropriate records kept by the City’s building department. Residential Floor Area for a residential structure will be based on the building permit(s) issued for such structure prior to it being classified as Developed Property, and shall not change as a result of additions or modifications made to such structure after such classification as Developed Property.

“Residential Lot” means an individual lot of land for which a building permit could be issued to construct a Residential Unit.

“Residential Property” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing Residential Units, including Single-Family Detached Property – SF/SFHD Zoning, Single-Family Detached Property – MLD Zoning, MHD Multi-Family Attached Property, and MMD Multi-Family Attached Property.

“Residential Unit” means a residential dwelling unit, not including guest quarters or “granny flats” as allowed by the City zoning code.

“Services Administrative Expenses” means the actual or reasonably estimated costs directly related to the administration of the Services Special Tax including, but not limited to, the following: the costs of computing the Services Special Taxes and preparing the annual Services Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Services Special Taxes (whether by the County, the City, or otherwise); the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Services Special Tax; and the costs of the City, CFD No. 23 IA1, or any designee thereof related to any appeal of the levy or application of the Services Special Tax. Services Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 23 IA1 for any other administrative purposes related to the Services Special Tax.

“Services Special Tax” means the annual Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Services Special Tax Requirement.

“Services Special Tax Escalation Factor” means the June annualized percentage change of the Consumer Price Index for all Urban Consumers, for the San Francisco-Oakland-San Jose area, not to exceed four percent (4%). In the event that the percentage change is negative, the Services Special Tax Escalation Factor shall be equal to zero.

“Services Special Tax Requirement” means the amount of Services Special Tax revenue required in any Fiscal Year for CFD No. 23 IA1 to: (i) Pay Services Administrative Expenses in an amount designated by the City; (ii) pay Authorized Services expenses; (iii) pay any amounts required to establish or replenish any repair and contingency funds, capital improvement funds, or reserve funds related to the Authorized Services expenses; (iv) cover any shortfalls that exist if, in any Fiscal Year, the levy of the Facilities Special Tax on each Assessor’s Parcel of Taxable Property is insufficient to pay the

Facilities Special Tax Requirement in that Fiscal Year. Facilities Special Tax Requirement shortfalls shall not include Pay As You Go Costs, and (v) pay for reasonably anticipated delinquent Services Special Taxes based on the delinquency rate for Services Special Taxes levied in the previous Fiscal Year; less (vi) a credit for funds available to reduce the annual Services Special Tax levy as determined by the CFD No. 23 IA1 Administrator.

“Single-Family Detached Property – MLD Zoning” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing one or more detached or attached Residential Units with a permitted density range of 7-12 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Single-Family Detached Property – SF/SFHD Zoning” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing one or more Residential Units. Single-Family Detached Property – SF/SFHD Zoning shall consist of either single-family property with a permitted density range of 1-4 Residential Units per Acre or single-family high density property with a permitted density range of 4-7 Residential Units per Acre, which is more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Special Tax” means the annual Facilities Special Tax and Services Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Facilities Special Tax Requirement and the Services Special Tax Requirement.

“Small Lot Final Map Property” means, for each Fiscal Year, all Taxable Property for which a Small Lot Final Subdivision Map was recorded prior to June 30 of the previous Fiscal Year.

“Small Lot Final Map Remainder Property” means an Assessor’s Parcel that is created from the subdivision of Large Lot Property by the recordation of a Small Lot Final Subdivision Map that has not yet been mapped for final development approval. Small Lot Final Map Remainder Property is that portion of property for which the Small Lot Final Subdivision Map definition does not apply (i.e., does not contain individual lots for which building permits may be issued for Residential Units without further subdivision of such property). Each Fiscal Year, all Taxable Property classified as Small Lot Final Map Remainder Property, as of June 30 of the previous Fiscal Year, will be considered Large Lot Property.

“Small Lot Final Subdivision Map” means a subdivision of property created by recordation of a final subdivision map, parcel map or lot line adjustment, approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan pursuant to California Civil Code 1352, that creates individual lots for which building permits may be issued for Residential Units without further subdivision of such property.

“State” means the State of California.

“Taxable Property” means all of the Assessor’s Parcels within the boundaries of CFD No. 23 IA1 that are not exempt from the CFD No. 23 IA1 Special Tax pursuant to law or Section F below.

“Total Effective Tax Rate” means the percentage of the Total Estimated Tax Burden as compared to the estimated average sales price identified in the Price Point Study for each land use category of Residential Property.

“Total Estimated Tax Burden” means the total amount of overlapping property taxes anticipated to be levied upon a Residential Unit, based upon the estimated average sales price identified in the Price Point Study and existing property tax rates for the current Fiscal Year. Existing property tax rates shall reflect the actual property tax rates levied upon Taxable Property in the Fiscal Year that the Effective Tax Rate Evaluation is completed.

“Trustee” means the entity appointed pursuant to an Indenture to act as the trustee, fiscal agent, or paying agent or a combination thereof.

“Undeveloped Property” means, for each Fiscal Year, all Taxable Property not classified as Developed Property, Small Lot Final Map Property, Permit Ready Multi-Family/Non-Residential Property, or Large Lot Property.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, using City and County records, City zoning information, and land use development plans, all Assessor’s Parcels within the boundaries of CFD No. 23 IA1 shall be designated as either Taxable Property or Tax-Exempt Property.

All Taxable Property shall be further classified as Developed Property, Small Lot Final Map Property, Permit Ready Multi-Family/Non-Residential Property, Large Lot Property, or Undeveloped Property and shall be subject to the levy of the annual Special Tax determined pursuant to Sections C and D below.

C. FACILITIES SPECIAL TAX

A Maximum Facilities Special Tax shall be assigned to all Taxable Property within CFD No. 23 IA1 according to the Maximum Facilities Special Tax Rates set forth in Attachment A of this Rate and Method of Apportionment.

Once assigned, the sum of the total Maximum Facilities Special Tax shall be equal to or greater than the Minimum Facilities Revenue, unless adjusted by an Effective Tax Rate Evaluation as described below. The Minimum Facilities Revenue for Fiscal Year 2020-2021 is set forth in Attachment B of this Rate and Method of Apportionment.

On each July 1, commencing on July 1, 2021, the Maximum Facilities Special Tax Rates and Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Maximum Facilities Special Tax Rates and Minimum Facilities Revenue in effect for the previous Fiscal Year.

C.1. Future Assessor’s Parcel Changes – Prior to an Effective Tax Rate Evaluation

The Maximum Facilities Special Tax shall be assigned to all future Assessor’s Parcel(s) created from a subdivision, lot line adjustment, or merger of one or more Assessor’s Parcels so that the

revised sum of the total Maximum Facilities Special Tax revenue is not less than the Minimum Facilities Revenue set forth in Attachment B of this Rate and Method of Apportionment.

Undeveloped Property Subdividing into Large Lot Property

When Undeveloped Property subdivides into Large Lot Property, the Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. The expected Developed Property Maximum Facilities Special Tax for any Large Lot Property and any remaining Undeveloped Property shall be based upon the Planned Development for the Large Lot Property and remaining Undeveloped Property.

If the sum of the total expected Developed Property Maximum Facilities Special Tax generated by all of the Taxable Property is greater than or equal to the Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates for the Large Lot Property created from the Undeveloped Property subdivision.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Large Lot Property created from the Undeveloped Property subdivision, until the sum of the total expected Developed Property Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Further, if the sum of the total current Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, the Maximum Facilities Special Tax Rates for the Large Lot Property and any remaining Undeveloped Property created from the Undeveloped Property subdivision shall be Proportionately increased until the sum of the total current Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Attachment B of this Rate and Method of Apportionment shall be updated to reflect any increases to the Maximum Facilities Special Tax Rates from the Undeveloped Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property.

Large Lot Property Subdividing into Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property

When Large Lot Property subdivides into Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property, the Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. If the Large Lot Property subdivision also creates Small Lot Final Map Remainder Property, the expected Developed Property Maximum Facilities Special Tax for the Small Lot Final Map Remainder Property shall be based upon the Planned Development for the Small Lot Final Map Remainder Property. The expected Developed Property Maximum Facilities Special Tax for any remaining Large Lot Property and Undeveloped Property shall be based upon the Planned Development of the Large Lot Property and the Undeveloped Property.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is greater than or equal to the Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-

Residential Property Maximum Facilities Special Tax Rates for the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, and such difference is not eliminated by the full or partial prepayment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax pursuant to Section K, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision, until the sum of the total expected Developed Property Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Attachment B of this Rate and Method of Apportionment shall be updated to reflect any increases to the Maximum Facilities Special Tax Rates from the Large Lot Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property created prior to the Large Lot Property subdivision.

C.2. Effective Tax Rate Evaluation

Prior to the issuance of the first building permit or the first series of Bonds within CFD No. 23 IA1, whichever comes earlier, an Effective Tax Rate Evaluation will be completed. Following the Effective Tax Rate Evaluation, Attachment C of this Rate and Method of Apportionment will be updated to reflect the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for all Taxable Property in CFD No. 23 IA1.

Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates

As part of the Effective Tax Rate Evaluation, a Price Point Study will be prepared and estimated average sales prices will be established for each Residential Property land use category. Using the estimated average sales price information determined in the Price Point Study, the Total Estimated Tax Burden and Total Effective Tax Rate will be calculated, using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment A, for each Residential Property land use category. If the calculated Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for a Residential Property land use category, the Maximum Facilities Special Tax Rate shall not be adjusted and will be assigned using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment A. Attachment C of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category.

If the Total Effective Tax Rate for any Residential Property land use category exceeds the Total Maximum Effective Tax Rate, the Developed Property Maximum Facilities Special Tax Rate set forth in Attachment A shall be reduced until the Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for that Residential Property land use category. Attachment C of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category.

Effective Tax Rate Evaluation Minimum Facilities Revenue

As a result of the Effective Tax Rate Evaluation, if the calculated Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for a Residential Property land use category used in the Minimum Facilities Revenue calculation, the Developed Property Maximum Facilities Special Tax Rate for the applicable Residential Property land use category shall not be adjusted and the Effective Tax Rate Evaluation Developed Property Maximum Facilities Special Tax Rate will be assigned using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment B. Attachment D of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category and the Effective Tax Rate Evaluation Minimum Facilities Revenue.

If the calculated Total Effective Tax Rate exceeds the Total Maximum Effective Tax Rate for a Residential Property land use category used in the Minimum Facilities Revenue calculation, the Effective Tax Rate Evaluation Developed Property Maximum Facilities Special Tax Rate will be assigned using the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates set forth in Attachment C. Attachment D of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category and the Effective Tax Rate Evaluation Minimum Facilities Revenue.

C.3. Future Assessor’s Parcel Changes – After an Effective Tax Rate Evaluation

The Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be assigned to all future Assessor’s Parcel(s) created from a subdivision, lot line adjustment, or merger of one or more Assessor’s Parcels so that the revised sum of the total Effective Tax Rate Evaluation Maximum Facilities Special Tax revenue is not less than the total Effective Tax Rate Evaluation Minimum Facilities Revenue set forth in Attachment D of this Rate and Method of Apportionment.

Undeveloped Property Subdividing into Large Lot Property

When Undeveloped Property subdivides into Large Lot Property, the Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. The expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for any Large Lot Property and any remaining Undeveloped Property shall be based upon the Planned Development for the Large Lot Property and remaining Undeveloped Property.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax generated by all of the Taxable Property is greater than or equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Large Lot Property created from the Undeveloped Property subdivision.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Large Lot Property created from the Undeveloped Property

subdivision, until the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Further, if the sum of the total current Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Large Lot Property and any remaining Undeveloped Property created from the Undeveloped Property subdivision shall be Proportionately increased until the sum of the total current Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Attachment D of this Rate and Method of Apportionment shall be updated to reflect any increases to the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates from the Undeveloped Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property.

Large Lot Property Subdividing into Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property

When Large Lot Property subdivides into Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property, the Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. If the Large Lot Property subdivision also creates Small Lot Final Map Remainder Property, the expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for the Small Lot Final Map Remainder Property shall be based upon the Planned Development for the Small Lot Final Map Remainder Property. The expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for any remaining Large Lot Property and Undeveloped Property shall be based upon the Planned Development of the Large Lot Property and the Undeveloped Property.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is greater than or equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, and such difference is not eliminated by the full or partial prepayment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax pursuant to Section K, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision, until the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Attachment D of this Rate and Method of Apportionment shall be updated to reflect any increases to the

Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates from the Large Lot Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property created prior to the Large Lot Property subdivision.

C.4. Method of Apportionment of Facilities Special Tax

Using the definitions and procedures described herein, the CFD No. 23 IA1 Administrator shall determine the Facilities Special Tax Requirement and levy the Facilities Special Tax until the amount of Facilities Special Taxes equals the Facilities Special Tax Requirement. The Facilities Special Tax shall be levied each Fiscal Year as follows:

Prior to an Effective Tax Rate Evaluation

First: The Facilities Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Maximum Facilities Special Tax in order to satisfy the Facilities Special Tax Requirement.

Second: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Small Lot Final Map Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Third: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first two steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Permit Ready Multi-Family/Non-Residential Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fourth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first three steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Large Lot Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fifth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first four steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Undeveloped Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Undeveloped Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

After an Effective Tax Rate Evaluation

First: The Facilities Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax in order to satisfy the Facilities Special Tax Requirement.

Second: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Small Lot Final Map Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Third: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first two steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Permit Ready Multi-Family/Non-Residential Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fourth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first three steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Large Lot Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fifth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first four steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Undeveloped Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Undeveloped Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

D. SERVICES SPECIAL TAX

A Services Special Tax shall be assigned to all Taxable Property within CFD No. 23 IA1 according to the Maximum Services Special Tax Rates set forth in Attachment A of this Rate and Method of Apportionment.

D.1. Increase in the Maximum Services Special Tax

On each July 1, commencing on July 1, 2021, the Maximum Services Special Tax Rates shall be increased by the Services Special Tax Escalation Factor of the Maximum Services Special Tax Rates in effect for the previous Fiscal Year.

D.2. Method of Apportionment of Services Special Tax

If, in any Fiscal Year, the Facilities Special Tax is levied against each Assessor’s Parcel of Taxable Property within CFD No. 23 IA1 and the Facilities Special Tax revenues generated are insufficient to pay the Facilities Special Tax Requirement such shortfall shall be deemed a component of the Services Special Tax Requirement in that Fiscal Year, and proceeds from the levy of the Services Special Tax shall first be applied to mitigate the shortfall in the Facilities Special Tax Requirement before being used to pay for Authorized Services. The Services Special Tax revenue shall not be applied to any Facilities Special Tax Requirement shortfalls attributable to Pay As You Go Costs authorized to be financed by CFD No. 23 IA1.

Using the definitions and procedures described herein, the CFD No. 23 IA1 Administrator shall determine the Services Special Tax Requirement and levy the Services Special Tax until the amount of Services Special Tax equals the Services Special Tax Requirement. The Services Special Tax shall be levied each Fiscal Year as follows:

First: The Services Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Second: If additional monies are needed to satisfy the Services Special Tax Requirement after the first step has been completed, the Services Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Third: If additional monies are needed to satisfy the Services Special Tax Requirement after the first two steps have been completed, the Services Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Fourth: If additional monies are needed to satisfy the Services Special Tax Requirement after the three steps have been completed, the Services Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

E. DELINQUENCIES

Notwithstanding the above, under no circumstances will the CFD No. 23 IA1 Facilities Special Tax levied against any Assessor’s Parcel of Developed Property classified as Residential Property, in any Fiscal Year, be increased as a consequence of the delinquency or default in the payment of the CFD No. 23 IA1 Facilities Special Taxes by the owner or owners of any other Taxable Property by more than ten percent (10%) above the amount that would have been levied against such Assessor’s Parcel in such Fiscal Year had there been no delinquencies or defaults.

F. EXEMPTIONS

F.1. The CFD No. 23 IA1 Administrator shall classify the following as Exempt Property: Public Property, Property Owner Association Property, Open Space Property, Assessor’s Parcels exempt from the Special Tax pursuant to Section 53340 of the Act, and Assessor’s Parcels with public or utility easements making impractical their utilization for any use other than the purposes set forth in the easement.

F.2. The Maximum Facilities Special Tax obligation or, if applicable, the Effective Tax Rate Evaluation Maximum Facilities Special Tax obligation for Taxable Property which will be transferred or dedicated to a public agency and will be classified as Public Property shall be prepaid in full by the seller, pursuant to Section K, prior to the transfer/dedication of such Taxable Property. Until

the Maximum Facilities Special Tax obligation or, if applicable, the Effective Tax Rate Evaluation Maximum Facilities Special Tax obligation for any such Taxable Property is prepaid, the Taxable Property shall continue to be subject to the levy of the Facilities Special Tax. An exception to this may be made if an Assessor's Parcel of Public Property, such as a school site, is relocated to an Assessor's Parcel of Taxable Property, in which case the Assessor's Parcel of previously Public Property becomes Taxable Property and the Assessor's Parcel of previously Taxable Property becomes Public Property. This trading of an Assessor's Parcel from Taxable Property to Public Property will be permitted to the extent there is no loss in Maximum Facilities Special Tax revenue or, if applicable, Effective Tax Rate Evaluation Maximum Facilities Special Tax revenue, and the transfer is agreed to by the owners of all Assessor's Parcels involved in the transfer and the City Council.

F.3. If the use of an Assessor's Parcel changes so that such Assessor's Parcel is no longer eligible to be classified as one of the uses set forth in Section F.1 above that would make such Assessor's Parcel eligible to continue to be classified as Exempt Property, such Assessor's Parcel shall cease to be classified as Exempt Property and shall be deemed to be Taxable Property and subject to the Special Tax.

G. TRANSFERS

Prior to the issuance of the first series of Bonds within CFD No. 23 IA1, the City may permit the transfer of Maximum Facilities Special Tax or Effective Tax Rate Evaluation Maximum Facilities Special Tax from one Assessor's Parcel to another Assessor's Parcel. Before recordation of a Small Lot Final Subdivision Map, if a subdivision map is required, the City may permit a transfer if the number of planned Residential Units, Multi-Family Attached Property Acreage, or Non-Residential Property Acreage is transferred from one Assessor's Parcel(s) to another Assessor's Parcel(s) in any portion of Large Lot Property. The City may, in its sole discretion, allow for a transfer of the Maximum Facilities Special Tax or Effective Tax Rate Evaluation Maximum Facilities Special Tax from one Assessor's Parcel to another Assessor's Parcel provided such a transfer shall be allowed only if (1) all adjustments are agreed to in writing by the affected property owners and the City's Finance Director, and (2) there is no reduction in the sum of the total Maximum Facilities Special Tax or sum of the total Effective Tax Rate Evaluation Maximum Facilities Special Tax as a result of the transfer. Should a transfer result in an amendment to Attachment B or, following an Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment, the requesting property owner shall bear the costs to affect the transfer in the CFD No. 23 IA1 records and prepare the required amendments to Attachment B or, following an Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment.

H. INTERPRETATIONS

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the Rate and Method of Apportionment of Special Tax. In addition, the interpretation and application of any section of this document shall be at the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Tax.

I. REVIEW/APPEALS

The CFD No. 23 IA1 Administrator may establish such procedures, as it deems necessary to undertake the review of any such appeal. The CFD No. 23 IA1 Administrator shall interpret this Rate and Method of Apportionment of Special Tax and make determinations relative to the annual administration of the Special Tax and any property owner appeals, as herein specified.

Any property owner may file a written appeal of the Special Tax with the CFD No. 23 IA1 Administrator claiming that the amount or application of the Special Tax is not correct. The appeal must be filed not later than one calendar year after having paid the Special Taxes that are disputed, and the appellant must be current in all payments of Special Taxes. In addition, during the term of the appeal process, all Special Taxes levied must be paid on or before the payment date established when the levy was made. The appeal must specify the reasons why the appellant claims the Special Taxes are in error. The CFD No. 23 IA1 Administrator shall review the appeal, meet with the appellant if the CFD No. 23 IA1 Administrator deems necessary, and advise the appellant of its determination.

If the property owner disagrees with the CFD No. 23 IA1 Administrator’s decision relative to the appeal, the owner may file a written notice with the City Manager appealing the amount of the Special Tax levied on such Assessor’s Parcel. If following such consultation and action (if any by the City Manager), the property owner believes such error still exists, such person may file a written notice with the City Council appealing the amount of the Special Tax levied on such Assessor’s Parcel. The decision of the City shall be final and binding to all persons. If the decision of the CFD No. 23 IA1 Administrator or subsequent decision by the City Manager or City Council requires the Special Taxes to be modified or changed in favor of the property owner, no cash refund shall be made for prior years’ Special Taxes, but an adjustment shall be made to credit future Special Taxes. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal action by such owner.

J. MANNER OF COLLECTION

The annual Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes; provided, however, that CFD No. 23 IA1, may, at the sole discretion of the City, directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner as necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on Assessor’s Parcels of Taxable Property that are delinquent in the payment of Special Taxes.

K. PREPAYMENT OF FACILITIES SPECIAL TAX

The Facilities Special Tax obligation of an Assessor’s Parcel of Taxable Property may be prepaid and permanently satisfied as described herein; provided that there are no delinquent Special Taxes with respect to such Assessor’s Parcel at the time of prepayment. An owner of an Assessor’s Parcel intending to prepay the Facilities Special Tax obligation shall provide the CFD No. 23 IA1 Administrator with written notice of intent to prepay. Within 30 days of receipt of such written notice, the CFD No. 23 IA1 Administrator shall notify such owner of the prepayment amount of such Assessor’s Parcel. Prepayment must be made not less than 60 days prior to the next occurring date that notice of

redemption of Bonds, whichever date is earlier, from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture. The CFD No. 23 IA1 Administrator may charge a fee for providing this service.

K.1. Prepayment in Full

As of the proposed date of prepayment, the Prepayment Amount shall be calculated as follows:

Step 1: Determine the current Fiscal Year Maximum Facilities Special Tax for the Assessor’s Parcel based on the assignment of the Maximum Facilities Special Tax described in Section C above. If an Effective Tax Rate Evaluation has occurred, determine the current Fiscal Year Effective Tax Rate Evaluation Maximum Facilities Special Tax for the Assessor’s Parcel based on the assignment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax described in Section C above. If the Assessor’s Parcel is not already classified as Developed Property, the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) shall be assigned as though the Assessor’s Parcel was already designated as Developed Property.

Step 2: Calculate the annual revenue produced, by annually applying the Facilities Special Tax Escalation Factor, from the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) from the date of prepayment through the Facilities Special Tax Term, except that this final date may be amended by the City no later than the time of the calculation of the prepayment. If the final date used in the prepayment calculation is amended by the City, this amended final date shall apply to any and all prepayment calculations from that point forward.

Step 3: Calculate the present value of the Assessor’s Parcel’s annual Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) revenue stream determined in Step 2. The present value shall be calculated using a discount rate that earns a rate of interest that, when the prepayment is invested in City permitted and available investments, would produce annual revenues equal to the amounts calculated in Step 2.

If there are Outstanding Bonds at the time of the Prepayment Amount calculation, the Prepayment Amount shall be first allocated to the Redemption Amount. If the Prepayment Amount is insufficient to fund the Redemption Amount, then the Prepayment Amount shall be increased to equal the Redemption Amount.

The Redemption Amount is calculated as follows:

Step 1: Divide the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) computed pursuant to Step 1 of Section K.1 by the total Maximum Facilities Special Taxes (or total Effective Tax Rate Evaluation Maximum Facilities Special Taxes) for the entire CFD No. 23 IA1, based on the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) that could be charged in the current Fiscal Year if all Taxable Property were designated as Developed Property, excluding any Assessor’s Parcels which have prepaid the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) obligation (the “Prepayment Quotient”).

Step 2: Multiply the Prepayment Quotient by the Outstanding Bonds to compute the amount of Outstanding Bonds to be redeemed (the "Bond Redemption Amount").

Step 3: Multiply the Bond Redemption Amount by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed.

Step 4: Compute the amount needed to pay interest on the Bond Redemption Amount from the first Bond interest payment date following the current Fiscal Year until the earliest redemption date for the Outstanding Bonds.

Step 5: Determine that portion of Facilities Special Taxes levied on the Assessor's Parcel in the current Fiscal Year to satisfy the Facilities Special Tax Requirement, which have not yet been paid.

Step 6: A reserve fund credit shall equal the lesser of: (a) the expected reduction in the reserve requirement (as defined in the Indenture for the Bonds), if any, associated with the redemption of Outstanding Bonds as a result of the prepayment, or (b) the amount derived by subtracting the new reserve requirement (as defined in the Indenture for the Bonds) in effect after the redemption of Outstanding Bonds as a result of the prepayment from the balance in the reserve fund on the prepayment date, but in no event shall such amount be less than zero. Such reserve fund credit will not decrease the balance in the reserve fund below the new reserve requirement.

Step 7: If any capitalized interest for the Outstanding Bonds will not have been expended at the time of the first interest and/or principal payment following the current Fiscal Year, a capitalized interest credit shall be calculated by multiplying the quotient computed pursuant to Step 1 by the expected balance in the capitalized interest fund after such first interest payment.

Step 8: The redemption amount is equal to the sum of the amounts computed pursuant to Steps 2, 3, 4, and 5, less the amount computed pursuant to Steps 6 and 7 (the "Redemption Amount").

If the Prepayment Amount exceeds the Redemption Amount, then any remaining Prepayment Amount, after allocating the Redemption Amount, shall be designated as Pay as You Go Costs.

The Prepayment Amount shall include any fees or expenses, including the costs of computation of the prepayment, the costs to invest the prepayment proceeds, the cost of redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption (the "Administrative Fees and Expenses").

In addition, the City has the authority to adjust the Prepayment Amount calculated above if a portion or all of the current property tax bill and the portion attributable to the payment of the Facilities Special Tax has not been used to make an interest and/or principal payment on the Bonds.

Notwithstanding the foregoing, no Facilities Special Tax prepayment shall be allowed unless the amount of Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities

Special Taxes), net of any priority administration, if any as defined in the Bond documents, that may be levied on Taxable Property, in each Fiscal Year, both prior to and after the proposed prepayment, is at least 1.1 times the annual debt service on all Outstanding Bonds to be paid from the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) in each Fiscal Year.

K.2. Prepayment in Part

The Facilities Special Tax obligation may be partially prepaid in any percentage of the full Prepayment Amount. The amount of the partial prepayment shall be calculated as in the above Section K.1; except that a partial prepayment shall be calculated according to the following formula:

$$PP = ((PE - A) \times F) + A$$

These terms have the following meaning:

PP = the Partial Prepayment Amount

PE = the Prepayment Amount calculated according to Section K.1 above

A = the Administrative Fees and Expenses calculated according to Section K.1 above

F = the percent by which the owner of the Assessor's Parcel(s) is partially prepaying the Facilities Special Tax obligation.

The owner of an Assessor's Parcel who desires to partially prepay the Facilities Special Tax obligation shall notify the CFD No. 23 IA1 Administrator of (i) such owner's intent to partially prepay the Facilities Special Tax obligation, (ii) the amount of partial prepayment expressed in increments equal to percentage of the full Prepayment Amount, and (iii) the company or agency that will be acting as the escrow agent, if applicable. Partial prepayment must be made not less than 60 days prior to the next occurring date that notice of redemption of Bonds, whichever date is earlier, from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture. The CFD No. 23 IA1 Administrator may charge a fee for providing this service.

With respect to any Assessor's Parcel that is partially prepaid, the CFD No. 23 IA1 Administrator shall indicate in the records of CFD No. 23 IA1 that there has been a partial prepayment of the Facilities Special Tax obligation and that a portion of the Facilities Special Tax obligation equal to the outstanding percentage (1.00 - F) of the remaining Facilities Special Tax obligation shall continue to be authorized to be levied on such Assessor's Parcel pursuant to Section C.

Notwithstanding the foregoing, no partial prepayment shall be allowed unless the amount of Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes), net of any priority administration, if any as defined in the Bond documents, that may be levied on Taxable Property, in each Fiscal Year, both prior to and after the proposed partial prepayment, is at least 1.1 times the annual debt service on all Outstanding Bonds to be paid from the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) in each Fiscal Year.

L. TERM OF SPECIAL TAX

The Maximum Facilities Special Tax and Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be levied commencing in Fiscal Year 2020-2021 to the extent necessary to fully satisfy the Facilities Special Tax Requirement and shall be levied for the Facilities Special Tax Term.

The Maximum Services Special Tax shall be levied commencing in Fiscal Year 2020-2021 and shall be levied in perpetuity, unless and until such time the City determines that revenues are no longer needed to pay the Services Special Tax Requirement.

ATTACHMENT A
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 1
Maximum Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Maximum Facilities Special Tax Rate ⁽¹⁾	2020-2021 Maximum Services Special Tax Rate ⁽²⁾	Taxed Per
Developed Property:				
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$3,886	\$210	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	3,571	210	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	3,559	210	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	3,293	210	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	3,000	210	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	2,900	210	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	3,886	156	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	3,571	156	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	3,559	156	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	3,293	156	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	3,000	156	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	2,900	156	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	30,000	500	Acre
MHD Multi-Family Attached Property	Not Applicable	11,700	1,000	Acre
Non-Residential Property	Not Applicable	11,700	1,000	Acre

ATTACHMENT A
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 1
Maximum Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Maximum Facilities Special Tax Rate ⁽¹⁾	2020-2021 Maximum Services Special Tax Rate ⁽²⁾	Taxed Per
Small Lot Final Map Property:				
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$2,900	\$210	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	2,900	156	Residential Lot
Permit Ready Multi-Family/Non-Residential Property				
	Not Applicable	\$11,700	\$1,000	Acre
Large Lot Property				
	Not Applicable	\$22,500	\$1,400	Acre
Undeveloped Property				
	Not Applicable	\$22,500	\$1,400	Acre

- (1) On each July 1, commencing on July 1, 2021, the Maximum Facilities Special Tax Rates shall be increased by the Facilities Special Tax Escalation Factor of the Maximum Facilities Special Tax Rates in effect for the previous Fiscal Year.
- (2) On each July 1, commencing on July 1, 2021, the Maximum Services Special Tax Rates shall be increased by an amount equal to the Services Special Tax Escalation Factor of the Maximum Services Special Tax Rates in effect for the previous Fiscal Year.

ATTACHMENT B
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 1
Minimum Facilities Revenue
(Fiscal Year 2020-2021)

Land Use Category	Planned Number of Residential Units / Acres	2020-2021 Developed Property Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	2020-2021 Minimum Facilities Revenue ⁽¹⁾⁽³⁾
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning ⁽⁴⁾	441	\$2,900	\$1,278,900
Single-Family Detached Property – MLD Zoning ⁽⁴⁾	257	2,900	745,300
MMD Multi-Family Attached Property	0.0	30,000	0
MHD Multi-Family Attached Property	9.8	11,700	114,660
Non-Residential Property	0.0	11,700	0
Total Minimum Facilities Revenue			\$2,138,860

- (1) On each July 1, commencing on July 1, 2021, the Developed Property Maximum Facilities Special Tax Rates and Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Developed Property Maximum Facilities Special Tax Rates and Minimum Facilities Revenue in effect for the previous Fiscal Year.
- (2) As a result of future Assessor’s Parcel changes, described in Section C.1, the assigned Maximum Facilities Special Tax Rates for Developed Property may exceed the Developed Property Maximum Facilities Special Tax Rates set forth in this table.
- (3) The total Minimum Facilities Revenue may be decreased as result of all or a portion of Maximum Facilities Special Tax obligations being prepaid and permanently satisfied pursuant to Section K.
- (4) Based upon the Developed Property Maximum Facilities Special Tax Rate for Single-Family Detached Property – SF/SFHD Zoning and Single-Family Detached Property – MLD Zoning with Residential Floor Area of less than 2,000 square feet.

ATTACHMENT C
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 1
Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	Taxed Per
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$ _____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	_____	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	_____	Acre
MHD Multi-Family Attached Property	Not Applicable	_____	Acre
Non-Residential Property	Not Applicable	_____	Acre

ATTACHMENT C
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 1
Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	Taxed Per
Small Lot Final Map Property:			
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$ _____	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	_____	Residential Lot
Permit Ready Multi-Family/Non-Residential Property	Not Applicable	\$ _____	Acre
Large Lot Property	Not Applicable	\$ _____	Acre
Undeveloped Property	Not Applicable	\$ _____	Acre

- (1) Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates will be inserted following the Effective Tax Rate Evaluation.
(2) On each July 1, commencing in the Fiscal Year after the Effective Tax Rate Evaluation occurs, the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be increased by the Facilities Special Tax Escalation Factor of the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates in effect for the previous Fiscal Year.

ATTACHMENT D
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 1
Effective Tax Rate Evaluation Minimum Facilities Revenue
(Fiscal Year 2020-2021)

Land Use Category	Planned Number of Residential Units / Acres ⁽¹⁾	2020-2021 Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾⁽³⁾	2020-2021 Effective Tax Rate Evaluation Minimum Facilities Revenue ⁽¹⁾⁽²⁾⁽⁴⁾
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning ⁽⁵⁾	_____	\$ _____	\$ _____
Single-Family Detached Property – MLD Zoning ⁽⁵⁾	_____	_____	_____
MMD Multi-Family Attached Property	_____	_____	_____
MHD Multi-Family Attached Property	_____	_____	_____
Non-Residential Property	_____	_____	_____
Total Effective Tax Rate Evaluation Minimum Facilities Revenue			\$ _____

- (1) Planned Number of Residential Units/Acres, Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate and Effective Tax Rate Evaluation Minimum Facilities Revenue to be inserted following the Effective Tax Rate Evaluation.
- (2) On each July 1, commencing in the Fiscal Year after the Effective Tax Rate Evaluation occurs, the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates and Effective Tax Rate Evaluation Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates and Effective Tax Rate Evaluation Minimum Facilities Revenue in effect for the previous Fiscal Year.
- (3) As a result of future Assessor’s Parcel changes, described in Section C.3, the assigned Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates may exceed the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates set forth in this table.
- (4) The total Effective Tax Rate Evaluation Minimum Facilities Revenue may be decreased as result of all or a portion of Effective Tax Rate Evaluation Maximum Facilities Special Tax obligations being prepaid and permanently satisfied pursuant to Section K.
- (5) Based upon the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for Single-Family Detached Property – SF/SFHD Zoning and Single-Family Detached Property – MLD Zoning with Residential Floor Area of less than 2,000 square feet.

APPENDIX C: RATE AND METHOD OF APPORTIONMENT – IA 2

The following pages provide a copy of the Rate and Method of Apportionment for IA 2.

**RATE AND METHOD OF APPORTIONMENT FOR
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
Improvement Area 2**

A Special Tax, as hereinafter defined, shall be levied on each Assessor's Parcel of Taxable Property within the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area 2 (CFD No. 23 IA2) and collected each Fiscal Year in an amount determined by the CFD No. 23 IA2 Administrator through the application of the Rate and Method of Apportionment as described below. All of the real property within CFD No. 23 IA2, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. GENERAL DEFINITIONS

The terms hereinafter set forth have the following meaning:

"Acre or Acreage" means the land area of an Assessor's Parcel as shown on County records, such as an Assessor's Parcel Map and secured roll data, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Large Lot Map, Small Lot Final Subdivision Map, condominium plan, record of survey, or other recorded document creating or describing the parcel. If the preceding maps for a land area are not available, the Acreage of such land area may be determined utilizing available spatial data and GIS. The square footage of an Assessor's Parcel is equal to the Acreage of such parcel multiplied by 43,560.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

"Assessor's Parcel" or "Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor of the County designating lots or parcels by an Assessor's Parcel number.

"Authorized Services" means the landscape corridor, enhanced open space and street light maintenance, services, and expenses authorized to be financed by CFD No. 23 IA2.

"Bond Year" means a one year period beginning on September 2nd in each year and ending on September 1st in the following year, unless defined differently in the applicable Indenture.

"Bonds" means any bonds or other debt (as defined in the Act), whether in one or more series, issued by CFD No. 23 IA2 under the Act.

"CFD No. 23 IA2 Administrator" means the City's Finance Director, or designee thereof, responsible for determining the Facilities Special Tax Requirement, Services Special Tax Requirement and providing for the levy and collection of the Special Taxes.

“CFD No. 23 IA2” means City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area 2.

“City” means the City of Folsom.

“City Council” means the City Council of the City, acting as the legislative body of CFD No. 23 IA2.

“County” means the County of Sacramento.

“Developed Property” means, for each Fiscal Year, all Taxable Property for which a building permit for new construction was issued prior to June 30 of the previous Fiscal Year.

“Effective Tax Rate Evaluation” means an evaluation of the Total Effective Tax Rate of Residential Property at the time of such evaluation. The Effective Tax Rate Evaluation will be based upon a prepared Price Point Study to determine the Total Effective Tax Rate for Residential Property, based upon the calculated Total Estimated Tax Burden.

“Effective Tax Rate Evaluation Maximum Facilities Special Tax” means the total maximum annual Facilities Special Tax, as determined during the Effective Tax Rate Evaluation, in accordance with the provisions of Section C.2, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate” means the maximum annual Facilities Special Tax rate for each land use category of Taxable Property that will be set forth in Attachment C, following the Effective Tax Rate Evaluation, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Effective Tax Rate Evaluation Minimum Facilities Revenue” means, following the Effective Tax Rate Evaluation, the total minimum amount of CFD No. 23 IA2 Effective Tax Rate Evaluation Maximum Facilities Special Tax, as adjusted annually by the Facilities Special Tax Escalation Factor after the Fiscal Year in which the Effective Tax Rate Evaluation occurs, less any Effective Tax Rate Evaluation Maximum Facilities Special Tax amounts prepaid and permanently satisfied pursuant to Section K. The Effective Tax Rate Evaluation Minimum Facilities Revenue, based on Planned Development, is set forth in Attachment D of this Rate and Method of Apportionment.

“Exempt Property” means all Assessors’ Parcels that are exempt from the Special Tax pursuant to Section F. Assessor’s Parcels exempt from the Special Tax pursuant to Section 53340 of the Act shall also be designated as Exempt Property.

“Facilities Administrative Expenses” means the actual or reasonably estimated costs directly related to the administration of the Facilities Special Tax including, but not limited to, the following: the costs of computing the Facilities Special Tax and preparing the annual Facilities Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Facilities Special Taxes (whether by the County, the City, or otherwise); the costs of remitting the Facilities Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City, CFD No. 23 IA2, or any designee thereof of complying with arbitrage rebate requirements or responding to questions from the IRS or SEC pertaining to any Bonds or any audit of any Bonds by the SEC or IRS; the costs to the City, CFD No.

23 IA2, or any designee thereof of providing continuing disclosure regarding the Bonds pursuant to applicable state or federal securities law; the costs associated with preparing Facilities Special Tax disclosure statements and responding to public inquiries regarding the Facilities Special Taxes; the costs of the City, CFD No. 23 IA2, or any designee thereof related to any appeal of the levy or application of the Facilities Special Tax; the costs associated with the release of funds from an escrow account, if any; and the costs associated with computing and preparing the Effective Tax Rate Evaluation, including the Price Point Study. Facilities Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 23 IA2 for any other administrative purposes, including, but not limited to, attorney’s fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Facilities Special Taxes.

“Facilities Special Tax” means the annual Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Facilities Special Tax Requirement.

“Facilities Special Tax Escalation Factor” means two percent (2%) annually.

“Facilities Special Tax Requirement” means that amount of Special Tax revenue required in any Fiscal Year for CFD No. 23 IA2 to: (i) Pay Facilities Administrative Expenses in an amount designated by the City; (ii) pay annual debt service on all Outstanding Bonds due in the Bond Year beginning in such Fiscal Year; (iii) pay other periodic costs on Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on Outstanding Bonds; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds in accordance with the Indenture; (v) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year and known upcoming delinquencies; and (vi) pay for Pay As You Go Costs; less (vii) a credit for funds available to reduce the annual Facilities Special Tax levy as determined by the CFD No. 23 IA2 Administrator pursuant to the Indenture.

“Facilities Special Tax Term” means the earlier of Fiscal Year 2079-2080 or the Fiscal Year occurring 50 years following the Fiscal Year in which the first building permit was issued or the first series of Bonds was issued within CFD No. 23 IA2.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

“Indenture” means the indenture, fiscal agent agreement, trust agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time, and any instrument replacing or supplementing the same.

“Large Lot Property” means, for each Fiscal Year, all Taxable Property for which a Large Lot Map was recorded prior to June 30 of the previous Fiscal Year, excluding any portion(s) thereof classified as Developed Property, Small Lot Final Map Property, or Permit Ready Multi-Family/Non-Residential Property. Large Lot Property also means, for each Fiscal Year, all Taxable Property classified as Small Lot Final Map Remainder Property as of June 30 of the previous Fiscal Year.

“Large Lot Map” means a recorded subdivision map creating larger parcels by land use. The Large Lot Map does not create individual lots for which building permits may be issued for single-family Residential Units.

“Maximum Facilities Special Tax” means the total maximum annual Facilities Special Tax, determined in accordance with the provisions of Section C, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Facilities Special Tax Rate” means the maximum annual Facilities Special Tax rate for each land use category of Taxable Property, as shown in Attachment A, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Services Special Tax” means the total maximum annual Services Special Tax, determined in accordance with the provisions of Section D, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Services Special Tax Rate” means the maximum annual Services Special Tax rate for each land use category of Taxable Property, as shown in Attachment A, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Special Tax” means the total annual Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) and Maximum Services Special Tax, determined in accordance with the provisions of Section C and Section D, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Total Effective Tax Rate” means 1.80%, unless the City determines, in its sole discretion, that a higher Maximum Total Effective Tax Rate is appropriate.

“Minimum Facilities Revenue” means the minimum amount of total CFD No. 23 IA2 Maximum Facilities Special Tax, as adjusted annually by the Facilities Special Tax Escalation Factor, less any Maximum Facilities Special Tax amounts prepaid and permanently satisfied pursuant to Section K. The Minimum Facilities Revenue, based on Planned Development, is set forth in Attachment B of this Rate and Method of Apportionment.

“MHD Multi-Family Attached Property” means all Assessor’s Parcels for which a building permit could be issued for purposes of constructing one or more attached Residential Units per Assessor’s Parcel with a permitted density range of greater than 20 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council. MHD Multi-Family Attached Property shall also include an Assessor’s Parcel or that portion of an Assessor’s Parcel designated as a Mixed Use Residential Parcel.

“Mixed Use Residential Parcel” means a mixed use Assessor’s Parcel that is designated for residential land use. If the mixed use Assessor’s Parcel contains a combination of residential land use and non-residential land use, only that portion of an Assessor’s Parcel designated for residential land use shall be classified as a Mixed Use Residential Parcel and the remaining non-residential land use of the Assessor’s Parcel shall be classified as Non-Residential Property.

“MMD Multi-Family Attached Property” means all Assessor’s Parcels for which a building permit could be issued for purposes of constructing one or more attached Residential Units per Assessor’s Parcel with a permitted density range of 12-20 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Non-Residential Property” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing non-residential buildings.

“Open Space Property” means property within the boundaries of CFD No. 23 IA2 which (a) has been designated with specific boundaries and acreage on a Small Lot Final Subdivision Map as open space, or (b) is classified by the City zoning code or County Assessor as open space, or (c) has been irrevocably offered for dedication as open space to the federal government, the State of California, the County, the City, any other public agency, a private, non-profit organization, or (d) is encumbered by an easement or other restriction required by the City limiting the use of such property to open space.

“Outstanding Bonds” means all Bonds, which remain outstanding as defined in the Indenture pursuant to which such Bonds were issued.

“Pay as You Go Costs” means that portion of the Facilities Special Tax Requirement attributable to the direct payment for the acquisition and/or construction of public improvements, which are authorized to be financed by CFD No. 23 IA2.

“Permit Ready Multi-Family/Non-Residential Property” means an Assessor’s Parcel of Taxable Property zoned for multi-family or non-residential land use for which all discretionary entitlements have been obtained, including without limitation, development plan review and improvement plan approval, such that building permits may be issued without further approvals for the construction of multi-family Residential Units or non-residential buildings within such Assessor’s Parcel. The City shall have sole discretion, based upon available development information, in classifying an Assessor’s Parcel as Permit Ready Multi-Family/Non-Residential Property.

“Planned Development” means the planned number of Residential Units, MHD Multi-Family Attached Property Acreage, MMD Multi-Family Attached Property Acreage, and Non-Residential Property Acreage planned within CFD No. 23 IA2, set forth in Attachment B or, following the Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment, as amended by the future recordation of all Large Lot Maps and Small Lot Final Subdivision Maps within CFD No. 23 IA2.

“Price Point Study” means an analysis, prepared by an independent firm, to verify the estimated average sales price within each land use category of Residential Property given the project location and current market conditions.

“Property Owner Association Property” means any property within the boundaries of CFD No. 23 IA2, which is (a) owned by a property owner association or (b) designated with specific boundaries and Acreage on a Small Lot Final Subdivision Map as property owner association property. As used in this definition, a property owner association includes any master or sub-association.

“Proportionately” means for Taxable Property that the ratio of the Facilities Special Tax levy to the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) and the Services Special Tax levy to the Maximum Services Special Tax is equal for all Assessors’ Parcels within each classification (Developed Property, Single Family Final Map Property, Permit Ready Multi-Family/Non-Residential Property, Large Lot Property, etc.) within CFD No. 23 IA2.

“Public Property” means any property within the boundaries of CFD No. 23 IA2, which (a) is owned by a public agency, (b) has been irrevocably offered for dedication to a public agency, or (c) is

designated with specific boundaries and Acreage on a Small Lot Final Subdivision Map as property, which will be owned by a public agency. For purposes of this definition, a public agency includes the federal government, the State of California, the County, the City, or any other public agency.

“Residential Floor Area” means all of the square footage of living area within the perimeter of a residential structure, not including any carport, walkway, garage, overhang, patio, enclosed patio, or similar area. The determination of Residential Floor Area shall be made by the CFD No. 23 IA2 Administrator by reference to appropriate records kept by the City’s building department. Residential Floor Area for a residential structure will be based on the building permit(s) issued for such structure prior to it being classified as Developed Property, and shall not change as a result of additions or modifications made to such structure after such classification as Developed Property.

“Residential Lot” means an individual lot of land for which a building permit could be issued to construct a Residential Unit.

“Residential Property” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing Residential Units, including Single-Family Detached Property – SF/SFHD Zoning, Single-Family Detached Property – MLD Zoning, MHD Multi-Family Attached Property, and MMD Multi-Family Attached Property.

“Residential Unit” means a residential dwelling unit, not including guest quarters or “granny flats” as allowed by the City zoning code.

“Services Administrative Expenses” means the actual or reasonably estimated costs directly related to the administration of the Services Special Tax including, but not limited to, the following: the costs of computing the Services Special Taxes and preparing the annual Services Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Services Special Taxes (whether by the County, the City, or otherwise); the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Services Special Tax; and the costs of the City, CFD No. 23 IA2, or any designee thereof related to any appeal of the levy or application of the Services Special Tax. Services Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 23 IA2 for any other administrative purposes related to the Services Special Tax.

“Services Special Tax” means the annual Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Services Special Tax Requirement.

“Services Special Tax Escalation Factor” means the June annualized percentage change of the Consumer Price Index for all Urban Consumers, for the San Francisco-Oakland-San Jose area, not to exceed four percent (4%). In the event that the percentage change is negative, the Services Special Tax Escalation Factor shall be equal to zero.

“Services Special Tax Requirement” means the amount of Services Special Tax revenue required in any Fiscal Year for CFD No. 23 IA2 to: (i) Pay Services Administrative Expenses in an amount designated by the City; (ii) pay Authorized Services expenses; (iii) pay any amounts required to establish or replenish any repair and contingency funds, capital improvement funds, or reserve funds related to the Authorized Services expenses; (iv) cover any shortfalls that exist if, in any Fiscal Year, the levy of the Facilities Special Tax on each Assessor’s Parcel of Taxable Property is insufficient to pay the

Facilities Special Tax Requirement in that Fiscal Year. Facilities Special Tax Requirement shortfalls shall not include Pay As You Go Costs, and (v) pay for reasonably anticipated delinquent Services Special Taxes based on the delinquency rate for Services Special Taxes levied in the previous Fiscal Year; less (vi) a credit for funds available to reduce the annual Services Special Tax levy as determined by the CFD No. 23 IA2 Administrator.

“Single-Family Detached Property – MLD Zoning” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing one or more detached or attached Residential Units with a permitted density range of 7-12 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Single-Family Detached Property – SF/SFHD Zoning” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing one or more Residential Units. Single-Family Detached Property – SF/SFHD Zoning shall consist of either single-family property with a permitted density range of 1-4 Residential Units per Acre or single-family high density property with a permitted density range of 4-7 Residential Units per Acre, which is more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Special Tax” means the annual Facilities Special Tax and Services Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Facilities Special Tax Requirement and the Services Special Tax Requirement.

“Small Lot Final Map Property” means, for each Fiscal Year, all Taxable Property for which a Small Lot Final Subdivision Map was recorded prior to June 30 of the previous Fiscal Year.

“Small Lot Final Map Remainder Property” means an Assessor’s Parcel that is created from the subdivision of Large Lot Property by the recordation of a Small Lot Final Subdivision Map that has not yet been mapped for final development approval. Small Lot Final Map Remainder Property is that portion of property for which the Small Lot Final Subdivision Map definition does not apply (i.e., does not contain individual lots for which building permits may be issued for Residential Units without further subdivision of such property). Each Fiscal Year, all Taxable Property classified as Small Lot Final Map Remainder Property, as of June 30 of the previous Fiscal Year, will be considered Large Lot Property.

“Small Lot Final Subdivision Map” means a subdivision of property created by recordation of a final subdivision map, parcel map or lot line adjustment, approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan pursuant to California Civil Code 1352, that creates individual lots for which building permits may be issued for Residential Units without further subdivision of such property.

“State” means the State of California.

“Taxable Property” means all of the Assessor’s Parcels within the boundaries of CFD No. 23 IA2 that are not exempt from the CFD No. 23 IA2 Special Tax pursuant to law or Section F below.

“Total Effective Tax Rate” means the percentage of the Total Estimated Tax Burden as compared to the estimated average sales price identified in the Price Point Study for each land use category of Residential Property.

“Total Estimated Tax Burden” means the total amount of overlapping property taxes anticipated to be levied upon a Residential Unit, based upon the estimated average sales price identified in the Price Point Study and existing property tax rates for the current Fiscal Year. Existing property tax rates shall reflect the actual property tax rates levied upon Taxable Property in the Fiscal Year that the Effective Tax Rate Evaluation is completed.

“Trustee” means the entity appointed pursuant to an Indenture to act as the trustee, fiscal agent, or paying agent or a combination thereof.

“Undeveloped Property” means, for each Fiscal Year, all Taxable Property not classified as Developed Property, Small Lot Final Map Property, Permit Ready Multi-Family/Non-Residential Property, or Large Lot Property.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, using City and County records, City zoning information, and land use development plans, all Assessor’s Parcels within the boundaries of CFD No. 23 IA2 shall be designated as either Taxable Property or Tax-Exempt Property.

All Taxable Property shall be further classified as Developed Property, Small Lot Final Map Property, Permit Ready Multi-Family/Non-Residential Property, Large Lot Property, or Undeveloped Property and shall be subject to the levy of the annual Special Tax determined pursuant to Sections C and D below.

C. FACILITIES SPECIAL TAX

A Maximum Facilities Special Tax shall be assigned to all Taxable Property within CFD No. 23 IA2 according to the Maximum Facilities Special Tax Rates set forth in Attachment A of this Rate and Method of Apportionment.

Once assigned, the sum of the total Maximum Facilities Special Tax shall be equal to or greater than the Minimum Facilities Revenue, unless adjusted by an Effective Tax Rate Evaluation as described below. The Minimum Facilities Revenue for Fiscal Year 2020-2021 is set forth in Attachment B of this Rate and Method of Apportionment.

On each July 1, commencing on July 1, 2021, the Maximum Facilities Special Tax Rates and Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Maximum Facilities Special Tax Rates and Minimum Facilities Revenue in effect for the previous Fiscal Year.

C.1. Future Assessor’s Parcel Changes – Prior to an Effective Tax Rate Evaluation

The Maximum Facilities Special Tax shall be assigned to all future Assessor’s Parcel(s) created from a subdivision, lot line adjustment, or merger of one or more Assessor’s Parcels so that the

revised sum of the total Maximum Facilities Special Tax revenue is not less than the Minimum Facilities Revenue set forth in Attachment B of this Rate and Method of Apportionment.

Undeveloped Property Subdividing into Large Lot Property

When Undeveloped Property subdivides into Large Lot Property, the Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. The expected Developed Property Maximum Facilities Special Tax for any Large Lot Property and any remaining Undeveloped Property shall be based upon the Planned Development for the Large Lot Property and remaining Undeveloped Property.

If the sum of the total expected Developed Property Maximum Facilities Special Tax generated by all of the Taxable Property is greater than or equal to the Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates for the Large Lot Property created from the Undeveloped Property subdivision.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Large Lot Property created from the Undeveloped Property subdivision, until the sum of the total expected Developed Property Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Further, if the sum of the total current Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, the Maximum Facilities Special Tax Rates for the Large Lot Property and any remaining Undeveloped Property created from the Undeveloped Property subdivision shall be Proportionately increased until the sum of the total current Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Attachment B of this Rate and Method of Apportionment shall be updated to reflect any increases to the Maximum Facilities Special Tax Rates from the Undeveloped Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property.

Large Lot Property Subdividing into Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property

When Large Lot Property subdivides into Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property, the Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. If the Large Lot Property subdivision also creates Small Lot Final Map Remainder Property, the expected Developed Property Maximum Facilities Special Tax for the Small Lot Final Map Remainder Property shall be based upon the Planned Development for the Small Lot Final Map Remainder Property. The expected Developed Property Maximum Facilities Special Tax for any remaining Large Lot Property and Undeveloped Property shall be based upon the Planned Development of the Large Lot Property and the Undeveloped Property.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is greater than or equal to the Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-

Residential Property Maximum Facilities Special Tax Rates for the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, and such difference is not eliminated by the full or partial prepayment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax pursuant to Section K, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision, until the sum of the total expected Developed Property Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Attachment B of this Rate and Method of Apportionment shall be updated to reflect any increases to the Maximum Facilities Special Tax Rates from the Large Lot Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property created prior to the Large Lot Property subdivision.

C.2. Effective Tax Rate Evaluation

Prior to the issuance of the first building permit or the first series of Bonds within CFD No. 23 IA2, whichever comes earlier, an Effective Tax Rate Evaluation will be completed. Following the Effective Tax Rate Evaluation, Attachment C of this Rate and Method of Apportionment will be updated to reflect the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for all Taxable Property in CFD No. 23 IA2.

Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates

As part of the Effective Tax Rate Evaluation, a Price Point Study will be prepared and estimated average sales prices will be established for each Residential Property land use category. Using the estimated average sales price information determined in the Price Point Study, the Total Estimated Tax Burden and Total Effective Tax Rate will be calculated, using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment A, for each Residential Property land use category. If the calculated Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for a Residential Property land use category, the Maximum Facilities Special Tax Rate shall not be adjusted and will be assigned using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment A. Attachment C of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category.

If the Total Effective Tax Rate for any Residential Property land use category exceeds the Total Maximum Effective Tax Rate, the Developed Property Maximum Facilities Special Tax Rate set forth in Attachment A shall be reduced until the Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for that Residential Property land use category. Attachment C of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category.

Effective Tax Rate Evaluation Minimum Facilities Revenue

As a result of the Effective Tax Rate Evaluation, if the calculated Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for a Residential Property land use category used in the Minimum Facilities Revenue calculation, the Developed Property Maximum Facilities Special Tax Rate for the applicable Residential Property land use category shall not be adjusted and the Effective Tax Rate Evaluation Developed Property Maximum Facilities Special Tax Rate will be assigned using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment B. Attachment D of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category and the Effective Tax Rate Evaluation Minimum Facilities Revenue.

If the calculated Total Effective Tax Rate exceeds the Total Maximum Effective Tax Rate for a Residential Property land use category used in the Minimum Facilities Revenue calculation, the Effective Tax Rate Evaluation Developed Property Maximum Facilities Special Tax Rate will be assigned using the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates set forth in Attachment C. Attachment D of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category and the Effective Tax Rate Evaluation Minimum Facilities Revenue.

C.3. Future Assessor’s Parcel Changes – After an Effective Tax Rate Evaluation

The Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be assigned to all future Assessor’s Parcel(s) created from a subdivision, lot line adjustment, or merger of one or more Assessor’s Parcels so that the revised sum of the total Effective Tax Rate Evaluation Maximum Facilities Special Tax revenue is not less than the total Effective Tax Rate Evaluation Minimum Facilities Revenue set forth in Attachment D of this Rate and Method of Apportionment.

Undeveloped Property Subdividing into Large Lot Property

When Undeveloped Property subdivides into Large Lot Property, the Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. The expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for any Large Lot Property and any remaining Undeveloped Property shall be based upon the Planned Development for the Large Lot Property and remaining Undeveloped Property.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax generated by all of the Taxable Property is greater than or equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Large Lot Property created from the Undeveloped Property subdivision.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Large Lot Property created from the Undeveloped Property

subdivision, until the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Further, if the sum of the total current Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Large Lot Property and any remaining Undeveloped Property created from the Undeveloped Property subdivision shall be Proportionately increased until the sum of the total current Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Attachment D of this Rate and Method of Apportionment shall be updated to reflect any increases to the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates from the Undeveloped Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property.

Large Lot Property Subdividing into Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property

When Large Lot Property subdivides into Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property, the Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. If the Large Lot Property subdivision also creates Small Lot Final Map Remainder Property, the expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for the Small Lot Final Map Remainder Property shall be based upon the Planned Development for the Small Lot Final Map Remainder Property. The expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for any remaining Large Lot Property and Undeveloped Property shall be based upon the Planned Development of the Large Lot Property and the Undeveloped Property.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is greater than or equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, and such difference is not eliminated by the full or partial prepayment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax pursuant to Section K, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision, until the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Attachment D of this Rate and Method of Apportionment shall be updated to reflect any increases to the

Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates from the Large Lot Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property created prior to the Large Lot Property subdivision.

C.4. Method of Apportionment of Facilities Special Tax

Using the definitions and procedures described herein, the CFD No. 23 IA2 Administrator shall determine the Facilities Special Tax Requirement and levy the Facilities Special Tax until the amount of Facilities Special Taxes equals the Facilities Special Tax Requirement. The Facilities Special Tax shall be levied each Fiscal Year as follows:

Prior to an Effective Tax Rate Evaluation

First: The Facilities Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Maximum Facilities Special Tax in order to satisfy the Facilities Special Tax Requirement.

Second: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Small Lot Final Map Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Third: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first two steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Permit Ready Multi-Family/Non-Residential Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fourth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first three steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Large Lot Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fifth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first four steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Undeveloped Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Undeveloped Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

After an Effective Tax Rate Evaluation

First: The Facilities Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax in order to satisfy the Facilities Special Tax Requirement.

Second: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Small Lot Final Map Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Third: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first two steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Permit Ready Multi-Family/Non-Residential Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fourth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first three steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Large Lot Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fifth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first four steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Undeveloped Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Undeveloped Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

D. SERVICES SPECIAL TAX

A Services Special Tax shall be assigned to all Taxable Property within CFD No. 23 IA2 according to the Maximum Services Special Tax Rates set forth in Attachment A of this Rate and Method of Apportionment.

D.1. Increase in the Maximum Services Special Tax

On each July 1, commencing on July 1, 2021, the Maximum Services Special Tax Rates shall be increased by the Services Special Tax Escalation Factor of the Maximum Services Special Tax Rates in effect for the previous Fiscal Year.

D.2. Method of Apportionment of Services Special Tax

If, in any Fiscal Year, the Facilities Special Tax is levied against each Assessor’s Parcel of Taxable Property within CFD No. 23 IA2 and the Facilities Special Tax revenues generated are insufficient to pay the Facilities Special Tax Requirement such shortfall shall be deemed a component of the Services Special Tax Requirement in that Fiscal Year, and proceeds from the levy of the Services Special Tax shall first be applied to mitigate the shortfall in the Facilities Special Tax Requirement before being used to pay for Authorized Services. The Services Special Tax revenue shall not be applied to any Facilities Special Tax Requirement shortfalls attributable to Pay As You Go Costs authorized to be financed by CFD No. 23 IA2.

Using the definitions and procedures described herein, the CFD No. 23 IA2 Administrator shall determine the Services Special Tax Requirement and levy the Services Special Tax until the amount of Services Special Tax equals the Services Special Tax Requirement. The Services Special Tax shall be levied each Fiscal Year as follows:

First: The Services Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Second: If additional monies are needed to satisfy the Services Special Tax Requirement after the first step has been completed, the Services Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Third: If additional monies are needed to satisfy the Services Special Tax Requirement after the first two steps have been completed, the Services Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Fourth: If additional monies are needed to satisfy the Services Special Tax Requirement after the three steps have been completed, the Services Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

E. DELINQUENCIES

Notwithstanding the above, under no circumstances will the CFD No. 23 IA2 Facilities Special Tax levied against any Assessor’s Parcel of Developed Property classified as Residential Property, in any Fiscal Year, be increased as a consequence of the delinquency or default in the payment of the CFD No. 23 IA2 Facilities Special Taxes by the owner or owners of any other Taxable Property by more than ten percent (10%) above the amount that would have been levied against such Assessor’s Parcel in such Fiscal Year had there been no delinquencies or defaults.

F. EXEMPTIONS

F.1. The CFD No. 23 IA2 Administrator shall classify the following as Exempt Property: Public Property, Property Owner Association Property, Open Space Property, Assessor’s Parcels exempt from the Special Tax pursuant to Section 53340 of the Act, and Assessor’s Parcels with public or utility easements making impractical their utilization for any use other than the purposes set forth in the easement.

F.2. The Maximum Facilities Special Tax obligation or, if applicable, the Effective Tax Rate Evaluation Maximum Facilities Special Tax obligation for Taxable Property which will be transferred or dedicated to a public agency and will be classified as Public Property shall be prepaid in full by the seller, pursuant to Section K, prior to the transfer/dedication of such Taxable Property. Until

the Maximum Facilities Special Tax obligation or, if applicable, the Effective Tax Rate Evaluation Maximum Facilities Special Tax obligation for any such Taxable Property is prepaid, the Taxable Property shall continue to be subject to the levy of the Facilities Special Tax. An exception to this may be made if an Assessor's Parcel of Public Property, such as a school site, is relocated to an Assessor's Parcel of Taxable Property, in which case the Assessor's Parcel of previously Public Property becomes Taxable Property and the Assessor's Parcel of previously Taxable Property becomes Public Property. This trading of an Assessor's Parcel from Taxable Property to Public Property will be permitted to the extent there is no loss in Maximum Facilities Special Tax revenue or, if applicable, Effective Tax Rate Evaluation Maximum Facilities Special Tax revenue, and the transfer is agreed to by the owners of all Assessor's Parcels involved in the transfer and the City Council.

F.3. If the use of an Assessor's Parcel changes so that such Assessor's Parcel is no longer eligible to be classified as one of the uses set forth in Section F.1 above that would make such Assessor's Parcel eligible to continue to be classified as Exempt Property, such Assessor's Parcel shall cease to be classified as Exempt Property and shall be deemed to be Taxable Property and subject to the Special Tax.

G. TRANSFERS

Prior to the issuance of the first series of Bonds within CFD No. 23 IA2, the City may permit the transfer of Maximum Facilities Special Tax or Effective Tax Rate Evaluation Maximum Facilities Special Tax from one Assessor's Parcel to another Assessor's Parcel. Before recordation of a Small Lot Final Subdivision Map, if a subdivision map is required, the City may permit a transfer if the number of planned Residential Units, Multi-Family Attached Property Acreage, or Non-Residential Property Acreage is transferred from one Assessor's Parcel(s) to another Assessor's Parcel(s) in any portion of Large Lot Property. The City may, in its sole discretion, allow for a transfer of the Maximum Facilities Special Tax or Effective Tax Rate Evaluation Maximum Facilities Special Tax from one Assessor's Parcel to another Assessor's Parcel provided such a transfer shall be allowed only if (1) all adjustments are agreed to in writing by the affected property owners and the City's Finance Director, and (2) there is no reduction in the sum of the total Maximum Facilities Special Tax or sum of the total Effective Tax Rate Evaluation Maximum Facilities Special Tax as a result of the transfer. Should a transfer result in an amendment to Attachment B or, following an Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment, the requesting property owner shall bear the costs to affect the transfer in the CFD No. 23 IA2 records and prepare the required amendments to Attachment B or, following an Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment.

H. INTERPRETATIONS

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the Rate and Method of Apportionment of Special Tax. In addition, the interpretation and application of any section of this document shall be at the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Tax.

I. REVIEW/APPEALS

The CFD No. 23 IA2 Administrator may establish such procedures, as it deems necessary to undertake the review of any such appeal. The CFD No. 23 IA2 Administrator shall interpret this Rate and Method of Apportionment of Special Tax and make determinations relative to the annual administration of the Special Tax and any property owner appeals, as herein specified.

Any property owner may file a written appeal of the Special Tax with the CFD No. 23 IA2 Administrator claiming that the amount or application of the Special Tax is not correct. The appeal must be filed not later than one calendar year after having paid the Special Taxes that are disputed, and the appellant must be current in all payments of Special Taxes. In addition, during the term of the appeal process, all Special Taxes levied must be paid on or before the payment date established when the levy was made. The appeal must specify the reasons why the appellant claims the Special Taxes are in error. The CFD No. 23 IA2 Administrator shall review the appeal, meet with the appellant if the CFD No. 23 IA2 Administrator deems necessary, and advise the appellant of its determination.

If the property owner disagrees with the CFD No. 23 IA2 Administrator’s decision relative to the appeal, the owner may file a written notice with the City Manager appealing the amount of the Special Tax levied on such Assessor’s Parcel. If following such consultation and action (if any by the City Manager), the property owner believes such error still exists, such person may file a written notice with the City Council appealing the amount of the Special Tax levied on such Assessor’s Parcel. The decision of the City shall be final and binding to all persons. If the decision of the CFD No. 23 IA2 Administrator or subsequent decision by the City Manager or City Council requires the Special Taxes to be modified or changed in favor of the property owner, no cash refund shall be made for prior years’ Special Taxes, but an adjustment shall be made to credit future Special Taxes. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal action by such owner.

J. MANNER OF COLLECTION

The annual Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes; provided, however, that CFD No. 23 IA2, may, at the sole discretion of the City, directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner as necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on Assessor’s Parcels of Taxable Property that are delinquent in the payment of Special Taxes.

K. PREPAYMENT OF FACILITIES SPECIAL TAX

The Facilities Special Tax obligation of an Assessor’s Parcel of Taxable Property may be prepaid and permanently satisfied as described herein; provided that there are no delinquent Special Taxes with respect to such Assessor’s Parcel at the time of prepayment. An owner of an Assessor’s Parcel intending to prepay the Facilities Special Tax obligation shall provide the CFD No. 23 IA2 Administrator with written notice of intent to prepay. Within 30 days of receipt of such written notice, the CFD No. 23 IA2 Administrator shall notify such owner of the prepayment amount of such Assessor’s Parcel. Prepayment must be made not less than 60 days prior to the next occurring date that notice of

redemption of Bonds, whichever date is earlier, from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture. The CFD No. 23 IA2 Administrator may charge a fee for providing this service.

K.1. Prepayment in Full

As of the proposed date of prepayment, the Prepayment Amount shall be calculated as follows:

Step 1: Determine the current Fiscal Year Maximum Facilities Special Tax for the Assessor’s Parcel based on the assignment of the Maximum Facilities Special Tax described in Section C above. If an Effective Tax Rate Evaluation has occurred, determine the current Fiscal Year Effective Tax Rate Evaluation Maximum Facilities Special Tax for the Assessor’s Parcel based on the assignment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax described in Section C above. If the Assessor’s Parcel is not already classified as Developed Property, the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) shall be assigned as though the Assessor’s Parcel was already designated as Developed Property.

Step 2: Calculate the annual revenue produced, by annually applying the Facilities Special Tax Escalation Factor, from the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) from the date of prepayment through the Facilities Special Tax Term, except that this final date may be amended by the City no later than the time of the calculation of the prepayment. If the final date used in the prepayment calculation is amended by the City, this amended final date shall apply to any and all prepayment calculations from that point forward.

Step 3: Calculate the present value of the Assessor’s Parcel’s annual Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) revenue stream determined in Step 2. The present value shall be calculated using a discount rate that earns a rate of interest that, when the prepayment is invested in City permitted and available investments, would produce annual revenues equal to the amounts calculated in Step 2.

If there are Outstanding Bonds at the time of the Prepayment Amount calculation, the Prepayment Amount shall be first allocated to the Redemption Amount. If the Prepayment Amount is insufficient to fund the Redemption Amount, then the Prepayment Amount shall be increased to equal the Redemption Amount.

The Redemption Amount is calculated as follows:

Step 1: Divide the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) computed pursuant to Step 1 of Section K.1 by the total Maximum Facilities Special Taxes (or total Effective Tax Rate Evaluation Maximum Facilities Special Taxes) for the entire CFD No. 23 IA2, based on the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) that could be charged in the current Fiscal Year if all Taxable Property were designated as Developed Property, excluding any Assessor’s Parcels which have prepaid the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) obligation (the “Prepayment Quotient”).

Step 2: Multiply the Prepayment Quotient by the Outstanding Bonds to compute the amount of Outstanding Bonds to be redeemed (the "Bond Redemption Amount").

Step 3: Multiply the Bond Redemption Amount by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed.

Step 4: Compute the amount needed to pay interest on the Bond Redemption Amount from the first Bond interest payment date following the current Fiscal Year until the earliest redemption date for the Outstanding Bonds.

Step 5: Determine that portion of Facilities Special Taxes levied on the Assessor's Parcel in the current Fiscal Year to satisfy the Facilities Special Tax Requirement, which have not yet been paid.

Step 6: A reserve fund credit shall equal the lesser of: (a) the expected reduction in the reserve requirement (as defined in the Indenture for the Bonds), if any, associated with the redemption of Outstanding Bonds as a result of the prepayment, or (b) the amount derived by subtracting the new reserve requirement (as defined in the Indenture for the Bonds) in effect after the redemption of Outstanding Bonds as a result of the prepayment from the balance in the reserve fund on the prepayment date, but in no event shall such amount be less than zero. Such reserve fund credit will not decrease the balance in the reserve fund below the new reserve requirement.

Step 7: If any capitalized interest for the Outstanding Bonds will not have been expended at the time of the first interest and/or principal payment following the current Fiscal Year, a capitalized interest credit shall be calculated by multiplying the quotient computed pursuant to Step 1 by the expected balance in the capitalized interest fund after such first interest payment.

Step 8: The redemption amount is equal to the sum of the amounts computed pursuant to Steps 2, 3, 4, and 5, less the amount computed pursuant to Steps 6 and 7 (the "Redemption Amount").

If the Prepayment Amount exceeds the Redemption Amount, then any remaining Prepayment Amount, after allocating the Redemption Amount, shall be designated as Pay as You Go Costs.

The Prepayment Amount shall include any fees or expenses, including the costs of computation of the prepayment, the costs to invest the prepayment proceeds, the cost of redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption (the "Administrative Fees and Expenses").

In addition, the City has the authority to adjust the Prepayment Amount calculated above if a portion or all of the current property tax bill and the portion attributable to the payment of the Facilities Special Tax has not been used to make an interest and/or principal payment on the Bonds.

Notwithstanding the foregoing, no Facilities Special Tax prepayment shall be allowed unless the amount of Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities

Special Taxes), net of any priority administration, if any as defined in the Bond documents, that may be levied on Taxable Property, in each Fiscal Year, both prior to and after the proposed prepayment, is at least 1.1 times the annual debt service on all Outstanding Bonds to be paid from the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) in each Fiscal Year.

K.2. Prepayment in Part

The Facilities Special Tax obligation may be partially prepaid in any percentage of the full Prepayment Amount. The amount of the partial prepayment shall be calculated as in the above Section K.1; except that a partial prepayment shall be calculated according to the following formula:

$$PP = ((PE - A) \times F) + A$$

These terms have the following meaning:

PP = the Partial Prepayment Amount

PE = the Prepayment Amount calculated according to Section K.1 above

A = the Administrative Fees and Expenses calculated according to Section K.1 above

F = the percent by which the owner of the Assessor's Parcel(s) is partially prepaying the Facilities Special Tax obligation.

The owner of an Assessor's Parcel who desires to partially prepay the Facilities Special Tax obligation shall notify the CFD No. 23 IA2 Administrator of (i) such owner's intent to partially prepay the Facilities Special Tax obligation, (ii) the amount of partial prepayment expressed in increments equal to percentage of the full Prepayment Amount, and (iii) the company or agency that will be acting as the escrow agent, if applicable. Partial prepayment must be made not less than 60 days prior to the next occurring date that notice of redemption of Bonds, whichever date is earlier, from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture. The CFD No. 23 IA2 Administrator may charge a fee for providing this service.

With respect to any Assessor's Parcel that is partially prepaid, the CFD No. 23 IA2 Administrator shall indicate in the records of CFD No. 23 IA2 that there has been a partial prepayment of the Facilities Special Tax obligation and that a portion of the Facilities Special Tax obligation equal to the outstanding percentage (1.00 - F) of the remaining Facilities Special Tax obligation shall continue to be authorized to be levied on such Assessor's Parcel pursuant to Section C.

Notwithstanding the foregoing, no partial prepayment shall be allowed unless the amount of Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes), net of any priority administration, if any as defined in the Bond documents, that may be levied on Taxable Property, in each Fiscal Year, both prior to and after the proposed partial prepayment, is at least 1.1 times the annual debt service on all Outstanding Bonds to be paid from the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) in each Fiscal Year.

L. TERM OF SPECIAL TAX

The Maximum Facilities Special Tax and Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be levied commencing in Fiscal Year 2020-2021 to the extent necessary to fully satisfy the Facilities Special Tax Requirement and shall be levied for the Facilities Special Tax Term.

The Maximum Services Special Tax shall be levied commencing in Fiscal Year 2020-2021 and shall be levied in perpetuity, unless and until such time the City determines that revenues are no longer needed to pay the Services Special Tax Requirement.

ATTACHMENT A
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 2
Maximum Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Maximum Facilities Special Tax Rate ⁽¹⁾	2020-2021 Maximum Services Special Tax Rate ⁽²⁾	Taxed Per
Developed Property:				
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$3,886	\$200	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	3,571	200	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	3,559	200	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	3,293	200	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	3,000	200	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	2,900	200	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	3,886	103	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	3,571	103	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	3,559	103	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	3,293	103	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	3,000	103	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	2,900	103	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	30,000	500	Acre
MHD Multi-Family Attached Property	Not Applicable	11,700	1,000	Acre
Non-Residential Property	Not Applicable	11,700	1,000	Acre

ATTACHMENT A
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 2
Maximum Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Maximum Facilities Special Tax Rate ⁽¹⁾	2020-2021 Maximum Services Special Tax Rate ⁽²⁾	Taxed Per
Small Lot Final Map Property:				
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$2,900	\$200	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	2,900	103	Residential Lot
Permit Ready Multi-Family/Non-Residential Property				
	Not Applicable	\$11,700	\$1,000	Acre
Large Lot Property				
	Not Applicable	\$29,000	\$1,000	Acre
Undeveloped Property				
	Not Applicable	\$29,000	\$1,000	Acre

- (1) On each July 1, commencing on July 1, 2021, the Maximum Facilities Special Tax Rates shall be increased by the Facilities Special Tax Escalation Factor of the Maximum Facilities Special Tax Rates in effect for the previous Fiscal Year.
- (2) On each July 1, commencing on July 1, 2021, the Maximum Services Special Tax Rates shall be increased by an amount equal to the Services Special Tax Escalation Factor of the Maximum Services Special Tax Rates in effect for the previous Fiscal Year.

ATTACHMENT B
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 2
Minimum Facilities Revenue
(Fiscal Year 2020-2021)

Land Use Category	Planned Number of Residential Units / Acres	2020-2021 Developed Property Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	2020-2021 Minimum Facilities Revenue ⁽¹⁾⁽³⁾
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning ⁽⁴⁾	0	\$2,900	\$0
Single-Family Detached Property – MLD Zoning ⁽⁴⁾	340	2,900	986,000
MMD Multi-Family Attached Property	0.0	30,000	0
MHD Multi-Family Attached Property	0.0	11,700	0
Non-Residential Property	5.1	11,700	59,670
Total Minimum Facilities Revenue			\$1,045,670

- (1) On each July 1, commencing on July 1, 2021, the Developed Property Maximum Facilities Special Tax Rates and Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Developed Property Maximum Facilities Special Tax Rates and Minimum Facilities Revenue in effect for the previous Fiscal Year.
- (2) As a result of future Assessor’s Parcel changes, described in Section C.1, the assigned Maximum Facilities Special Tax Rates for Developed Property may exceed the Developed Property Maximum Facilities Special Tax Rates set forth in this table.
- (3) The total Minimum Facilities Revenue may be decreased as result of all or a portion of Maximum Facilities Special Tax obligations being prepaid and permanently satisfied pursuant to Section K.
- (4) Based upon the Developed Property Maximum Facilities Special Tax Rate for Single-Family Detached Property – SF/SFHD Zoning and Single-Family Detached Property – MLD Zoning with Residential Floor Area of less than 2,000 square feet.

ATTACHMENT C
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 2
Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	Taxed Per
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$ _____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	_____	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	_____	Acre
MHD Multi-Family Attached Property	Not Applicable	_____	Acre
Non-Residential Property	Not Applicable	_____	Acre

ATTACHMENT C
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 2
Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	Taxed Per
Small Lot Final Map Property:			
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$ _____	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	_____	Residential Lot
Permit Ready Multi-Family/Non-Residential Property	Not Applicable	\$ _____	Acre
Large Lot Property	Not Applicable	\$ _____	Acre
Undeveloped Property	Not Applicable	\$ _____	Acre

- (1) Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates will be inserted following the Effective Tax Rate Evaluation.
- (2) On each July 1, commencing in the Fiscal Year after the Effective Tax Rate Evaluation occurs, the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be increased by the Facilities Special Tax Escalation Factor of the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates in effect for the previous Fiscal Year.

ATTACHMENT D
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 2
Effective Tax Rate Evaluation Minimum Facilities Revenue
(Fiscal Year 2020-2021)

Land Use Category	Planned Number of Residential Units / Acres ⁽¹⁾	2020-2021 Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾⁽³⁾	2020-2021 Effective Tax Rate Evaluation Minimum Facilities Revenue ⁽¹⁾⁽²⁾⁽⁴⁾
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning ⁽⁵⁾	_____	\$ _____	\$ _____
Single-Family Detached Property – MLD Zoning ⁽⁵⁾	_____	_____	_____
MMD Multi-Family Attached Property	_____	_____	_____
MHD Multi-Family Attached Property	_____	_____	_____
Non-Residential Property	_____	_____	_____
Total Effective Tax Rate Evaluation Minimum Facilities Revenue			\$ _____

- (1) Planned Number of Residential Units/Acres, Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate and Effective Tax Rate Evaluation Minimum Facilities Revenue to be inserted following the Effective Tax Rate Evaluation.
- (2) On each July 1, commencing in the Fiscal Year after the Effective Tax Rate Evaluation occurs, the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates and Effective Tax Rate Evaluation Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates and Effective Tax Rate Evaluation Minimum Facilities Revenue in effect for the previous Fiscal Year.
- (3) As a result of future Assessor’s Parcel changes, described in Section C.3, the assigned Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates may exceed the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates set forth in this table.
- (4) The total Effective Tax Rate Evaluation Minimum Facilities Revenue may be decreased as result of all or a portion of Effective Tax Rate Evaluation Maximum Facilities Special Tax obligations being prepaid and permanently satisfied pursuant to Section K.
- (5) Based upon the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for Single-Family Detached Property – SF/SFHD Zoning and Single-Family Detached Property – MLD Zoning with Residential Floor Area of less than 2,000 square feet.

APPENDIX D: RATE AND METHOD OF APPORTIONMENT – IA 3

The following pages provide a copy of the Rate and Method of Apportionment for IA 3.



**RATE AND METHOD OF APPORTIONMENT FOR
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
Improvement Area 3**

A Special Tax, as hereinafter defined, shall be levied on each Assessor's Parcel of Taxable Property within the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area 3 (CFD No. 23 IA3) and collected each Fiscal Year in an amount determined by the CFD No. 23 IA3 Administrator through the application of the Rate and Method of Apportionment as described below. All of the real property within CFD No. 23 IA3, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. GENERAL DEFINITIONS

The terms hereinafter set forth have the following meaning:

“Acre or Acreage” means the land area of an Assessor’s Parcel as shown on County records, such as an Assessor’s Parcel Map and secured roll data, or if the land area is not shown on an Assessor’s Parcel Map, the land area shown on the applicable Large Lot Map, Small Lot Final Subdivision Map, condominium plan, record of survey, or other recorded document creating or describing the parcel. If the preceding maps for a land area are not available, the Acreage of such land area may be determined utilizing available spatial data and GIS. The square footage of an Assessor’s Parcel is equal to the Acreage of such parcel multiplied by 43,560.

“Act” means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

“Active-Adult Property” means an Assessor’s Parcel of Residential Property which has a restriction recorded against title of the Assessor’s Parcel that limits occupancy of the Residential Unit on the Assessor’s Parcel to residents above a certain age. The Maximum Services Special Tax Rate for Active-Adult Property shall be assigned in accordance with Attachment A of this Rate and Method of Apportionment. There are no Maximum Facilities Special Tax Rate or Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate adjustments for Assessor’s Parcels classified as Active-Adult Property.

“Assessor’s Parcel” or “Parcel” means a lot or parcel shown in an Assessor’s Parcel Map with an assigned Assessor’s Parcel number.

“Assessor’s Parcel Map” means an official map of the County Assessor of the County designating lots or parcels by an Assessor’s Parcel number.

“Authorized Services” means the landscape corridor, enhanced open space and street light maintenance, services, and expenses authorized to be financed by CFD No. 23 IA3.

“Bond Year” means a one year period beginning on September 2nd in each year and ending on September 1st in the following year, unless defined differently in the applicable Indenture.

"Bonds" means any bonds or other debt (as defined in the Act), whether in one or more series, issued by CFD No. 23 IA3 under the Act.

"CFD No. 23 IA3 Administrator" means the City's Finance Director, or designee thereof, responsible for determining the Facilities Special Tax Requirement, Services Special Tax Requirement and providing for the levy and collection of the Special Taxes.

"CFD No. 23 IA3" means City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area 3.

"City" means the City of Folsom.

"City Council" means the City Council of the City, acting as the legislative body of CFD No. 23 IA3.

"County" means the County of Sacramento.

"Developed Property" means, for each Fiscal Year, all Taxable Property for which a building permit for new construction was issued prior to June 30 of the previous Fiscal Year.

"Effective Tax Rate Evaluation" means an evaluation of the Total Effective Tax Rate of Residential Property at the time of such evaluation. The Effective Tax Rate Evaluation will be based upon a prepared Price Point Study to determine the Total Effective Tax Rate for Residential Property, based upon the calculated Total Estimated Tax Burden.

"Effective Tax Rate Evaluation Maximum Facilities Special Tax" means the total maximum annual Facilities Special Tax, as determined during the Effective Tax Rate Evaluation, in accordance with the provisions of Section C.2, which may be levied in any Fiscal Year on any Assessor's Parcel of Taxable Property.

"Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate" means the maximum annual Facilities Special Tax rate for each land use category of Taxable Property that will be set forth in Attachment C, following the Effective Tax Rate Evaluation, which may be levied in any Fiscal Year on any Assessor's Parcel of Taxable Property.

"Effective Tax Rate Evaluation Minimum Facilities Revenue" means, following the Effective Tax Rate Evaluation, the total minimum amount of CFD No. 23 IA3 Effective Tax Rate Evaluation Maximum Facilities Special Tax, as adjusted annually by the Facilities Special Tax Escalation Factor after the Fiscal Year in which the Effective Tax Rate Evaluation occurs, less any Effective Tax Rate Evaluation Maximum Facilities Special Tax amounts prepaid and permanently satisfied pursuant to Section K. The Effective Tax Rate Evaluation Minimum Facilities Revenue, based on Planned Development, is set forth in Attachment D of this Rate and Method of Apportionment.

"Exempt Property" means all Assessors' Parcels that are exempt from the Special Tax pursuant to Section F. Assessor's Parcels exempt from the Special Tax pursuant to Section 53340 of the Act shall also be designated as Exempt Property.

“Facilities Administrative Expenses” means the actual or reasonably estimated costs directly related to the administration of the Facilities Special Tax including, but not limited to, the following: the costs of computing the Facilities Special Tax and preparing the annual Facilities Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Facilities Special Taxes (whether by the County, the City, or otherwise); the costs of remitting the Facilities Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City, CFD No. 23 IA3, or any designee thereof of complying with arbitrage rebate requirements or responding to questions from the IRS or SEC pertaining to any Bonds or any audit of any Bonds by the SEC or IRS; the costs to the City, CFD No. 23 IA3, or any designee thereof of providing continuing disclosure regarding the Bonds pursuant to applicable state or federal securities law; the costs associated with preparing Facilities Special Tax disclosure statements and responding to public inquiries regarding the Facilities Special Taxes; the costs of the City, CFD No. 23 IA3, or any designee thereof related to any appeal of the levy or application of the Facilities Special Tax; the costs associated with the release of funds from an escrow account, if any; and the costs associated with computing and preparing the Effective Tax Rate Evaluation, including the Price Point Study. Facilities Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 23 IA3 for any other administrative purposes, including, but not limited to, attorney’s fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Facilities Special Taxes.

“Facilities Special Tax” means the annual Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Facilities Special Tax Requirement.

“Facilities Special Tax Escalation Factor” means two percent (2%) annually.

“Facilities Special Tax Requirement” means that amount of Special Tax revenue required in any Fiscal Year for CFD No. 23 IA3 to: (i) Pay Facilities Administrative Expenses in an amount designated by the City; (ii) pay annual debt service on all Outstanding Bonds due in the Bond Year beginning in such Fiscal Year; (iii) pay other periodic costs on Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on Outstanding Bonds; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds in accordance with the Indenture; (v) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year and known upcoming delinquencies; and (vi) pay for Pay As You Go Costs; less (vii) a credit for funds available to reduce the annual Facilities Special Tax levy as determined by the CFD No. 23 IA3 Administrator pursuant to the Indenture.

“Facilities Special Tax Term” means the earlier of Fiscal Year 2079-2080 or the Fiscal Year occurring 50 years following the Fiscal Year in which the first building permit was issued or the first series of Bonds was issued within CFD No. 23 IA3.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

“Indenture” means the indenture, fiscal agent agreement, trust agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time, and any instrument replacing or supplementing the same.

“Large Lot Property” means, for each Fiscal Year, all Taxable Property for which a Large Lot Map was recorded prior to June 30 of the previous Fiscal Year, excluding any portion(s) thereof classified as

Developed Property, Small Lot Final Map Property, or Permit Ready Multi-Family/Non-Residential Property. Large Lot Property also means, for each Fiscal Year, all Taxable Property classified as Small Lot Final Map Remainder Property as of June 30 of the previous Fiscal Year.

“Large Lot Map” means a recorded subdivision map creating larger parcels by land use. The Large Lot Map does not create individual lots for which building permits may be issued for single-family Residential Units.

“Maximum Facilities Special Tax” means the total maximum annual Facilities Special Tax, determined in accordance with the provisions of Section C, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Facilities Special Tax Rate” means the maximum annual Facilities Special Tax rate for each land use category of Taxable Property, as shown in Attachment A, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Services Special Tax” means the total maximum annual Services Special Tax, determined in accordance with the provisions of Section D, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Services Special Tax Rate” means the maximum annual Services Special Tax rate for each land use category of Taxable Property, as shown in Attachment A, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Special Tax” means the total annual Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) and Maximum Services Special Tax, determined in accordance with the provisions of Section C and Section D, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Total Effective Tax Rate” means 1.80%, unless the City determines, in its sole discretion, that a higher Maximum Total Effective Tax Rate is appropriate.

“Minimum Facilities Revenue” means the minimum amount of total CFD No. 23 IA3 Maximum Facilities Special Tax, as adjusted annually by the Facilities Special Tax Escalation Factor, less any Maximum Facilities Special Tax amounts prepaid and permanently satisfied pursuant to Section K. The Minimum Facilities Revenue, based on Planned Development, is set forth in Attachment B of this Rate and Method of Apportionment.

“MHD Multi-Family Attached Property” means all Assessor’s Parcels for which a building permit could be issued for purposes of constructing one or more attached Residential Units per Assessor’s Parcel with a permitted density range of greater than 20 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council. MHD Multi-Family Attached Property shall also include an Assessor’s Parcel or that portion of an Assessor’s Parcel designated as a Mixed Use Residential Parcel.

“Mixed Use Residential Parcel” means a mixed use Assessor’s Parcel that is designated for residential land use. If the mixed use Assessor’s Parcel contains a combination of residential land use and non-residential land use, only that portion of an Assessor’s Parcel designated for residential land use shall

be classified as a Mixed Use Residential Parcel and the remaining non-residential land use of the Assessor’s Parcel shall be classified as Non-Residential Property.

“MMD Multi-Family Attached Property” means all Assessor’s Parcels for which a building permit could be issued for purposes of constructing one or more attached Residential Units per Assessor’s Parcel with a permitted density range of 12-20 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Non-Residential Property” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing non-residential buildings.

“Open Space Property” means property within the boundaries of CFD No. 23 IA3 which (a) has been designated with specific boundaries and acreage on a Small Lot Final Subdivision Map as open space, or (b) is classified by the City zoning code or County Assessor as open space, or (c) has been irrevocably offered for dedication as open space to the federal government, the State of California, the County, the City, any other public agency, a private, non-profit organization, or (d) is encumbered by an easement or other restriction required by the City limiting the use of such property to open space.

“Outstanding Bonds” means all Bonds, which remain outstanding as defined in the Indenture pursuant to which such Bonds were issued.

“Pay as You Go Costs” means that portion of the Facilities Special Tax Requirement attributable to the direct payment for the acquisition and/or construction of public improvements, which are authorized to be financed by CFD No. 23 IA3.

“Permit Ready Multi-Family/Non-Residential Property” means an Assessor’s Parcel of Taxable Property zoned for multi-family or non-residential land use for which all discretionary entitlements have been obtained, including without limitation, development plan review and improvement plan approval, such that building permits may be issued without further approvals for the construction of multi-family Residential Units or non-residential buildings within such Assessor’s Parcel. The City shall have sole discretion, based upon available development information, in classifying an Assessor’s Parcel as Permit Ready Multi-Family/Non-Residential Property.

“Planned Development” means the planned number of Residential Units, MHD Multi-Family Attached Property Acreage, MMD Multi-Family Attached Property Acreage, and Non-Residential Property Acreage planned within CFD No. 23 IA3, set forth in Attachment B or, following the Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment, as amended by the future recordation of all Large Lot Maps and Small Lot Final Subdivision Maps within CFD No. 23 IA3.

“Price Point Study” means an analysis, prepared by an independent firm, to verify the estimated average sales price within each land use category of Residential Property given the project location and current market conditions.

“Property Owner Association Property” means any property within the boundaries of CFD No. 23 IA3, which is (a) owned by a property owner association or (b) designated with specific boundaries and Acreage on a Small Lot Final Subdivision Map as property owner association property. As used in this definition, a property owner association includes any master or sub-association.

“Proportionately” means for Taxable Property that the ratio of the Facilities Special Tax levy to the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) and the Services Special Tax levy to the Maximum Services Special Tax is equal for all Assessors’ Parcels within each classification (Developed Property, Single Family Final Map Property, Permit Ready Multi-Family/Non-Residential Property, Large Lot Property, etc.) within CFD No. 23 IA3.

“Public Property” means any property within the boundaries of CFD No. 23 IA3, which (a) is owned by a public agency, (b) has been irrevocably offered for dedication to a public agency, or (c) is designated with specific boundaries and Acreage on a Small Lot Final Subdivision Map as property, which will be owned by a public agency. For purposes of this definition, a public agency includes the federal government, the State of California, the County, the City, or any other public agency.

“Residential Floor Area” means all of the square footage of living area within the perimeter of a residential structure, not including any carport, walkway, garage, overhang, patio, enclosed patio, or similar area. The determination of Residential Floor Area shall be made by the CFD No. 23 IA3 Administrator by reference to appropriate records kept by the City’s building department. Residential Floor Area for a residential structure will be based on the building permit(s) issued for such structure prior to it being classified as Developed Property, and shall not change as a result of additions or modifications made to such structure after such classification as Developed Property.

“Residential Lot” means an individual lot of land for which a building permit could be issued to construct a Residential Unit.

“Residential Property” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing Residential Units, including Single-Family Detached Property – SF/SFHD Zoning, Single-Family Detached Property – MLD Zoning, MHD Multi-Family Attached Property, and MMD Multi-Family Attached Property.

“Residential Unit” means a residential dwelling unit, not including guest quarters or “granny flats” as allowed by the City zoning code.

“Services Administrative Expenses” means the actual or reasonably estimated costs directly related to the administration of the Services Special Tax including, but not limited to, the following: the costs of computing the Services Special Taxes and preparing the annual Services Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Services Special Taxes (whether by the County, the City, or otherwise); the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Services Special Tax; and the costs of the City, CFD No. 23 IA3, or any designee thereof related to any appeal of the levy or application of the Services Special Tax. Services Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 23 IA3 for any other administrative purposes related to the Services Special Tax.

“Services Special Tax” means the annual Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Services Special Tax Requirement.

“Services Special Tax Escalation Factor” means the June annualized percentage change of the Consumer Price Index for all Urban Consumers, for the San Francisco-Oakland-San Jose area, not to

exceed four percent (4%). In the event that the percentage change is negative, the Services Special Tax Escalation Factor shall be equal to zero.

“Services Special Tax Requirement” means the amount of Services Special Tax revenue required in any Fiscal Year for CFD No. 23 IA3 to: (i) Pay Services Administrative Expenses in an amount designated by the City; (ii) pay Authorized Services expenses; (iii) pay any amounts required to establish or replenish any repair and contingency funds, capital improvement funds, or reserve funds related to the Authorized Services expenses; (iv) cover any shortfalls that exist if, in any Fiscal Year, the levy of the Facilities Special Tax on each Assessor’s Parcel of Taxable Property is insufficient to pay the Facilities Special Tax Requirement in that Fiscal Year. Facilities Special Tax Requirement shortfalls shall not include Pay As You Go Costs, and (v) pay for reasonably anticipated delinquent Services Special Taxes based on the delinquency rate for Services Special Taxes levied in the previous Fiscal Year; less (vi) a credit for funds available to reduce the annual Services Special Tax levy as determined by the CFD No. 23 IA3 Administrator.

“Single-Family Detached Property – MLD Zoning” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing one or more detached or attached Residential Units with a permitted density range of 7-12 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Single-Family Detached Property – SF/SFHD Zoning” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing one or more Residential Units. Single-Family Detached Property – SF/SFHD Zoning shall consist of either single-family property with a permitted density range of 1-4 Residential Units per Acre or single-family high density property with a permitted density range of 4-7 Residential Units per Acre, which is more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Special Tax” means the annual Facilities Special Tax and Services Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Facilities Special Tax Requirement and the Services Special Tax Requirement.

“Small Lot Final Map Property” means, for each Fiscal Year, all Taxable Property for which a Small Lot Final Subdivision Map was recorded prior to June 30 of the previous Fiscal Year.

“Small Lot Final Map Remainder Property” means an Assessor’s Parcel that is created from the subdivision of Large Lot Property by the recordation of a Small Lot Final Subdivision Map that has not yet been mapped for final development approval. Small Lot Final Map Remainder Property is that portion of property for which the Small Lot Final Subdivision Map definition does not apply (i.e., does not contain individual lots for which building permits may be issued for Residential Units without further subdivision of such property). Each Fiscal Year, all Taxable Property classified as Small Lot Final Map Remainder Property, as of June 30 of the previous Fiscal Year, will be considered Large Lot Property.

“Small Lot Final Subdivision Map” means a subdivision of property created by recordation of a final subdivision map, parcel map or lot line adjustment, approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan

pursuant to California Civil Code 1352, that creates individual lots for which building permits may be issued for Residential Units without further subdivision of such property.

“State” means the State of California.

“Taxable Property” means all of the Assessor’s Parcels within the boundaries of CFD No. 23 IA3 that are not exempt from the CFD No. 23 IA3 Special Tax pursuant to law or Section F below.

“Total Effective Tax Rate” means the percentage of the Total Estimated Tax Burden as compared to the estimated average sales price identified in the Price Point Study for each land use category of Residential Property.

“Total Estimated Tax Burden” means the total amount of overlapping property taxes anticipated to be levied upon a Residential Unit, based upon the estimated average sales price identified in the Price Point Study and existing property tax rates for the current Fiscal Year. Existing property tax rates shall reflect the actual property tax rates levied upon Taxable Property in the Fiscal Year that the Effective Tax Rate Evaluation is completed.

“Trustee” means the entity appointed pursuant to an Indenture to act as the trustee, fiscal agent, or paying agent or a combination thereof.

“Undeveloped Property” means, for each Fiscal Year, all Taxable Property not classified as Developed Property, Small Lot Final Map Property, Permit Ready Multi-Family/Non-Residential Property, or Large Lot Property.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, using City and County records, City zoning information, and land use development plans, all Assessor’s Parcels within the boundaries of CFD No. 23 IA3 shall be designated as either Taxable Property or Tax-Exempt Property.

All Taxable Property shall be further classified as Developed Property, Small Lot Final Map Property, Permit Ready Multi-Family/Non-Residential Property, Large Lot Property, or Undeveloped Property and shall be subject to the levy of the annual Special Tax determined pursuant to Sections C and D below.

C. FACILITIES SPECIAL TAX

A Maximum Facilities Special Tax shall be assigned to all Taxable Property within CFD No. 23 IA3 according to the Maximum Facilities Special Tax Rates set forth in Attachment A of this Rate and Method of Apportionment.

Once assigned, the sum of the total Maximum Facilities Special Tax shall be equal to or greater than the Minimum Facilities Revenue, unless adjusted by an Effective Tax Rate Evaluation as described below. The Minimum Facilities Revenue for Fiscal Year 2020-2021 is set forth in Attachment B of this Rate and Method of Apportionment.

On each July 1, commencing on July 1, 2021, the Maximum Facilities Special Tax Rates and Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Maximum Facilities Special Tax Rates and Minimum Facilities Revenue in effect for the previous Fiscal Year.

C.1. Future Assessor’s Parcel Changes – Prior to an Effective Tax Rate Evaluation

The Maximum Facilities Special Tax shall be assigned to all future Assessor’s Parcel(s) created from a subdivision, lot line adjustment, or merger of one or more Assessor’s Parcels so that the revised sum of the total Maximum Facilities Special Tax revenue is not less than the Minimum Facilities Revenue set forth in Attachment B of this Rate and Method of Apportionment.

Undeveloped Property Subdividing into Large Lot Property

When Undeveloped Property subdivides into Large Lot Property, the Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. The expected Developed Property Maximum Facilities Special Tax for any Large Lot Property and any remaining Undeveloped Property shall be based upon the Planned Development for the Large Lot Property and remaining Undeveloped Property.

If the sum of the total expected Developed Property Maximum Facilities Special Tax generated by all of the Taxable Property is greater than or equal to the Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates for the Large Lot Property created from the Undeveloped Property subdivision.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Large Lot Property created from the Undeveloped Property subdivision, until the sum of the total expected Developed Property Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Further, if the sum of the total current Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, the Maximum Facilities Special Tax Rates for the Large Lot Property and any remaining Undeveloped Property created from the Undeveloped Property subdivision shall be Proportionately increased until the sum of the total current Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Attachment B of this Rate and Method of Apportionment shall be updated to reflect any increases to the Maximum Facilities Special Tax Rates from the Undeveloped Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property.

Large Lot Property Subdividing into Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property

When Large Lot Property subdivides into Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property, the Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. If the Large Lot Property subdivision also creates Small Lot Final Map Remainder Property, the expected Developed Property Maximum Facilities Special Tax for the Small Lot Final Map

Remainder Property shall be based upon the Planned Development for the Small Lot Final Map Remainder Property. The expected Developed Property Maximum Facilities Special Tax for any remaining Large Lot Property and Undeveloped Property shall be based upon the Planned Development of the Large Lot Property and the Undeveloped Property.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is greater than or equal to the Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates for the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, and such difference is not eliminated by the full or partial prepayment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax pursuant to Section K, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision, until the sum of the total expected Developed Property Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Attachment B of this Rate and Method of Apportionment shall be updated to reflect any increases to the Maximum Facilities Special Tax Rates from the Large Lot Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property created prior to the Large Lot Property subdivision.

C.2. Effective Tax Rate Evaluation

Prior to the issuance of the first building permit or the first series of Bonds within CFD No. 23 IA3, whichever comes earlier, an Effective Tax Rate Evaluation will be completed. Following the Effective Tax Rate Evaluation, Attachment C of this Rate and Method of Apportionment will be updated to reflect the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for all Taxable Property in CFD No. 23 IA3.

Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates

As part of the Effective Tax Rate Evaluation, a Price Point Study will be prepared and estimated average sales prices will be established for each Residential Property land use category. Using the estimated average sales price information determined in the Price Point Study, the Total Estimated Tax Burden and Total Effective Tax Rate will be calculated, using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment A, for each Residential Property land use category. If the calculated Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for a Residential Property land use category, the Maximum Facilities Special Tax Rate shall not be adjusted and will be assigned using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment A. Attachment C of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category.

If the Total Effective Tax Rate for any Residential Property land use category exceeds the Total Maximum Effective Tax Rate, the Developed Property Maximum Facilities Special Tax Rate set forth in Attachment A shall be reduced until the Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for that Residential Property land use category. Attachment C of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category.

Effective Tax Rate Evaluation Minimum Facilities Revenue

As a result of the Effective Tax Rate Evaluation, if the calculated Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for a Residential Property land use category used in the Minimum Facilities Revenue calculation, the Developed Property Maximum Facilities Special Tax Rate for the applicable Residential Property land use category shall not be adjusted and the Effective Tax Rate Evaluation Developed Property Maximum Facilities Special Tax Rate will be assigned using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment B. Attachment D of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category and the Effective Tax Rate Evaluation Minimum Facilities Revenue.

If the calculated Total Effective Tax Rate exceeds the Total Maximum Effective Tax Rate for a Residential Property land use category used in the Minimum Facilities Revenue calculation, the Effective Tax Rate Evaluation Developed Property Maximum Facilities Special Tax Rate will be assigned using the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates set forth in Attachment C. Attachment D of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category and the Effective Tax Rate Evaluation Minimum Facilities Revenue.

C.3. Future Assessor’s Parcel Changes – After an Effective Tax Rate Evaluation

The Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be assigned to all future Assessor’s Parcel(s) created from a subdivision, lot line adjustment, or merger of one or more Assessor’s Parcels so that the revised sum of the total Effective Tax Rate Evaluation Maximum Facilities Special Tax revenue is not less than the total Effective Tax Rate Evaluation Minimum Facilities Revenue set forth in Attachment D of this Rate and Method of Apportionment.

Undeveloped Property Subdividing into Large Lot Property

When Undeveloped Property subdivides into Large Lot Property, the Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. The expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for any Large Lot Property and any remaining Undeveloped Property shall be based upon the Planned Development for the Large Lot Property and remaining Undeveloped Property.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax generated by all of the Taxable Property is greater than or equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-

Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Large Lot Property created from the Undeveloped Property subdivision.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Large Lot Property created from the Undeveloped Property subdivision, until the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Further, if the sum of the total current Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Large Lot Property and any remaining Undeveloped Property created from the Undeveloped Property subdivision shall be Proportionately increased until the sum of the total current Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Attachment D of this Rate and Method of Apportionment shall be updated to reflect any increases to the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates from the Undeveloped Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property.

Large Lot Property Subdividing into Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property

When Large Lot Property subdivides into Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property, the Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. If the Large Lot Property subdivision also creates Small Lot Final Map Remainder Property, the expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for the Small Lot Final Map Remainder Property shall be based upon the Planned Development for the Small Lot Final Map Remainder Property. The expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for any remaining Large Lot Property and Undeveloped Property shall be based upon the Planned Development of the Large Lot Property and the Undeveloped Property.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is greater than or equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, and such difference is not eliminated by the full or partial prepayment of the Effective Tax Rate

Evaluation Maximum Facilities Special Tax pursuant to Section K, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision, until the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Attachment D of this Rate and Method of Apportionment shall be updated to reflect any increases to the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates from the Large Lot Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property created prior to the Large Lot Property subdivision.

C.4. Method of Apportionment of Facilities Special Tax

Using the definitions and procedures described herein, the CFD No. 23 IA3 Administrator shall determine the Facilities Special Tax Requirement and levy the Facilities Special Tax until the amount of Facilities Special Taxes equals the Facilities Special Tax Requirement. The Facilities Special Tax shall be levied each Fiscal Year as follows:

Prior to an Effective Tax Rate Evaluation

First: The Facilities Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Maximum Facilities Special Tax in order to satisfy the Facilities Special Tax Requirement.

Second: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first step has been completed; the Facilities Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Small Lot Final Map Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Third: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first two steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Permit Ready Multi-Family/Non-Residential Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fourth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first three steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Large Lot Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fifth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first four steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Undeveloped Property at a rate up to 100% of the Maximum Facilities Special Tax. The

Facilities Special Tax shall be levied on Undeveloped Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

After an Effective Tax Rate Evaluation

First: The Facilities Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax in order to satisfy the Facilities Special Tax Requirement.

Second: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Small Lot Final Map Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Third: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first two steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Permit Ready Multi-Family/Non-Residential Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fourth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first three steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Large Lot Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fifth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first four steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Undeveloped Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Undeveloped Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

D. SERVICES SPECIAL TAX

A Services Special Tax shall be assigned to all Taxable Property within CFD No. 23 IA3 according to the Maximum Services Special Tax Rates set forth in Attachment A of this Rate and Method of Apportionment.

D.1. Increase in the Maximum Services Special Tax

On each July 1, commencing on July 1, 2021, the Maximum Services Special Tax Rates shall be increased by the Services Special Tax Escalation Factor of the Maximum Services Special Tax Rates in effect for the previous Fiscal Year.

D.2. Method of Apportionment of Services Special Tax

If, in any Fiscal Year, the Facilities Special Tax is levied against each Assessor’s Parcel of Taxable Property within CFD No. 23 IA3 and the Facilities Special Tax revenues generated are insufficient to pay the Facilities Special Tax Requirement such shortfall shall be deemed a component of the Services Special Tax Requirement in that Fiscal Year, and proceeds from the levy of the Services Special Tax shall first be applied to mitigate the shortfall in the Facilities Special Tax Requirement before being used to pay for Authorized Services. The Services Special Tax revenue shall not be applied to any Facilities Special Tax Requirement shortfalls attributable to Pay As You Go Costs authorized to be financed by CFD No. 23 IA3.

Using the definitions and procedures described herein, the CFD No. 23 IA3 Administrator shall determine the Services Special Tax Requirement and levy the Services Special Tax until the amount of Services Special Tax equals the Services Special Tax Requirement. The Services Special Tax shall be levied each Fiscal Year as follows:

First: The Services Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Second: If additional monies are needed to satisfy the Services Special Tax Requirement after the first step has been completed, the Services Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Third: If additional monies are needed to satisfy the Services Special Tax Requirement after the first two steps have been completed, the Services Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Fourth: If additional monies are needed to satisfy the Services Special Tax Requirement after the three steps have been completed, the Services Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

E. DELINQUENCIES

Notwithstanding the above, under no circumstances will the CFD No. 23 IA3 Facilities Special Tax levied against any Assessor’s Parcel of Developed Property classified as Residential Property, in any Fiscal Year, be increased as a consequence of the delinquency or default in the payment of the CFD No. 23 IA3 Facilities Special Taxes by the owner or owners of any other Taxable Property by more than ten percent (10%) above the amount that would have been levied against such Assessor’s Parcel in such Fiscal Year had there been no delinquencies or defaults.

F. EXEMPTIONS

- F.1.** The CFD No. 23 IA3 Administrator shall classify the following as Exempt Property: Public Property, Property Owner Association Property, Open Space Property, Assessor's Parcels exempt from the Special Tax pursuant to Section 53340 of the Act, and Assessor's Parcels with public or utility easements making impractical their utilization for any use other than the purposes set forth in the easement.
- F.2.** The Maximum Facilities Special Tax obligation or, if applicable, the Effective Tax Rate Evaluation Maximum Facilities Special Tax obligation for Taxable Property which will be transferred or dedicated to a public agency and will be classified as Public Property shall be prepaid in full by the seller, pursuant to Section K, prior to the transfer/dedication of such Taxable Property. Until the Maximum Facilities Special Tax obligation or, if applicable, the Effective Tax Rate Evaluation Maximum Facilities Special Tax obligation for any such Taxable Property is prepaid, the Taxable Property shall continue to be subject to the levy of the Facilities Special Tax. An exception to this may be made if an Assessor's Parcel of Public Property, such as a school site, is relocated to an Assessor's Parcel of Taxable Property, in which case the Assessor's Parcel of previously Public Property becomes Taxable Property and the Assessor's Parcel of previously Taxable Property becomes Public Property. This trading of an Assessor's Parcel from Taxable Property to Public Property will be permitted to the extent there is no loss in Maximum Facilities Special Tax revenue or, if applicable, Effective Tax Rate Evaluation Maximum Facilities Special Tax revenue, and the transfer is agreed to by the owners of all Assessor's Parcels involved in the transfer and the City Council.
- F.3.** If the use of an Assessor's Parcel changes so that such Assessor's Parcel is no longer eligible to be classified as one of the uses set forth in Section F.1 above that would make such Assessor's Parcel eligible to continue to be classified as Exempt Property, such Assessor's Parcel shall cease to be classified as Exempt Property and shall be deemed to be Taxable Property and subject to the Special Tax.

G. TRANSFERS

Prior to the issuance of the first series of Bonds within CFD No. 23 IA3, the City may permit the transfer of Maximum Facilities Special Tax or Effective Tax Rate Evaluation Maximum Facilities Special Tax from one Assessor's Parcel to another Assessor's Parcel. Before recordation of a Small Lot Final Subdivision Map, if a subdivision map is required, the City may permit a transfer if the number of planned Residential Units, Multi-Family Attached Property Acreage, or Non-Residential Property Acreage is transferred from one Assessor's Parcel(s) to another Assessor's Parcel(s) in any portion of Large Lot Property. The City may, in its sole discretion, allow for a transfer of the Maximum Facilities Special Tax or Effective Tax Rate Evaluation Maximum Facilities Special Tax from one Assessor's Parcel to another Assessor's Parcel provided such a transfer shall be allowed only if (1) all adjustments are agreed to in writing by the affected property owners and the City's Finance Director, and (2) there is no reduction in the sum of the total Maximum Facilities Special Tax or sum of the total Effective Tax Rate Evaluation Maximum Facilities Special Tax as a result of the transfer. Should a transfer result in an amendment to Attachment B or, following an Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment, the requesting property owner shall bear the costs to affect the transfer in the CFD

No. 23 IA3 records and prepare the required amendments to Attachment B or, following an Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment.

H. INTERPRETATIONS

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the Rate and Method of Apportionment of Special Tax. In addition, the interpretation and application of any section of this document shall be at the City’s discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Tax.

I. REVIEW/APPEALS

The CFD No. 23 IA3 Administrator may establish such procedures, as it deems necessary to undertake the review of any such appeal. The CFD No. 23 IA3 Administrator shall interpret this Rate and Method of Apportionment of Special Tax and make determinations relative to the annual administration of the Special Tax and any property owner appeals, as herein specified.

Any property owner may file a written appeal of the Special Tax with the CFD No. 23 IA3 Administrator claiming that the amount or application of the Special Tax is not correct. The appeal must be filed not later than one calendar year after having paid the Special Taxes that are disputed, and the appellant must be current in all payments of Special Taxes. In addition, during the term of the appeal process, all Special Taxes levied must be paid on or before the payment date established when the levy was made. The appeal must specify the reasons why the appellant claims the Special Taxes are in error. The CFD No. 23 IA3 Administrator shall review the appeal, meet with the appellant if the CFD No. 23 IA3 Administrator deems necessary, and advise the appellant of its determination.

If the property owner disagrees with the CFD No. 23 IA3 Administrator’s decision relative to the appeal, the owner may file a written notice with the City Manager appealing the amount of the Special Tax levied on such Assessor’s Parcel. If following such consultation and action (if any by the City Manager), the property owner believes such error still exists, such person may file a written notice with the City Council appealing the amount of the Special Tax levied on such Assessor’s Parcel. The decision of the City shall be final and binding to all persons. If the decision of the CFD No. 23 IA3 Administrator or subsequent decision by the City Manager or City Council requires the Special Taxes to be modified or changed in favor of the property owner, no cash refund shall be made for prior years’ Special Taxes, but an adjustment shall be made to credit future Special Taxes. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal action by such owner.

J. MANNER OF COLLECTION

The annual Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes; provided, however, that CFD No. 23 IA3, may, at the sole discretion of the City, directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner as necessary to meet its financial obligations, and may covenant to foreclose and may actually

foreclose on Assessor’s Parcels of Taxable Property that are delinquent in the payment of Special Taxes.

K. PREPAYMENT OF FACILITIES SPECIAL TAX

The Facilities Special Tax obligation of an Assessor’s Parcel of Taxable Property may be prepaid and permanently satisfied as described herein; provided that there are no delinquent Special Taxes with respect to such Assessor’s Parcel at the time of prepayment. An owner of an Assessor’s Parcel intending to prepay the Facilities Special Tax obligation shall provide the CFD No. 23 IA3 Administrator with written notice of intent to prepay. Within 30 days of receipt of such written notice, the CFD No. 23 IA3 Administrator shall notify such owner of the prepayment amount of such Assessor’s Parcel. Prepayment must be made not less than 60 days prior to the next occurring date that notice of redemption of Bonds, whichever date is earlier, from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture. The CFD No. 23 IA3 Administrator may charge a fee for providing this service.

K.1. Prepayment in Full

As of the proposed date of prepayment, the Prepayment Amount shall be calculated as follows:

Step 1: Determine the current Fiscal Year Maximum Facilities Special Tax for the Assessor’s Parcel based on the assignment of the Maximum Facilities Special Tax described in Section C above. If an Effective Tax Rate Evaluation has occurred, determine the current Fiscal Year Effective Tax Rate Evaluation Maximum Facilities Special Tax for the Assessor’s Parcel based on the assignment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax described in Section C above. If the Assessor’s Parcel is not already classified as Developed Property, the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) shall be assigned as though the Assessor’s Parcel was already designated as Developed Property.

Step 2: Calculate the annual revenue produced, by annually applying the Facilities Special Tax Escalation Factor, from the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) from the date of prepayment through the Facilities Special Tax Term, except that this final date may be amended by the City no later than the time of the calculation of the prepayment. If the final date used in the prepayment calculation is amended by the City, this amended final date shall apply to any and all prepayment calculations from that point forward.

Step 3: Calculate the present value of the Assessor’s Parcel’s annual Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) revenue stream determined in Step 2. The present value shall be calculated using a discount rate that earns a rate of interest that, when the prepayment is invested in City permitted and available investments, would produce annual revenues equal to the amounts calculated in Step 2.

If there are Outstanding Bonds at the time of the Prepayment Amount calculation, the Prepayment Amount shall be first allocated to the Redemption Amount. If the Prepayment Amount is insufficient to fund the Redemption Amount, then the Prepayment Amount shall be increased to equal the Redemption Amount.

The Redemption Amount is calculated as follows:

Step 1: Divide the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) computed pursuant to Step 1 of Section K.1 by the total Maximum Facilities Special Taxes (or total Effective Tax Rate Evaluation Maximum Facilities Special Taxes) for the entire CFD No. 23 IA3, based on the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) that could be charged in the current Fiscal Year if all Taxable Property were designated as Developed Property, excluding any Assessor's Parcels which have prepaid the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) obligation (the "Prepayment Quotient").

Step 2: Multiply the Prepayment Quotient by the Outstanding Bonds to compute the amount of Outstanding Bonds to be redeemed (the "Bond Redemption Amount").

Step 3: Multiply the Bond Redemption Amount by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed.

Step 4: Compute the amount needed to pay interest on the Bond Redemption Amount from the first Bond interest payment date following the current Fiscal Year until the earliest redemption date for the Outstanding Bonds.

Step 5: Determine that portion of Facilities Special Taxes levied on the Assessor's Parcel in the current Fiscal Year to satisfy the Facilities Special Tax Requirement, which have not yet been paid.

Step 6: A reserve fund credit shall equal the lesser of: (a) the expected reduction in the reserve requirement (as defined in the Indenture for the Bonds), if any, associated with the redemption of Outstanding Bonds as a result of the prepayment, or (b) the amount derived by subtracting the new reserve requirement (as defined in the Indenture for the Bonds) in effect after the redemption of Outstanding Bonds as a result of the prepayment from the balance in the reserve fund on the prepayment date, but in no event shall such amount be less than zero. Such reserve fund credit will not decrease the balance in the reserve fund below the new reserve requirement.

Step 7: If any capitalized interest for the Outstanding Bonds will not have been expended at the time of the first interest and/or principal payment following the current Fiscal Year, a capitalized interest credit shall be calculated by multiplying the quotient computed pursuant to Step 1 by the expected balance in the capitalized interest fund after such first interest payment.

Step 8: The redemption amount is equal to the sum of the amounts computed pursuant to Steps 2, 3, 4, and 5, less the amount computed pursuant to Steps 6 and 7 (the "Redemption Amount").

If the Prepayment Amount exceeds the Redemption Amount, then any remaining Prepayment Amount, after allocating the Redemption Amount, shall be designated as Pay as You Go Costs.

The Prepayment Amount shall include any fees or expenses, including the costs of computation of the prepayment, the costs to invest the prepayment proceeds, the cost of redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption (the "Administrative Fees and Expenses").

In addition, the City has the authority to adjust the Prepayment Amount calculated above if a portion or all of the current property tax bill and the portion attributable to the payment of the Facilities Special Tax has not been used to make an interest and/or principal payment on the Bonds.

Notwithstanding the foregoing, no Facilities Special Tax prepayment shall be allowed unless the amount of Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes), net of any priority administration, if any as defined in the Bond documents, that may be levied on Taxable Property, in each Fiscal Year, both prior to and after the proposed prepayment, is at least 1.1 times the annual debt service on all Outstanding Bonds to be paid from the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) in each Fiscal Year.

K.2. Prepayment in Part

The Facilities Special Tax obligation may be partially prepaid in any percentage of the full Prepayment Amount. The amount of the partial prepayment shall be calculated as in the above Section K.1; except that a partial prepayment shall be calculated according to the following formula:

$$PP = ((PE - A) \times F) + A$$

These terms have the following meaning:

PP = the Partial Prepayment Amount

PE = the Prepayment Amount calculated according to Section K.1 above

A = the Administrative Fees and Expenses calculated according to Section K.1 above

F = the percent by which the owner of the Assessor's Parcel(s) is partially prepaying the Facilities Special Tax obligation.

The owner of an Assessor's Parcel who desires to partially prepay the Facilities Special Tax obligation shall notify the CFD No. 23 IA3 Administrator of (i) such owner's intent to partially prepay the Facilities Special Tax obligation, (ii) the amount of partial prepayment expressed in increments equal to percentage of the full Prepayment Amount, and (iii) the company or agency that will be acting as the escrow agent, if applicable. Partial prepayment must be made not less than 60 days prior to the next occurring date that notice of redemption of Bonds, whichever date is earlier, from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture. The CFD No. 23 IA3 Administrator may charge a fee for providing this service.

With respect to any Assessor's Parcel that is partially prepaid, the CFD No. 23 IA3 Administrator shall indicate in the records of CFD No. 23 IA3 that there has been a partial prepayment of the Facilities Special Tax obligation and that a portion of the Facilities Special Tax obligation equal to the outstanding percentage (1.00 - F) of the remaining Facilities Special Tax obligation shall continue to be authorized to be levied on such Assessor's Parcel pursuant to Section C.

Notwithstanding the foregoing, no partial prepayment shall be allowed unless the amount of Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes), net of any priority administration, if any as defined in the Bond documents, that may be levied on Taxable Property, in each Fiscal Year, both prior to and after the proposed partial prepayment, is at least 1.1 times the annual debt service on all Outstanding Bonds to be paid from the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) in each Fiscal Year.

L. TERM OF SPECIAL TAX

The Maximum Facilities Special Tax and Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be levied commencing in Fiscal Year 2020-2021 to the extent necessary to fully satisfy the Facilities Special Tax Requirement and shall be levied for the Facilities Special Tax Term.

The Maximum Services Special Tax shall be levied commencing in Fiscal Year 2020-2021 and shall be levied in perpetuity, unless and until such time the City determines that revenues are no longer needed to pay the Services Special Tax Requirement.

ATTACHMENT A
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 3
Maximum Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Maximum Facilities Special Tax Rate ⁽¹⁾	2020-2021 Maximum Services Special Tax Rate ⁽²⁾	2020-2021 Maximum Services Special Tax Rate: Active-Adult Property ⁽²⁾⁽³⁾	Taxed Per
Developed Property:					
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$3,886	\$175	\$100	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	3,571	175	100	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	3,559	175	100	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	3,293	175	100	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	3,000	175	100	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	2,900	175	100	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	3,886	125	40	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	3,571	125	40	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	3,559	125	40	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	3,293	125	40	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	3,000	125	40	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	2,900	125	40	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	30,000	500	500	Acre
MHD Multi-Family Attached Property	Not Applicable	11,700	1,000	1,000	Acre
Non-Residential Property	Not Applicable	11,700	1,000	1,000	Acre

ATTACHMENT A
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 3
Maximum Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Maximum Facilities Special Tax Rate ⁽¹⁾	2020-2021 Maximum Services Special Tax Rate ⁽²⁾	2020-2021 Maximum Services Special Tax Rate: Active-Adult Property ⁽²⁾³⁾	Taxed Per
Small Lot Final Map Property:					
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$2,900	\$175	\$100	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	2,900	125	40	Residential Lot
Permit Ready Multi-Family/Non-Residential Property					
	Not Applicable	\$11,700	\$1,000	\$1,000	Acre
Large Lot Property					
	Not Applicable	\$18,000	\$1,000	\$1,000	Acre
Undeveloped Property					
	Not Applicable	\$18,000	\$1,000	\$1,000	Acre

- (1) On each July 1, commencing on July 1, 2021, the Maximum Facilities Special Tax Rates shall be increased by the Facilities Special Tax Escalation Factor of the Maximum Facilities Special Tax Rates in effect for the previous Fiscal Year.
- (2) On each July 1, commencing on July 1, 2021, the Maximum Services Special Tax Rates shall be increased by an amount equal to the Services Special Tax Escalation Factor of the Maximum Services Special Tax Rates in effect for the previous Fiscal Year.
- (3) Taxable Property designated as Active-Adult Property shall be assigned a separate Maximum Services Special Tax Rate.

ATTACHMENT B
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 3
Minimum Facilities Revenue
(Fiscal Year 2020-2021)

Land Use Category	Planned Number of Residential Units / Acres	2020-2021 Developed Property Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	2020-2021 Minimum Facilities Revenue ⁽¹⁾⁽³⁾
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning ⁽⁴⁾	1,068	\$2,900	\$3,097,200
Single-Family Detached Property – MLD Zoning ⁽⁴⁾	157	2,900	455,300
MMD Multi-Family Attached Property	0.0	30,000	0
MHD Multi-Family Attached Property	0.0	11,700	0
Non-Residential Property	0.0	11,700	0
Total Minimum Facilities Revenue			\$3,552,500

- (1) On each July 1, commencing on July 1, 2021, the Developed Property Maximum Facilities Special Tax Rates and Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Developed Property Maximum Facilities Special Tax Rates and Minimum Facilities Revenue in effect for the previous Fiscal Year.
- (2) As a result of future Assessor's Parcel changes, described in Section C.1, the assigned Maximum Facilities Special Tax Rates for Developed Property may exceed the Developed Property Maximum Facilities Special Tax Rates set forth in this table.
- (3) The total Minimum Facilities Revenue may be decreased as result of all or a portion of Maximum Facilities Special Tax obligations being prepaid and permanently satisfied pursuant to Section K.
- (4) Based upon the Developed Property Maximum Facilities Special Tax Rate for Single-Family Detached Property – SF/SFHD Zoning and Single-Family Detached Property – MLD Zoning with Residential Floor Area of less than 2,000 square feet.

ATTACHMENT C
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 3
Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	Taxed Per
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$ _____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	_____	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	_____	Acre
MHD Multi-Family Attached Property	Not Applicable	_____	Acre
Non-Residential Property	Not Applicable	_____	Acre

ATTACHMENT C
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 3
Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	Taxed Per
Small Lot Final Map Property:			
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$ _____	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	_____	Residential Lot
Permit Ready Multi-Family/Non-Residential Property	Not Applicable	\$ _____	Acre
Large Lot Property	Not Applicable	\$ _____	Acre
Undeveloped Property	Not Applicable	\$ _____	Acre

- (1) Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates will be inserted following the Effective Tax Rate Evaluation.
- (2) On each July 1, commencing in the Fiscal Year after the Effective Tax Rate Evaluation occurs, the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be increased by the Facilities Special Tax Escalation Factor of the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates in effect for the previous Fiscal Year.

ATTACHMENT D
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 3
Effective Tax Rate Evaluation Minimum Facilities Revenue
(Fiscal Year 2020-2021)

Land Use Category	Planned Number of Residential Units / Acres ⁽¹⁾	2020-2021 Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾⁽³⁾	2020-2021 Effective Tax Rate Evaluation Minimum Facilities Revenue ⁽¹⁾⁽²⁾⁽⁴⁾
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning ⁽⁵⁾	_____	\$ _____	\$ _____
Single-Family Detached Property – MLD Zoning ⁽⁵⁾	_____	_____	_____
MMD Multi-Family Attached Property	_____	_____	_____
MHD Multi-Family Attached Property	_____	_____	_____
Non-Residential Property	_____	_____	_____
Total Effective Tax Rate Evaluation Minimum Facilities Revenue			\$ _____

- (1) Planned Number of Residential Units/Acres, Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate and Effective Tax Rate Evaluation Minimum Facilities Revenue to be inserted following the Effective Tax Rate Evaluation.
- (2) On each July 1, commencing in the Fiscal Year after the Effective Tax Rate Evaluation occurs, the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates and Effective Tax Rate Evaluation Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates and Effective Tax Rate Evaluation Minimum Facilities Revenue in effect for the previous Fiscal Year.
- (3) As a result of future Assessor’s Parcel changes, described in Section C.3, the assigned Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates may exceed the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates set forth in this table.
- (4) The total Effective Tax Rate Evaluation Minimum Facilities Revenue may be decreased as result of all or a portion of Effective Tax Rate Evaluation Maximum Facilities Special Tax obligations being prepaid and permanently satisfied pursuant to Section K.
- (5) Based upon the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for Single-Family Detached Property – SF/SFHD Zoning and Single-Family Detached Property – MLD Zoning with Residential Floor Area of less than 2,000 square feet.

APPENDIX E: RATE AND METHOD OF APPORTIONMENT – IA 4

The following pages provide a copy of the Rate and Method of Apportionment for IA 4.

**RATE AND METHOD OF APPORTIONMENT FOR
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
Improvement Area 4**

A Special Tax, as hereinafter defined, shall be levied on each Assessor's Parcel of Taxable Property within the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area 4 (CFD No. 23 IA4) and collected each Fiscal Year in an amount determined by the CFD No. 23 IA4 Administrator through the application of the Rate and Method of Apportionment as described below. All of the real property within CFD No. 23 IA4, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. GENERAL DEFINITIONS

The terms hereinafter set forth have the following meaning:

"Acre or Acreage" means the land area of an Assessor's Parcel as shown on County records, such as an Assessor's Parcel Map and secured roll data, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Large Lot Map, Small Lot Final Subdivision Map, condominium plan, record of survey, or other recorded document creating or describing the parcel. If the preceding maps for a land area are not available, the Acreage of such land area may be determined utilizing available spatial data and GIS. The square footage of an Assessor's Parcel is equal to the Acreage of such parcel multiplied by 43,560.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

"Assessor's Parcel" or "Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor of the County designating lots or parcels by an Assessor's Parcel number.

"Authorized Services" means the landscape corridor, enhanced open space and street light maintenance, services, and expenses authorized to be financed by CFD No. 23 IA4.

"Bond Year" means a one year period beginning on September 2nd in each year and ending on September 1st in the following year, unless defined differently in the applicable Indenture.

"Bonds" means any bonds or other debt (as defined in the Act), whether in one or more series, issued by CFD No. 23 IA4 under the Act.

"CFD No. 23 IA4 Administrator" means the City's Finance Director, or designee thereof, responsible for determining the Facilities Special Tax Requirement, Services Special Tax Requirement and providing for the levy and collection of the Special Taxes.

“CFD No. 23 IA4” means City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area 4.

“City” means the City of Folsom.

“City Council” means the City Council of the City, acting as the legislative body of CFD No. 23 IA4.

“County” means the County of Sacramento.

“Developed Property” means, for each Fiscal Year, all Taxable Property for which a building permit for new construction was issued prior to June 30 of the previous Fiscal Year.

“Effective Tax Rate Evaluation” means an evaluation of the Total Effective Tax Rate of Residential Property at the time of such evaluation. The Effective Tax Rate Evaluation will be based upon a prepared Price Point Study to determine the Total Effective Tax Rate for Residential Property, based upon the calculated Total Estimated Tax Burden.

“Effective Tax Rate Evaluation Maximum Facilities Special Tax” means the total maximum annual Facilities Special Tax, as determined during the Effective Tax Rate Evaluation, in accordance with the provisions of Section C.2, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate” means the maximum annual Facilities Special Tax rate for each land use category of Taxable Property that will be set forth in Attachment C, following the Effective Tax Rate Evaluation, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Effective Tax Rate Evaluation Minimum Facilities Revenue” means, following the Effective Tax Rate Evaluation, the total minimum amount of CFD No. 23 IA4 Effective Tax Rate Evaluation Maximum Facilities Special Tax, as adjusted annually by the Facilities Special Tax Escalation Factor after the Fiscal Year in which the Effective Tax Rate Evaluation occurs, less any Effective Tax Rate Evaluation Maximum Facilities Special Tax amounts prepaid and permanently satisfied pursuant to Section K. The Effective Tax Rate Evaluation Minimum Facilities Revenue, based on Planned Development, is set forth in Attachment D of this Rate and Method of Apportionment.

“Exempt Property” means all Assessors’ Parcels that are exempt from the Special Tax pursuant to Section F. Assessor’s Parcels exempt from the Special Tax pursuant to Section 53340 of the Act shall also be designated as Exempt Property.

“Facilities Administrative Expenses” means the actual or reasonably estimated costs directly related to the administration of the Facilities Special Tax including, but not limited to, the following: the costs of computing the Facilities Special Tax and preparing the annual Facilities Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Facilities Special Taxes (whether by the County, the City, or otherwise); the costs of remitting the Facilities Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City, CFD No. 23 IA4, or any designee thereof of complying with arbitrage rebate requirements or responding to questions from the IRS or SEC pertaining to any Bonds or any audit of any Bonds by the SEC or IRS; the costs to the City, CFD No.

23 IA4, or any designee thereof of providing continuing disclosure regarding the Bonds pursuant to applicable state or federal securities law; the costs associated with preparing Facilities Special Tax disclosure statements and responding to public inquiries regarding the Facilities Special Taxes; the costs of the City, CFD No. 23 IA4, or any designee thereof related to any appeal of the levy or application of the Facilities Special Tax; the costs associated with the release of funds from an escrow account, if any; and the costs associated with computing and preparing the Effective Tax Rate Evaluation, including the Price Point Study. Facilities Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 23 IA4 for any other administrative purposes, including, but not limited to, attorney’s fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Facilities Special Taxes.

“Facilities Special Tax” means the annual Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Facilities Special Tax Requirement.

“Facilities Special Tax Escalation Factor” means two percent (2%) annually.

“Facilities Special Tax Requirement” means that amount of Special Tax revenue required in any Fiscal Year for CFD No. 23 IA4 to: (i) Pay Facilities Administrative Expenses in an amount designated by the City; (ii) pay annual debt service on all Outstanding Bonds due in the Bond Year beginning in such Fiscal Year; (iii) pay other periodic costs on Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on Outstanding Bonds; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds in accordance with the Indenture; (v) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year and known upcoming delinquencies; and (vi) pay for Pay As You Go Costs; less (vii) a credit for funds available to reduce the annual Facilities Special Tax levy as determined by the CFD No. 23 IA4 Administrator pursuant to the Indenture.

“Facilities Special Tax Term” means the earlier of Fiscal Year 2079-2080 or the Fiscal Year occurring 50 years following the Fiscal Year in which the first building permit was issued or the first series of Bonds was issued within CFD No. 23 IA4.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

“Indenture” means the indenture, fiscal agent agreement, trust agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time, and any instrument replacing or supplementing the same.

“Large Lot Property” means, for each Fiscal Year, all Taxable Property for which a Large Lot Map was recorded prior to June 30 of the previous Fiscal Year, excluding any portion(s) thereof classified as Developed Property, Small Lot Final Map Property, or Permit Ready Multi-Family/Non-Residential Property. Large Lot Property also means, for each Fiscal Year, all Taxable Property classified as Small Lot Final Map Remainder Property as of June 30 of the previous Fiscal Year.

“Large Lot Map” means a recorded subdivision map creating larger parcels by land use. The Large Lot Map does not create individual lots for which building permits may be issued for single-family Residential Units.

“Maximum Facilities Special Tax” means the total maximum annual Facilities Special Tax, determined in accordance with the provisions of Section C, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Facilities Special Tax Rate” means the maximum annual Facilities Special Tax rate for each land use category of Taxable Property, as shown in Attachment A, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Services Special Tax” means the total maximum annual Services Special Tax, determined in accordance with the provisions of Section D, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Services Special Tax Rate” means the maximum annual Services Special Tax rate for each land use category of Taxable Property, as shown in Attachment A, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Special Tax” means the total annual Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) and Maximum Services Special Tax, determined in accordance with the provisions of Section C and Section D, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Total Effective Tax Rate” means 1.80%, unless the City determines, in its sole discretion, that a higher Maximum Total Effective Tax Rate is appropriate.

“Minimum Facilities Revenue” means the minimum amount of total CFD No. 23 IA4 Maximum Facilities Special Tax, as adjusted annually by the Facilities Special Tax Escalation Factor, less any Maximum Facilities Special Tax amounts prepaid and permanently satisfied pursuant to Section K. The Minimum Facilities Revenue, based on Planned Development, is set forth in Attachment B of this Rate and Method of Apportionment.

“MHD Multi-Family Attached Property” means all Assessor’s Parcels for which a building permit could be issued for purposes of constructing one or more attached Residential Units per Assessor’s Parcel with a permitted density range of greater than 20 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council. MHD Multi-Family Attached Property shall also include an Assessor’s Parcel or that portion of an Assessor’s Parcel designated as a Mixed Use Residential Parcel.

“Mixed Use Residential Parcel” means a mixed use Assessor’s Parcel that is designated for residential land use. If the mixed use Assessor’s Parcel contains a combination of residential land use and non-residential land use, only that portion of an Assessor’s Parcel designated for residential land use shall be classified as a Mixed Use Residential Parcel and the remaining non-residential land use of the Assessor’s Parcel shall be classified as Non-Residential Property.

“MMD Multi-Family Attached Property” means all Assessor’s Parcels for which a building permit could be issued for purposes of constructing one or more attached Residential Units per Assessor’s Parcel with a permitted density range of 12-20 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Non-Residential Property” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing non-residential buildings.

“Open Space Property” means property within the boundaries of CFD No. 23 IA4 which (a) has been designated with specific boundaries and acreage on a Small Lot Final Subdivision Map as open space, or (b) is classified by the City zoning code or County Assessor as open space, or (c) has been irrevocably offered for dedication as open space to the federal government, the State of California, the County, the City, any other public agency, a private, non-profit organization, or (d) is encumbered by an easement or other restriction required by the City limiting the use of such property to open space.

“Outstanding Bonds” means all Bonds, which remain outstanding as defined in the Indenture pursuant to which such Bonds were issued.

“Pay as You Go Costs” means that portion of the Facilities Special Tax Requirement attributable to the direct payment for the acquisition and/or construction of public improvements, which are authorized to be financed by CFD No. 23 IA4.

“Permit Ready Multi-Family/Non-Residential Property” means an Assessor’s Parcel of Taxable Property zoned for multi-family or non-residential land use for which all discretionary entitlements have been obtained, including without limitation, development plan review and improvement plan approval, such that building permits may be issued without further approvals for the construction of multi-family Residential Units or non-residential buildings within such Assessor’s Parcel. The City shall have sole discretion, based upon available development information, in classifying an Assessor’s Parcel as Permit Ready Multi-Family/Non-Residential Property.

“Planned Development” means the planned number of Residential Units, MHD Multi-Family Attached Property Acreage, MMD Multi-Family Attached Property Acreage, and Non-Residential Property Acreage planned within CFD No. 23 IA4, set forth in Attachment B or, following the Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment, as amended by the future recordation of all Large Lot Maps and Small Lot Final Subdivision Maps within CFD No. 23 IA4.

“Price Point Study” means an analysis, prepared by an independent firm, to verify the estimated average sales price within each land use category of Residential Property given the project location and current market conditions.

“Property Owner Association Property” means any property within the boundaries of CFD No. 23 IA4, which is (a) owned by a property owner association or (b) designated with specific boundaries and Acreage on a Small Lot Final Subdivision Map as property owner association property. As used in this definition, a property owner association includes any master or sub-association.

“Proportionately” means for Taxable Property that the ratio of the Facilities Special Tax levy to the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) and the Services Special Tax levy to the Maximum Services Special Tax is equal for all Assessors’ Parcels within each classification (Developed Property, Single Family Final Map Property, Permit Ready Multi-Family/Non-Residential Property, Large Lot Property, etc.) within CFD No. 23 IA4.

“Public Property” means any property within the boundaries of CFD No. 23 IA4, which (a) is owned by a public agency, (b) has been irrevocably offered for dedication to a public agency, or (c) is

designated with specific boundaries and Acreage on a Small Lot Final Subdivision Map as property, which will be owned by a public agency. For purposes of this definition, a public agency includes the federal government, the State of California, the County, the City, or any other public agency.

“Residential Floor Area” means all of the square footage of living area within the perimeter of a residential structure, not including any carport, walkway, garage, overhang, patio, enclosed patio, or similar area. The determination of Residential Floor Area shall be made by the CFD No. 23 IA4 Administrator by reference to appropriate records kept by the City’s building department. Residential Floor Area for a residential structure will be based on the building permit(s) issued for such structure prior to it being classified as Developed Property, and shall not change as a result of additions or modifications made to such structure after such classification as Developed Property.

“Residential Lot” means an individual lot of land for which a building permit could be issued to construct a Residential Unit.

“Residential Property” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing Residential Units, including Single-Family Detached Property – SF/SFHD Zoning, Single-Family Detached Property – MLD Zoning, MHD Multi-Family Attached Property, and MMD Multi-Family Attached Property.

“Residential Unit” means a residential dwelling unit, not including guest quarters or “granny flats” as allowed by the City zoning code.

“Services Administrative Expenses” means the actual or reasonably estimated costs directly related to the administration of the Services Special Tax including, but not limited to, the following: the costs of computing the Services Special Taxes and preparing the annual Services Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Services Special Taxes (whether by the County, the City, or otherwise); the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Services Special Tax; and the costs of the City, CFD No. 23 IA4, or any designee thereof related to any appeal of the levy or application of the Services Special Tax. Services Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 23 IA4 for any other administrative purposes related to the Services Special Tax.

“Services Special Tax” means the annual Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Services Special Tax Requirement.

“Services Special Tax Escalation Factor” means the June annualized percentage change of the Consumer Price Index for all Urban Consumers, for the San Francisco-Oakland-San Jose area, not to exceed four percent (4%). In the event that the percentage change is negative, the Services Special Tax Escalation Factor shall be equal to zero.

“Services Special Tax Requirement” means the amount of Services Special Tax revenue required in any Fiscal Year for CFD No. 23 IA4 to: (i) Pay Services Administrative Expenses in an amount designated by the City; (ii) pay Authorized Services expenses; (iii) pay any amounts required to establish or replenish any repair and contingency funds, capital improvement funds, or reserve funds related to the Authorized Services expenses; (iv) cover any shortfalls that exist if, in any Fiscal Year, the levy of the Facilities Special Tax on each Assessor’s Parcel of Taxable Property is insufficient to pay the

Facilities Special Tax Requirement in that Fiscal Year. Facilities Special Tax Requirement shortfalls shall not include Pay As You Go Costs, and (v) pay for reasonably anticipated delinquent Services Special Taxes based on the delinquency rate for Services Special Taxes levied in the previous Fiscal Year; less (vi) a credit for funds available to reduce the annual Services Special Tax levy as determined by the CFD No. 23 IA4 Administrator.

“Single-Family Detached Property – MLD Zoning” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing one or more detached or attached Residential Units with a permitted density range of 7-12 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Single-Family Detached Property – SF/SFHD Zoning” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing one or more Residential Units. Single-Family Detached Property – SF/SFHD Zoning shall consist of either single-family property with a permitted density range of 1-4 Residential Units per Acre or single-family high density property with a permitted density range of 4-7 Residential Units per Acre, which is more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Special Tax” means the annual Facilities Special Tax and Services Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Facilities Special Tax Requirement and the Services Special Tax Requirement.

“Small Lot Final Map Property” means, for each Fiscal Year, all Taxable Property for which a Small Lot Final Subdivision Map was recorded prior to June 30 of the previous Fiscal Year.

“Small Lot Final Map Remainder Property” means an Assessor’s Parcel that is created from the subdivision of Large Lot Property by the recordation of a Small Lot Final Subdivision Map that has not yet been mapped for final development approval. Small Lot Final Map Remainder Property is that portion of property for which the Small Lot Final Subdivision Map definition does not apply (i.e., does not contain individual lots for which building permits may be issued for Residential Units without further subdivision of such property). Each Fiscal Year, all Taxable Property classified as Small Lot Final Map Remainder Property, as of June 30 of the previous Fiscal Year, will be considered Large Lot Property.

“Small Lot Final Subdivision Map” means a subdivision of property created by recordation of a final subdivision map, parcel map or lot line adjustment, approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan pursuant to California Civil Code 1352, that creates individual lots for which building permits may be issued for Residential Units without further subdivision of such property.

“State” means the State of California.

“Taxable Property” means all of the Assessor’s Parcels within the boundaries of CFD No. 23 IA4 that are not exempt from the CFD No. 23 IA4 Special Tax pursuant to law or Section F below.

“Total Effective Tax Rate” means the percentage of the Total Estimated Tax Burden as compared to the estimated average sales price identified in the Price Point Study for each land use category of Residential Property.

“Total Estimated Tax Burden” means the total amount of overlapping property taxes anticipated to be levied upon a Residential Unit, based upon the estimated average sales price identified in the Price Point Study and existing property tax rates for the current Fiscal Year. Existing property tax rates shall reflect the actual property tax rates levied upon Taxable Property in the Fiscal Year that the Effective Tax Rate Evaluation is completed.

“Trustee” means the entity appointed pursuant to an Indenture to act as the trustee, fiscal agent, or paying agent or a combination thereof.

“Undeveloped Property” means, for each Fiscal Year, all Taxable Property not classified as Developed Property, Small Lot Final Map Property, Permit Ready Multi-Family/Non-Residential Property, or Large Lot Property.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, using City and County records, City zoning information, and land use development plans, all Assessor’s Parcels within the boundaries of CFD No. 23 IA4 shall be designated as either Taxable Property or Tax-Exempt Property.

All Taxable Property shall be further classified as Developed Property, Small Lot Final Map Property, Permit Ready Multi-Family/Non-Residential Property, Large Lot Property, or Undeveloped Property and shall be subject to the levy of the annual Special Tax determined pursuant to Sections C and D below.

C. FACILITIES SPECIAL TAX

A Maximum Facilities Special Tax shall be assigned to all Taxable Property within CFD No. 23 IA4 according to the Maximum Facilities Special Tax Rates set forth in Attachment A of this Rate and Method of Apportionment.

Once assigned, the sum of the total Maximum Facilities Special Tax shall be equal to or greater than the Minimum Facilities Revenue, unless adjusted by an Effective Tax Rate Evaluation as described below. The Minimum Facilities Revenue for Fiscal Year 2020-2021 is set forth in Attachment B of this Rate and Method of Apportionment.

On each July 1, commencing on July 1, 2021, the Maximum Facilities Special Tax Rates and Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Maximum Facilities Special Tax Rates and Minimum Facilities Revenue in effect for the previous Fiscal Year.

C.1. Future Assessor’s Parcel Changes – Prior to an Effective Tax Rate Evaluation

The Maximum Facilities Special Tax shall be assigned to all future Assessor’s Parcel(s) created from a subdivision, lot line adjustment, or merger of one or more Assessor’s Parcels so that the

revised sum of the total Maximum Facilities Special Tax revenue is not less than the Minimum Facilities Revenue set forth in Attachment B of this Rate and Method of Apportionment.

Undeveloped Property Subdividing into Large Lot Property

When Undeveloped Property subdivides into Large Lot Property, the Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. The expected Developed Property Maximum Facilities Special Tax for any Large Lot Property and any remaining Undeveloped Property shall be based upon the Planned Development for the Large Lot Property and remaining Undeveloped Property.

If the sum of the total expected Developed Property Maximum Facilities Special Tax generated by all of the Taxable Property is greater than or equal to the Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates for the Large Lot Property created from the Undeveloped Property subdivision.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Large Lot Property created from the Undeveloped Property subdivision, until the sum of the total expected Developed Property Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Further, if the sum of the total current Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, the Maximum Facilities Special Tax Rates for the Large Lot Property and any remaining Undeveloped Property created from the Undeveloped Property subdivision shall be Proportionately increased until the sum of the total current Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Attachment B of this Rate and Method of Apportionment shall be updated to reflect any increases to the Maximum Facilities Special Tax Rates from the Undeveloped Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property.

Large Lot Property Subdividing into Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property

When Large Lot Property subdivides into Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property, the Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. If the Large Lot Property subdivision also creates Small Lot Final Map Remainder Property, the expected Developed Property Maximum Facilities Special Tax for the Small Lot Final Map Remainder Property shall be based upon the Planned Development for the Small Lot Final Map Remainder Property. The expected Developed Property Maximum Facilities Special Tax for any remaining Large Lot Property and Undeveloped Property shall be based upon the Planned Development of the Large Lot Property and the Undeveloped Property.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is greater than or equal to the Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-

Residential Property Maximum Facilities Special Tax Rates for the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, and such difference is not eliminated by the full or partial prepayment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax pursuant to Section K, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision, until the sum of the total expected Developed Property Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Attachment B of this Rate and Method of Apportionment shall be updated to reflect any increases to the Maximum Facilities Special Tax Rates from the Large Lot Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property created prior to the Large Lot Property subdivision.

C.2. Effective Tax Rate Evaluation

Prior to the issuance of the first building permit or the first series of Bonds within CFD No. 23 IA4, whichever comes earlier, an Effective Tax Rate Evaluation will be completed. Following the Effective Tax Rate Evaluation, Attachment C of this Rate and Method of Apportionment will be updated to reflect the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for all Taxable Property in CFD No. 23 IA4.

Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates

As part of the Effective Tax Rate Evaluation, a Price Point Study will be prepared and estimated average sales prices will be established for each Residential Property land use category. Using the estimated average sales price information determined in the Price Point Study, the Total Estimated Tax Burden and Total Effective Tax Rate will be calculated, using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment A, for each Residential Property land use category. If the calculated Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for a Residential Property land use category, the Maximum Facilities Special Tax Rate shall not be adjusted and will be assigned using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment A. Attachment C of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category.

If the Total Effective Tax Rate for any Residential Property land use category exceeds the Total Maximum Effective Tax Rate, the Developed Property Maximum Facilities Special Tax Rate set forth in Attachment A shall be reduced until the Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for that Residential Property land use category. Attachment C of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category.

Effective Tax Rate Evaluation Minimum Facilities Revenue

As a result of the Effective Tax Rate Evaluation, if the calculated Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for a Residential Property land use category used in the Minimum Facilities Revenue calculation, the Developed Property Maximum Facilities Special Tax Rate for the applicable Residential Property land use category shall not be adjusted and the Effective Tax Rate Evaluation Developed Property Maximum Facilities Special Tax Rate will be assigned using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment B. Attachment D of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category and the Effective Tax Rate Evaluation Minimum Facilities Revenue.

If the calculated Total Effective Tax Rate exceeds the Total Maximum Effective Tax Rate for a Residential Property land use category used in the Minimum Facilities Revenue calculation, the Effective Tax Rate Evaluation Developed Property Maximum Facilities Special Tax Rate will be assigned using the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates set forth in Attachment C. Attachment D of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category and the Effective Tax Rate Evaluation Minimum Facilities Revenue.

C.3. Future Assessor’s Parcel Changes – After an Effective Tax Rate Evaluation

The Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be assigned to all future Assessor’s Parcel(s) created from a subdivision, lot line adjustment, or merger of one or more Assessor’s Parcels so that the revised sum of the total Effective Tax Rate Evaluation Maximum Facilities Special Tax revenue is not less than the total Effective Tax Rate Evaluation Minimum Facilities Revenue set forth in Attachment D of this Rate and Method of Apportionment.

Undeveloped Property Subdividing into Large Lot Property

When Undeveloped Property subdivides into Large Lot Property, the Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. The expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for any Large Lot Property and any remaining Undeveloped Property shall be based upon the Planned Development for the Large Lot Property and remaining Undeveloped Property.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax generated by all of the Taxable Property is greater than or equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Large Lot Property created from the Undeveloped Property subdivision.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Large Lot Property created from the Undeveloped Property

subdivision, until the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Further, if the sum of the total current Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Large Lot Property and any remaining Undeveloped Property created from the Undeveloped Property subdivision shall be Proportionately increased until the sum of the total current Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Attachment D of this Rate and Method of Apportionment shall be updated to reflect any increases to the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates from the Undeveloped Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property.

Large Lot Property Subdividing into Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property

When Large Lot Property subdivides into Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property, the Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. If the Large Lot Property subdivision also creates Small Lot Final Map Remainder Property, the expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for the Small Lot Final Map Remainder Property shall be based upon the Planned Development for the Small Lot Final Map Remainder Property. The expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for any remaining Large Lot Property and Undeveloped Property shall be based upon the Planned Development of the Large Lot Property and the Undeveloped Property.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is greater than or equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, and such difference is not eliminated by the full or partial prepayment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax pursuant to Section K, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision, until the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Attachment D of this Rate and Method of Apportionment shall be updated to reflect any increases to the

Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates from the Large Lot Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property created prior to the Large Lot Property subdivision.

C.4. Method of Apportionment of Facilities Special Tax

Using the definitions and procedures described herein, the CFD No. 23 IA4 Administrator shall determine the Facilities Special Tax Requirement and levy the Facilities Special Tax until the amount of Facilities Special Taxes equals the Facilities Special Tax Requirement. The Facilities Special Tax shall be levied each Fiscal Year as follows:

Prior to an Effective Tax Rate Evaluation

First: The Facilities Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Maximum Facilities Special Tax in order to satisfy the Facilities Special Tax Requirement.

Second: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Small Lot Final Map Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Third: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first two steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Permit Ready Multi-Family/Non-Residential Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fourth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first three steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Large Lot Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fifth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first four steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Undeveloped Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Undeveloped Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

After an Effective Tax Rate Evaluation

First: The Facilities Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax in order to satisfy the Facilities Special Tax Requirement.

Second: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Small Lot Final Map Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Third: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first two steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Permit Ready Multi-Family/Non-Residential Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fourth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first three steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Large Lot Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fifth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first four steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Undeveloped Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Undeveloped Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

D. SERVICES SPECIAL TAX

A Services Special Tax shall be assigned to all Taxable Property within CFD No. 23 IA4 according to the Maximum Services Special Tax Rates set forth in Attachment A of this Rate and Method of Apportionment.

D.1. Increase in the Maximum Services Special Tax

On each July 1, commencing on July 1, 2021, the Maximum Services Special Tax Rates shall be increased by the Services Special Tax Escalation Factor of the Maximum Services Special Tax Rates in effect for the previous Fiscal Year.

D.2. Method of Apportionment of Services Special Tax

If, in any Fiscal Year, the Facilities Special Tax is levied against each Assessor's Parcel of Taxable Property within CFD No. 23 IA4 and the Facilities Special Tax revenues generated are insufficient to pay the Facilities Special Tax Requirement such shortfall shall be deemed a component of the Services Special Tax Requirement in that Fiscal Year, and proceeds from the levy of the Services Special Tax shall first be applied to mitigate the shortfall in the Facilities Special Tax Requirement before being used to pay for Authorized Services. The Services Special Tax revenue shall not be applied to any Facilities Special Tax Requirement shortfalls attributable to Pay As You Go Costs authorized to be financed by CFD No. 23 IA4.

Using the definitions and procedures described herein, the CFD No. 23 IA4 Administrator shall determine the Services Special Tax Requirement and levy the Services Special Tax until the amount of Services Special Tax equals the Services Special Tax Requirement. The Services Special Tax shall be levied each Fiscal Year as follows:

First: The Services Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Second: If additional monies are needed to satisfy the Services Special Tax Requirement after the first step has been completed, the Services Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Third: If additional monies are needed to satisfy the Services Special Tax Requirement after the first two steps have been completed, the Services Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Fourth: If additional monies are needed to satisfy the Services Special Tax Requirement after the three steps have been completed, the Services Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

E. DELINQUENCIES

Notwithstanding the above, under no circumstances will the CFD No. 23 IA4 Facilities Special Tax levied against any Assessor’s Parcel of Developed Property classified as Residential Property, in any Fiscal Year, be increased as a consequence of the delinquency or default in the payment of the CFD No. 23 IA4 Facilities Special Taxes by the owner or owners of any other Taxable Property by more than ten percent (10%) above the amount that would have been levied against such Assessor’s Parcel in such Fiscal Year had there been no delinquencies or defaults.

F. EXEMPTIONS

F.1. The CFD No. 23 IA4 Administrator shall classify the following as Exempt Property: Public Property, Property Owner Association Property, Open Space Property, Assessor’s Parcels exempt from the Special Tax pursuant to Section 53340 of the Act, and Assessor’s Parcels with public or utility easements making impractical their utilization for any use other than the purposes set forth in the easement.

F.2. The Maximum Facilities Special Tax obligation or, if applicable, the Effective Tax Rate Evaluation Maximum Facilities Special Tax obligation for Taxable Property which will be transferred or dedicated to a public agency and will be classified as Public Property shall be prepaid in full by the seller, pursuant to Section K, prior to the transfer/dedication of such Taxable Property. Until

the Maximum Facilities Special Tax obligation or, if applicable, the Effective Tax Rate Evaluation Maximum Facilities Special Tax obligation for any such Taxable Property is prepaid, the Taxable Property shall continue to be subject to the levy of the Facilities Special Tax. An exception to this may be made if an Assessor's Parcel of Public Property, such as a school site, is relocated to an Assessor's Parcel of Taxable Property, in which case the Assessor's Parcel of previously Public Property becomes Taxable Property and the Assessor's Parcel of previously Taxable Property becomes Public Property. This trading of an Assessor's Parcel from Taxable Property to Public Property will be permitted to the extent there is no loss in Maximum Facilities Special Tax revenue or, if applicable, Effective Tax Rate Evaluation Maximum Facilities Special Tax revenue, and the transfer is agreed to by the owners of all Assessor's Parcels involved in the transfer and the City Council.

F.3. If the use of an Assessor's Parcel changes so that such Assessor's Parcel is no longer eligible to be classified as one of the uses set forth in Section F.1 above that would make such Assessor's Parcel eligible to continue to be classified as Exempt Property, such Assessor's Parcel shall cease to be classified as Exempt Property and shall be deemed to be Taxable Property and subject to the Special Tax.

G. TRANSFERS

Prior to the issuance of the first series of Bonds within CFD No. 23 IA4, the City may permit the transfer of Maximum Facilities Special Tax or Effective Tax Rate Evaluation Maximum Facilities Special Tax from one Assessor's Parcel to another Assessor's Parcel. Before recordation of a Small Lot Final Subdivision Map, if a subdivision map is required, the City may permit a transfer if the number of planned Residential Units, Multi-Family Attached Property Acreage, or Non-Residential Property Acreage is transferred from one Assessor's Parcel(s) to another Assessor's Parcel(s) in any portion of Large Lot Property. The City may, in its sole discretion, allow for a transfer of the Maximum Facilities Special Tax or Effective Tax Rate Evaluation Maximum Facilities Special Tax from one Assessor's Parcel to another Assessor's Parcel provided such a transfer shall be allowed only if (1) all adjustments are agreed to in writing by the affected property owners and the City's Finance Director, and (2) there is no reduction in the sum of the total Maximum Facilities Special Tax or sum of the total Effective Tax Rate Evaluation Maximum Facilities Special Tax as a result of the transfer. Should a transfer result in an amendment to Attachment B or, following an Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment, the requesting property owner shall bear the costs to affect the transfer in the CFD No. 23 IA4 records and prepare the required amendments to Attachment B or, following an Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment.

H. INTERPRETATIONS

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the Rate and Method of Apportionment of Special Tax. In addition, the interpretation and application of any section of this document shall be at the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Tax.

I. REVIEW/APPEALS

The CFD No. 23 IA4 Administrator may establish such procedures, as it deems necessary to undertake the review of any such appeal. The CFD No. 23 IA4 Administrator shall interpret this Rate and Method of Apportionment of Special Tax and make determinations relative to the annual administration of the Special Tax and any property owner appeals, as herein specified.

Any property owner may file a written appeal of the Special Tax with the CFD No. 23 IA4 Administrator claiming that the amount or application of the Special Tax is not correct. The appeal must be filed not later than one calendar year after having paid the Special Taxes that are disputed, and the appellant must be current in all payments of Special Taxes. In addition, during the term of the appeal process, all Special Taxes levied must be paid on or before the payment date established when the levy was made. The appeal must specify the reasons why the appellant claims the Special Taxes are in error. The CFD No. 23 IA4 Administrator shall review the appeal, meet with the appellant if the CFD No. 23 IA4 Administrator deems necessary, and advise the appellant of its determination.

If the property owner disagrees with the CFD No. 23 IA4 Administrator’s decision relative to the appeal, the owner may file a written notice with the City Manager appealing the amount of the Special Tax levied on such Assessor’s Parcel. If following such consultation and action (if any by the City Manager), the property owner believes such error still exists, such person may file a written notice with the City Council appealing the amount of the Special Tax levied on such Assessor’s Parcel. The decision of the City shall be final and binding to all persons. If the decision of the CFD No. 23 IA4 Administrator or subsequent decision by the City Manager or City Council requires the Special Taxes to be modified or changed in favor of the property owner, no cash refund shall be made for prior years’ Special Taxes, but an adjustment shall be made to credit future Special Taxes. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal action by such owner.

J. MANNER OF COLLECTION

The annual Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes; provided, however, that CFD No. 23 IA4, may, at the sole discretion of the City, directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner as necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on Assessor’s Parcels of Taxable Property that are delinquent in the payment of Special Taxes.

K. PREPAYMENT OF FACILITIES SPECIAL TAX

The Facilities Special Tax obligation of an Assessor’s Parcel of Taxable Property may be prepaid and permanently satisfied as described herein; provided that there are no delinquent Special Taxes with respect to such Assessor’s Parcel at the time of prepayment. An owner of an Assessor’s Parcel intending to prepay the Facilities Special Tax obligation shall provide the CFD No. 23 IA4 Administrator with written notice of intent to prepay. Within 30 days of receipt of such written notice, the CFD No. 23 IA4 Administrator shall notify such owner of the prepayment amount of such Assessor’s Parcel. Prepayment must be made not less than 60 days prior to the next occurring date that notice of

redemption of Bonds, whichever date is earlier, from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture. The CFD No. 23 IA4 Administrator may charge a fee for providing this service.

K.1. Prepayment in Full

As of the proposed date of prepayment, the Prepayment Amount shall be calculated as follows:

Step 1: Determine the current Fiscal Year Maximum Facilities Special Tax for the Assessor’s Parcel based on the assignment of the Maximum Facilities Special Tax described in Section C above. If an Effective Tax Rate Evaluation has occurred, determine the current Fiscal Year Effective Tax Rate Evaluation Maximum Facilities Special Tax for the Assessor’s Parcel based on the assignment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax described in Section C above. If the Assessor’s Parcel is not already classified as Developed Property, the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) shall be assigned as though the Assessor’s Parcel was already designated as Developed Property.

Step 2: Calculate the annual revenue produced, by annually applying the Facilities Special Tax Escalation Factor, from the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) from the date of prepayment through the Facilities Special Tax Term, except that this final date may be amended by the City no later than the time of the calculation of the prepayment. If the final date used in the prepayment calculation is amended by the City, this amended final date shall apply to any and all prepayment calculations from that point forward.

Step 3: Calculate the present value of the Assessor’s Parcel’s annual Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) revenue stream determined in Step 2. The present value shall be calculated using a discount rate that earns a rate of interest that, when the prepayment is invested in City permitted and available investments, would produce annual revenues equal to the amounts calculated in Step 2.

If there are Outstanding Bonds at the time of the Prepayment Amount calculation, the Prepayment Amount shall be first allocated to the Redemption Amount. If the Prepayment Amount is insufficient to fund the Redemption Amount, then the Prepayment Amount shall be increased to equal the Redemption Amount.

The Redemption Amount is calculated as follows:

Step 1: Divide the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) computed pursuant to Step 1 of Section K.1 by the total Maximum Facilities Special Taxes (or total Effective Tax Rate Evaluation Maximum Facilities Special Taxes) for the entire CFD No. 23 IA4, based on the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) that could be charged in the current Fiscal Year if all Taxable Property were designated as Developed Property, excluding any Assessor’s Parcels which have prepaid the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) obligation (the “Prepayment Quotient”).

Step 2: Multiply the Prepayment Quotient by the Outstanding Bonds to compute the amount of Outstanding Bonds to be redeemed (the "Bond Redemption Amount").

Step 3: Multiply the Bond Redemption Amount by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed.

Step 4: Compute the amount needed to pay interest on the Bond Redemption Amount from the first Bond interest payment date following the current Fiscal Year until the earliest redemption date for the Outstanding Bonds.

Step 5: Determine that portion of Facilities Special Taxes levied on the Assessor's Parcel in the current Fiscal Year to satisfy the Facilities Special Tax Requirement, which have not yet been paid.

Step 6: A reserve fund credit shall equal the lesser of: (a) the expected reduction in the reserve requirement (as defined in the Indenture for the Bonds), if any, associated with the redemption of Outstanding Bonds as a result of the prepayment, or (b) the amount derived by subtracting the new reserve requirement (as defined in the Indenture for the Bonds) in effect after the redemption of Outstanding Bonds as a result of the prepayment from the balance in the reserve fund on the prepayment date, but in no event shall such amount be less than zero. Such reserve fund credit will not decrease the balance in the reserve fund below the new reserve requirement.

Step 7: If any capitalized interest for the Outstanding Bonds will not have been expended at the time of the first interest and/or principal payment following the current Fiscal Year, a capitalized interest credit shall be calculated by multiplying the quotient computed pursuant to Step 1 by the expected balance in the capitalized interest fund after such first interest payment.

Step 8: The redemption amount is equal to the sum of the amounts computed pursuant to Steps 2, 3, 4, and 5, less the amount computed pursuant to Steps 6 and 7 (the "Redemption Amount").

If the Prepayment Amount exceeds the Redemption Amount, then any remaining Prepayment Amount, after allocating the Redemption Amount, shall be designated as Pay as You Go Costs.

The Prepayment Amount shall include any fees or expenses, including the costs of computation of the prepayment, the costs to invest the prepayment proceeds, the cost of redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption (the "Administrative Fees and Expenses").

In addition, the City has the authority to adjust the Prepayment Amount calculated above if a portion or all of the current property tax bill and the portion attributable to the payment of the Facilities Special Tax has not been used to make an interest and/or principal payment on the Bonds.

Notwithstanding the foregoing, no Facilities Special Tax prepayment shall be allowed unless the amount of Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities

Special Taxes), net of any priority administration, if any as defined in the Bond documents, that may be levied on Taxable Property, in each Fiscal Year, both prior to and after the proposed prepayment, is at least 1.1 times the annual debt service on all Outstanding Bonds to be paid from the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) in each Fiscal Year.

K.2. Prepayment in Part

The Facilities Special Tax obligation may be partially prepaid in any percentage of the full Prepayment Amount. The amount of the partial prepayment shall be calculated as in the above Section K.1; except that a partial prepayment shall be calculated according to the following formula:

$$PP = ((PE - A) \times F) + A$$

These terms have the following meaning:

PP = the Partial Prepayment Amount

PE = the Prepayment Amount calculated according to Section K.1 above

A = the Administrative Fees and Expenses calculated according to Section K.1 above

F = the percent by which the owner of the Assessor’s Parcel(s) is partially prepaying the Facilities Special Tax obligation.

The owner of an Assessor’s Parcel who desires to partially prepay the Facilities Special Tax obligation shall notify the CFD No. 23 IA4 Administrator of (i) such owner’s intent to partially prepay the Facilities Special Tax obligation, (ii) the amount of partial prepayment expressed in increments equal to percentage of the full Prepayment Amount, and (iii) the company or agency that will be acting as the escrow agent, if applicable. Partial prepayment must be made not less than 60 days prior to the next occurring date that notice of redemption of Bonds, whichever date is earlier, from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture. The CFD No. 23 IA4 Administrator may charge a fee for providing this service.

With respect to any Assessor’s Parcel that is partially prepaid, the CFD No. 23 IA4 Administrator shall indicate in the records of CFD No. 23 IA4 that there has been a partial prepayment of the Facilities Special Tax obligation and that a portion of the Facilities Special Tax obligation equal to the outstanding percentage (1.00 – F) of the remaining Facilities Special Tax obligation shall continue to be authorized to be levied on such Assessor’s Parcel pursuant to Section C.

Notwithstanding the foregoing, no partial prepayment shall be allowed unless the amount of Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes), net of any priority administration, if any as defined in the Bond documents, that may be levied on Taxable Property, in each Fiscal Year, both prior to and after the proposed partial prepayment, is at least 1.1 times the annual debt service on all Outstanding Bonds to be paid from the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) in each Fiscal Year.

L. TERM OF SPECIAL TAX

The Maximum Facilities Special Tax and Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be levied commencing in Fiscal Year 2020-2021 to the extent necessary to fully satisfy the Facilities Special Tax Requirement and shall be levied for the Facilities Special Tax Term.

The Maximum Services Special Tax shall be levied commencing in Fiscal Year 2020-2021 and shall be levied in perpetuity, unless and until such time the City determines that revenues are no longer needed to pay the Services Special Tax Requirement.

ATTACHMENT A
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 4
Maximum Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Maximum Facilities Special Tax Rate ⁽¹⁾	2020-2021 Maximum Services Special Tax Rate ⁽²⁾	Taxed Per
Developed Property:				
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$3,886	\$205	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	3,571	205	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	3,559	205	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	3,293	205	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	3,000	205	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	2,900	205	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	3,886	140	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	3,571	140	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	3,559	140	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	3,293	140	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	3,000	140	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	2,900	140	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	30,000	500	Acre
MHD Multi-Family Attached Property	Not Applicable	11,700	1,000	Acre
Non-Residential Property	Not Applicable	11,700	1,000	Acre

ATTACHMENT A
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 4
Maximum Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Maximum Facilities Special Tax Rate ⁽¹⁾	2020-2021 Maximum Services Special Tax Rate ⁽²⁾	Taxed Per
Small Lot Final Map Property:				
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$2,900	\$205	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	2,900	140	Residential Lot
Permit Ready Multi-Family/Non-Residential Property				
	Not Applicable	\$11,700	\$1,000	Acre
Large Lot Property				
	Not Applicable	\$20,000	\$1,100	Acre
Undeveloped Property				
	Not Applicable	\$20,000	\$1,100	Acre

- (1) On each July 1, commencing on July 1, 2021, the Maximum Facilities Special Tax Rates shall be increased by the Facilities Special Tax Escalation Factor of the Maximum Facilities Special Tax Rates in effect for the previous Fiscal Year.
- (2) On each July 1, commencing on July 1, 2021, the Maximum Services Special Tax Rates shall be increased by an amount equal to the Services Special Tax Escalation Factor of the Maximum Services Special Tax Rates in effect for the previous Fiscal Year.

ATTACHMENT B
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 4
Minimum Facilities Revenue
(Fiscal Year 2020-2021)

Land Use Category	Planned Number of Residential Units / Acres	2020-2021 Developed Property Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	2020-2021 Minimum Facilities Revenue ⁽¹⁾⁽³⁾
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning ⁽⁴⁾	366	\$2,900	\$1,061,400
Single-Family Detached Property – MLD Zoning ⁽⁴⁾	251	2,900	727,900
MMD Multi-Family Attached Property	0.0	30,000	0
MHD Multi-Family Attached Property	0.0	11,700	0
Non-Residential Property	0.0	11,700	0
Total Minimum Facilities Revenue			\$1,789,300

- (1) On each July 1, commencing on July 1, 2021, the Developed Property Maximum Facilities Special Tax Rates and Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Developed Property Maximum Facilities Special Tax Rates and Minimum Facilities Revenue in effect for the previous Fiscal Year.
- (2) As a result of future Assessor's Parcel changes, described in Section C.1, the assigned Maximum Facilities Special Tax Rates for Developed Property may exceed the Developed Property Maximum Facilities Special Tax Rates set forth in this table.
- (3) The total Minimum Facilities Revenue may be decreased as result of all or a portion of Maximum Facilities Special Tax obligations being prepaid and permanently satisfied pursuant to Section K.
- (4) Based upon the Developed Property Maximum Facilities Special Tax Rate for Single-Family Detached Property – SF/SFHD Zoning and Single-Family Detached Property – MLD Zoning with Residential Floor Area of less than 2,000 square feet.

ATTACHMENT C
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 4
Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	Taxed Per
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$ _____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	_____	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	_____	Acre
MHD Multi-Family Attached Property	Not Applicable	_____	Acre
Non-Residential Property	Not Applicable	_____	Acre

ATTACHMENT C
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 4
Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	Taxed Per
Small Lot Final Map Property:			
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$ _____	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	_____	Residential Lot
Permit Ready Multi-Family/Non-Residential Property	Not Applicable	\$ _____	Acre
Large Lot Property	Not Applicable	\$ _____	Acre
Undeveloped Property	Not Applicable	\$ _____	Acre

- (1) Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates will be inserted following the Effective Tax Rate Evaluation.
- (2) On each July 1, commencing in the Fiscal Year after the Effective Tax Rate Evaluation occurs, the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be increased by the Facilities Special Tax Escalation Factor of the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates in effect for the previous Fiscal Year.

ATTACHMENT D
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 4
Effective Tax Rate Evaluation Minimum Facilities Revenue
(Fiscal Year 2020-2021)

Land Use Category	Planned Number of Residential Units / Acres ⁽¹⁾	2020-2021 Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾⁽³⁾	2020-2021 Effective Tax Rate Evaluation Minimum Facilities Revenue ⁽¹⁾⁽²⁾⁽⁴⁾
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning ⁽⁵⁾	_____	\$ _____	\$ _____
Single-Family Detached Property – MLD Zoning ⁽⁵⁾	_____	_____	_____
MMD Multi-Family Attached Property	_____	_____	_____
MHD Multi-Family Attached Property	_____	_____	_____
Non-Residential Property	_____	_____	_____
Total Effective Tax Rate Evaluation Minimum Facilities Revenue			\$ _____

- (1) Planned Number of Residential Units/Acres, Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate and Effective Tax Rate Evaluation Minimum Facilities Revenue to be inserted following the Effective Tax Rate Evaluation.
- (2) On each July 1, commencing in the Fiscal Year after the Effective Tax Rate Evaluation occurs, the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates and Effective Tax Rate Evaluation Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates and Effective Tax Rate Evaluation Minimum Facilities Revenue in effect for the previous Fiscal Year.
- (3) As a result of future Assessor’s Parcel changes, described in Section C.3, the assigned Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates may exceed the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates set forth in this table.
- (4) The total Effective Tax Rate Evaluation Minimum Facilities Revenue may be decreased as result of all or a portion of Effective Tax Rate Evaluation Maximum Facilities Special Tax obligations being prepaid and permanently satisfied pursuant to Section K.
- (5) Based upon the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for Single-Family Detached Property – SF/SFHD Zoning and Single-Family Detached Property – MLD Zoning with Residential Floor Area of less than 2,000 square feet.

APPENDIX F: RATE AND METHOD OF APPORTIONMENT – IA 5

The following pages provide a copy of the Rate and Method of Apportionment for IA 5.

**RATE AND METHOD OF APPORTIONMENT FOR
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
Improvement Area 5**

A Special Tax, as hereinafter defined, shall be levied on each Assessor's Parcel of Taxable Property within the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area 5 (CFD No. 23 IA5) and collected each Fiscal Year in an amount determined by the CFD No. 23 IA5 Administrator through the application of the Rate and Method of Apportionment as described below. All of the real property within CFD No. 23 IA5, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. GENERAL DEFINITIONS

The terms hereinafter set forth have the following meaning:

"Acre or Acreage" means the land area of an Assessor's Parcel as shown on County records, such as an Assessor's Parcel Map and secured roll data, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Large Lot Map, Small Lot Final Subdivision Map, condominium plan, record of survey, or other recorded document creating or describing the parcel. If the preceding maps for a land area are not available, the Acreage of such land area may be determined utilizing available spatial data and GIS. The square footage of an Assessor's Parcel is equal to the Acreage of such parcel multiplied by 43,560.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

"Assessor's Parcel" or "Parcel" means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor of the County designating lots or parcels by an Assessor's Parcel number.

"Authorized Services" means the landscape corridor, enhanced open space and street light maintenance, services, and expenses authorized to be financed by CFD No. 23 IA5.

"Bond Year" means a one year period beginning on September 2nd in each year and ending on September 1st in the following year, unless defined differently in the applicable Indenture.

"Bonds" means any bonds or other debt (as defined in the Act), whether in one or more series, issued by CFD No. 23 IA5 under the Act.

"CFD No. 23 IA5 Administrator" means the City's Finance Director, or designee thereof, responsible for determining the Facilities Special Tax Requirement, Services Special Tax Requirement and providing for the levy and collection of the Special Taxes.

“CFD No. 23 IA5” means City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area 5.

“City” means the City of Folsom.

“City Council” means the City Council of the City, acting as the legislative body of CFD No. 23 IA5.

“County” means the County of Sacramento.

“Developed Property” means, for each Fiscal Year, all Taxable Property for which a building permit for new construction was issued prior to June 30 of the previous Fiscal Year.

“Effective Tax Rate Evaluation” means an evaluation of the Total Effective Tax Rate of Residential Property at the time of such evaluation. The Effective Tax Rate Evaluation will be based upon a prepared Price Point Study to determine the Total Effective Tax Rate for Residential Property, based upon the calculated Total Estimated Tax Burden.

“Effective Tax Rate Evaluation Maximum Facilities Special Tax” means the total maximum annual Facilities Special Tax, as determined during the Effective Tax Rate Evaluation, in accordance with the provisions of Section C.2, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate” means the maximum annual Facilities Special Tax rate for each land use category of Taxable Property that will be set forth in Attachment C, following the Effective Tax Rate Evaluation, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Effective Tax Rate Evaluation Minimum Facilities Revenue” means, following the Effective Tax Rate Evaluation, the total minimum amount of CFD No. 23 IA5 Effective Tax Rate Evaluation Maximum Facilities Special Tax, as adjusted annually by the Facilities Special Tax Escalation Factor after the Fiscal Year in which the Effective Tax Rate Evaluation occurs, less any Effective Tax Rate Evaluation Maximum Facilities Special Tax amounts prepaid and permanently satisfied pursuant to Section K. The Effective Tax Rate Evaluation Minimum Facilities Revenue, based on Planned Development, is set forth in Attachment D of this Rate and Method of Apportionment.

“Exempt Property” means all Assessors’ Parcels that are exempt from the Special Tax pursuant to Section F. Assessor’s Parcels exempt from the Special Tax pursuant to Section 53340 of the Act shall also be designated as Exempt Property.

“Facilities Administrative Expenses” means the actual or reasonably estimated costs directly related to the administration of the Facilities Special Tax including, but not limited to, the following: the costs of computing the Facilities Special Tax and preparing the annual Facilities Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Facilities Special Taxes (whether by the County, the City, or otherwise); the costs of remitting the Facilities Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City, CFD No. 23 IA5, or any designee thereof of complying with arbitrage rebate requirements or responding to questions from the IRS or SEC pertaining to any Bonds or any audit of any Bonds by the SEC or IRS; the costs to the City, CFD No.

23 IA5, or any designee thereof of providing continuing disclosure regarding the Bonds pursuant to applicable state or federal securities law; the costs associated with preparing Facilities Special Tax disclosure statements and responding to public inquiries regarding the Facilities Special Taxes; the costs of the City, CFD No. 23 IA5, or any designee thereof related to any appeal of the levy or application of the Facilities Special Tax; the costs associated with the release of funds from an escrow account, if any; and the costs associated with computing and preparing the Effective Tax Rate Evaluation, including the Price Point Study. Facilities Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 23 IA5 for any other administrative purposes, including, but not limited to, attorney’s fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Facilities Special Taxes.

“Facilities Special Tax” means the annual Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Facilities Special Tax Requirement.

“Facilities Special Tax Escalation Factor” means two percent (2%) annually.

“Facilities Special Tax Requirement” means that amount of Special Tax revenue required in any Fiscal Year for CFD No. 23 IA5 to: (i) Pay Facilities Administrative Expenses in an amount designated by the City; (ii) pay annual debt service on all Outstanding Bonds due in the Bond Year beginning in such Fiscal Year; (iii) pay other periodic costs on Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on Outstanding Bonds; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds in accordance with the Indenture; (v) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year and known upcoming delinquencies; and (vi) pay for Pay As You Go Costs; less (vii) a credit for funds available to reduce the annual Facilities Special Tax levy as determined by the CFD No. 23 IA5 Administrator pursuant to the Indenture.

“Facilities Special Tax Term” means the earlier of Fiscal Year 2079-2080 or the Fiscal Year occurring 50 years following the Fiscal Year in which the first building permit was issued or the first series of Bonds was issued within CFD No. 23 IA5.

“Fiscal Year” means the period starting July 1 and ending on the following June 30.

“Indenture” means the indenture, fiscal agent agreement, trust agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time, and any instrument replacing or supplementing the same.

“Large Lot Property” means, for each Fiscal Year, all Taxable Property for which a Large Lot Map was recorded prior to June 30 of the previous Fiscal Year, excluding any portion(s) thereof classified as Developed Property, Small Lot Final Map Property, or Permit Ready Multi-Family/Non-Residential Property. Large Lot Property also means, for each Fiscal Year, all Taxable Property classified as Small Lot Final Map Remainder Property as of June 30 of the previous Fiscal Year.

“Large Lot Map” means a recorded subdivision map creating larger parcels by land use. The Large Lot Map does not create individual lots for which building permits may be issued for single-family Residential Units.

“Maximum Facilities Special Tax” means the total maximum annual Facilities Special Tax, determined in accordance with the provisions of Section C, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Facilities Special Tax Rate” means the maximum annual Facilities Special Tax rate for each land use category of Taxable Property, as shown in Attachment A, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Services Special Tax” means the total maximum annual Services Special Tax, determined in accordance with the provisions of Section D, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Services Special Tax Rate” means the maximum annual Services Special Tax rate for each land use category of Taxable Property, as shown in Attachment A, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Special Tax” means the total annual Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) and Maximum Services Special Tax, determined in accordance with the provisions of Section C and Section D, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Total Effective Tax Rate” means 1.80%, unless the City determines, in its sole discretion, that a higher Maximum Total Effective Tax Rate is appropriate.

“Minimum Facilities Revenue” means the minimum amount of total CFD No. 23 IAS Maximum Facilities Special Tax, as adjusted annually by the Facilities Special Tax Escalation Factor, less any Maximum Facilities Special Tax amounts prepaid and permanently satisfied pursuant to Section K. The Minimum Facilities Revenue, based on Planned Development, is set forth in Attachment B of this Rate and Method of Apportionment.

“MHD Multi-Family Attached Property” means all Assessor’s Parcels for which a building permit could be issued for purposes of constructing one or more attached Residential Units per Assessor’s Parcel with a permitted density range of greater than 20 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council. MHD Multi-Family Attached Property shall also include an Assessor’s Parcel or that portion of an Assessor’s Parcel designated as a Mixed Use Residential Parcel.

“Mixed Use Residential Parcel” means a mixed use Assessor’s Parcel that is designated for residential land use. If the mixed use Assessor’s Parcel contains a combination of residential land use and non-residential land use, only that portion of an Assessor’s Parcel designated for residential land use shall be classified as a Mixed Use Residential Parcel and the remaining non-residential land use of the Assessor’s Parcel shall be classified as Non-Residential Property.

“MMD Multi-Family Attached Property” means all Assessor’s Parcels for which a building permit could be issued for purposes of constructing one or more attached Residential Units per Assessor’s Parcel with a permitted density range of 12-20 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Non-Residential Property” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing non-residential buildings.

“Open Space Property” means property within the boundaries of CFD No. 23 IA5 which (a) has been designated with specific boundaries and acreage on a Small Lot Final Subdivision Map as open space, or (b) is classified by the City zoning code or County Assessor as open space, or (c) has been irrevocably offered for dedication as open space to the federal government, the State of California, the County, the City, any other public agency, a private, non-profit organization, or (d) is encumbered by an easement or other restriction required by the City limiting the use of such property to open space.

“Outstanding Bonds” means all Bonds, which remain outstanding as defined in the Indenture pursuant to which such Bonds were issued.

“Pay as You Go Costs” means that portion of the Facilities Special Tax Requirement attributable to the direct payment for the acquisition and/or construction of public improvements, which are authorized to be financed by CFD No. 23 IA5.

“Permit Ready Multi-Family/Non-Residential Property” means an Assessor’s Parcel of Taxable Property zoned for multi-family or non-residential land use for which all discretionary entitlements have been obtained, including without limitation, development plan review and improvement plan approval, such that building permits may be issued without further approvals for the construction of multi-family Residential Units or non-residential buildings within such Assessor’s Parcel. The City shall have sole discretion, based upon available development information, in classifying an Assessor’s Parcel as Permit Ready Multi-Family/Non-Residential Property.

“Planned Development” means the planned number of Residential Units, MHD Multi-Family Attached Property Acreage, MMD Multi-Family Attached Property Acreage, and Non-Residential Property Acreage planned within CFD No. 23 IA5, set forth in Attachment B or, following the Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment, as amended by the future recordation of all Large Lot Maps and Small Lot Final Subdivision Maps within CFD No. 23 IA5.

“Price Point Study” means an analysis, prepared by an independent firm, to verify the estimated average sales price within each land use category of Residential Property given the project location and current market conditions.

“Property Owner Association Property” means any property within the boundaries of CFD No. 23 IA5, which is (a) owned by a property owner association or (b) designated with specific boundaries and Acreage on a Small Lot Final Subdivision Map as property owner association property. As used in this definition, a property owner association includes any master or sub-association.

“Proportionately” means for Taxable Property that the ratio of the Facilities Special Tax levy to the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) and the Services Special Tax levy to the Maximum Services Special Tax is equal for all Assessors’ Parcels within each classification (Developed Property, Single Family Final Map Property, Permit Ready Multi-Family/Non-Residential Property, Large Lot Property, etc.) within CFD No. 23 IA5.

“Public Property” means any property within the boundaries of CFD No. 23 IA5, which (a) is owned by a public agency, (b) has been irrevocably offered for dedication to a public agency, or (c) is

designated with specific boundaries and Acreage on a Small Lot Final Subdivision Map as property, which will be owned by a public agency. For purposes of this definition, a public agency includes the federal government, the State of California, the County, the City, or any other public agency.

“Residential Floor Area” means all of the square footage of living area within the perimeter of a residential structure, not including any carport, walkway, garage, overhang, patio, enclosed patio, or similar area. The determination of Residential Floor Area shall be made by the CFD No. 23 IA5 Administrator by reference to appropriate records kept by the City’s building department. Residential Floor Area for a residential structure will be based on the building permit(s) issued for such structure prior to it being classified as Developed Property, and shall not change as a result of additions or modifications made to such structure after such classification as Developed Property.

“Residential Lot” means an individual lot of land for which a building permit could be issued to construct a Residential Unit.

“Residential Property” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing Residential Units, including Single-Family Detached Property – SF/SFHD Zoning, Single-Family Detached Property – MLD Zoning, MHD Multi-Family Attached Property, and MMD Multi-Family Attached Property.

“Residential Unit” means a residential dwelling unit, not including guest quarters or “granny flats” as allowed by the City zoning code.

“Services Administrative Expenses” means the actual or reasonably estimated costs directly related to the administration of the Services Special Tax including, but not limited to, the following: the costs of computing the Services Special Taxes and preparing the annual Services Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Services Special Taxes (whether by the County, the City, or otherwise); the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Services Special Tax; and the costs of the City, CFD No. 23 IA5, or any designee thereof related to any appeal of the levy or application of the Services Special Tax. Services Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 23 IA5 for any other administrative purposes related to the Services Special Tax.

“Services Special Tax” means the annual Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Services Special Tax Requirement.

“Services Special Tax Escalation Factor” means the June annualized percentage change of the Consumer Price Index for all Urban Consumers, for the San Francisco-Oakland-San Jose area, not to exceed four percent (4%). In the event that the percentage change is negative, the Services Special Tax Escalation Factor shall be equal to zero.

“Services Special Tax Requirement” means the amount of Services Special Tax revenue required in any Fiscal Year for CFD No. 23 IA5 to: (i) Pay Services Administrative Expenses in an amount designated by the City; (ii) pay Authorized Services expenses; (iii) pay any amounts required to establish or replenish any repair and contingency funds, capital improvement funds, or reserve funds related to the Authorized Services expenses; (iv) cover any shortfalls that exist if, in any Fiscal Year, the levy of the Facilities Special Tax on each Assessor’s Parcel of Taxable Property is insufficient to pay the

Facilities Special Tax Requirement in that Fiscal Year. Facilities Special Tax Requirement shortfalls shall not include Pay As You Go Costs, and (v) pay for reasonably anticipated delinquent Services Special Taxes based on the delinquency rate for Services Special Taxes levied in the previous Fiscal Year; less (vi) a credit for funds available to reduce the annual Services Special Tax levy as determined by the CFD No. 23 IA5 Administrator.

“Single-Family Detached Property – MLD Zoning” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing one or more detached or attached Residential Units with a permitted density range of 7-12 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Single-Family Detached Property – SF/SFHD Zoning” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing one or more Residential Units. Single-Family Detached Property – SF/SFHD Zoning shall consist of either single-family property with a permitted density range of 1-4 Residential Units per Acre or single-family high density property with a permitted density range of 4-7 Residential Units per Acre, which is more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Special Tax” means the annual Facilities Special Tax and Services Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Facilities Special Tax Requirement and the Services Special Tax Requirement.

“Small Lot Final Map Property” means, for each Fiscal Year, all Taxable Property for which a Small Lot Final Subdivision Map was recorded prior to June 30 of the previous Fiscal Year.

“Small Lot Final Map Remainder Property” means an Assessor’s Parcel that is created from the subdivision of Large Lot Property by the recordation of a Small Lot Final Subdivision Map that has not yet been mapped for final development approval. Small Lot Final Map Remainder Property is that portion of property for which the Small Lot Final Subdivision Map definition does not apply (i.e., does not contain individual lots for which building permits may be issued for Residential Units without further subdivision of such property). Each Fiscal Year, all Taxable Property classified as Small Lot Final Map Remainder Property, as of June 30 of the previous Fiscal Year, will be considered Large Lot Property.

“Small Lot Final Subdivision Map” means a subdivision of property created by recordation of a final subdivision map, parcel map or lot line adjustment, approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan pursuant to California Civil Code 1352, that creates individual lots for which building permits may be issued for Residential Units without further subdivision of such property.

“State” means the State of California.

“Taxable Property” means all of the Assessor’s Parcels within the boundaries of CFD No. 23 IA5 that are not exempt from the CFD No. 23 IA5 Special Tax pursuant to law or Section F below.

“Total Effective Tax Rate” means the percentage of the Total Estimated Tax Burden as compared to the estimated average sales price identified in the Price Point Study for each land use category of Residential Property.

“Total Estimated Tax Burden” means the total amount of overlapping property taxes anticipated to be levied upon a Residential Unit, based upon the estimated average sales price identified in the Price Point Study and existing property tax rates for the current Fiscal Year. Existing property tax rates shall reflect the actual property tax rates levied upon Taxable Property in the Fiscal Year that the Effective Tax Rate Evaluation is completed.

“Trustee” means the entity appointed pursuant to an Indenture to act as the trustee, fiscal agent, or paying agent or a combination thereof.

“Undeveloped Property” means, for each Fiscal Year, all Taxable Property not classified as Developed Property, Small Lot Final Map Property, Permit Ready Multi-Family/Non-Residential Property, or Large Lot Property.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, using City and County records, City zoning information, and land use development plans, all Assessor’s Parcels within the boundaries of CFD No. 23 IA5 shall be designated as either Taxable Property or Tax-Exempt Property.

All Taxable Property shall be further classified as Developed Property, Small Lot Final Map Property, Permit Ready Multi-Family/Non-Residential Property, Large Lot Property, or Undeveloped Property and shall be subject to the levy of the annual Special Tax determined pursuant to Sections C and D below.

C. FACILITIES SPECIAL TAX

A Maximum Facilities Special Tax shall be assigned to all Taxable Property within CFD No. 23 IA5 according to the Maximum Facilities Special Tax Rates set forth in Attachment A of this Rate and Method of Apportionment.

Once assigned, the sum of the total Maximum Facilities Special Tax shall be equal to or greater than the Minimum Facilities Revenue, unless adjusted by an Effective Tax Rate Evaluation as described below. The Minimum Facilities Revenue for Fiscal Year 2020-2021 is set forth in Attachment B of this Rate and Method of Apportionment.

On each July 1, commencing on July 1, 2021, the Maximum Facilities Special Tax Rates and Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Maximum Facilities Special Tax Rates and Minimum Facilities Revenue in effect for the previous Fiscal Year.

C.1. Future Assessor’s Parcel Changes – Prior to an Effective Tax Rate Evaluation

The Maximum Facilities Special Tax shall be assigned to all future Assessor’s Parcel(s) created from a subdivision, lot line adjustment, or merger of one or more Assessor’s Parcels so that the

revised sum of the total Maximum Facilities Special Tax revenue is not less than the Minimum Facilities Revenue set forth in Attachment B of this Rate and Method of Apportionment.

Undeveloped Property Subdividing into Large Lot Property

When Undeveloped Property subdivides into Large Lot Property, the Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. The expected Developed Property Maximum Facilities Special Tax for any Large Lot Property and any remaining Undeveloped Property shall be based upon the Planned Development for the Large Lot Property and remaining Undeveloped Property.

If the sum of the total expected Developed Property Maximum Facilities Special Tax generated by all of the Taxable Property is greater than or equal to the Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates for the Large Lot Property created from the Undeveloped Property subdivision.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Large Lot Property created from the Undeveloped Property subdivision, until the sum of the total expected Developed Property Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Further, if the sum of the total current Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, the Maximum Facilities Special Tax Rates for the Large Lot Property and any remaining Undeveloped Property created from the Undeveloped Property subdivision shall be Proportionately increased until the sum of the total current Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Attachment B of this Rate and Method of Apportionment shall be updated to reflect any increases to the Maximum Facilities Special Tax Rates from the Undeveloped Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property.

Large Lot Property Subdividing into Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property

When Large Lot Property subdivides into Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property, the Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. If the Large Lot Property subdivision also creates Small Lot Final Map Remainder Property, the expected Developed Property Maximum Facilities Special Tax for the Small Lot Final Map Remainder Property shall be based upon the Planned Development for the Small Lot Final Map Remainder Property. The expected Developed Property Maximum Facilities Special Tax for any remaining Large Lot Property and Undeveloped Property shall be based upon the Planned Development of the Large Lot Property and the Undeveloped Property.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is greater than or equal to the Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-

Residential Property Maximum Facilities Special Tax Rates for the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, and such difference is not eliminated by the full or partial prepayment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax pursuant to Section K, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision, until the sum of the total expected Developed Property Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Attachment B of this Rate and Method of Apportionment shall be updated to reflect any increases to the Maximum Facilities Special Tax Rates from the Large Lot Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property created prior to the Large Lot Property subdivision.

C.2. Effective Tax Rate Evaluation

Prior to the issuance of the first building permit or the first series of Bonds within CFD No. 23 IA5, whichever comes earlier, an Effective Tax Rate Evaluation will be completed. Following the Effective Tax Rate Evaluation, Attachment C of this Rate and Method of Apportionment will be updated to reflect the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for all Taxable Property in CFD No. 23 IA5.

Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates

As part of the Effective Tax Rate Evaluation, a Price Point Study will be prepared and estimated average sales prices will be established for each Residential Property land use category. Using the estimated average sales price information determined in the Price Point Study, the Total Estimated Tax Burden and Total Effective Tax Rate will be calculated, using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment A, for each Residential Property land use category. If the calculated Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for a Residential Property land use category, the Maximum Facilities Special Tax Rate shall not be adjusted and will be assigned using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment A. Attachment C of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category.

If the Total Effective Tax Rate for any Residential Property land use category exceeds the Total Maximum Effective Tax Rate, the Developed Property Maximum Facilities Special Tax Rate set forth in Attachment A shall be reduced until the Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for that Residential Property land use category. Attachment C of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category.

Effective Tax Rate Evaluation Minimum Facilities Revenue

As a result of the Effective Tax Rate Evaluation, if the calculated Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for a Residential Property land use category used in the Minimum Facilities Revenue calculation, the Developed Property Maximum Facilities Special Tax Rate for the applicable Residential Property land use category shall not be adjusted and the Effective Tax Rate Evaluation Developed Property Maximum Facilities Special Tax Rate will be assigned using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment B. Attachment D of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category and the Effective Tax Rate Evaluation Minimum Facilities Revenue.

If the calculated Total Effective Tax Rate exceeds the Total Maximum Effective Tax Rate for a Residential Property land use category used in the Minimum Facilities Revenue calculation, the Effective Tax Rate Evaluation Developed Property Maximum Facilities Special Tax Rate will be assigned using the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates set forth in Attachment C. Attachment D of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category and the Effective Tax Rate Evaluation Minimum Facilities Revenue.

C.3. Future Assessor’s Parcel Changes – After an Effective Tax Rate Evaluation

The Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be assigned to all future Assessor’s Parcel(s) created from a subdivision, lot line adjustment, or merger of one or more Assessor’s Parcels so that the revised sum of the total Effective Tax Rate Evaluation Maximum Facilities Special Tax revenue is not less than the total Effective Tax Rate Evaluation Minimum Facilities Revenue set forth in Attachment D of this Rate and Method of Apportionment.

Undeveloped Property Subdividing into Large Lot Property

When Undeveloped Property subdivides into Large Lot Property, the Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. The expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for any Large Lot Property and any remaining Undeveloped Property shall be based upon the Planned Development for the Large Lot Property and remaining Undeveloped Property.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax generated by all of the Taxable Property is greater than or equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Large Lot Property created from the Undeveloped Property subdivision.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Large Lot Property created from the Undeveloped Property

subdivision, until the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Further, if the sum of the total current Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Large Lot Property and any remaining Undeveloped Property created from the Undeveloped Property subdivision shall be Proportionately increased until the sum of the total current Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Attachment D of this Rate and Method of Apportionment shall be updated to reflect any increases to the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates from the Undeveloped Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property.

Large Lot Property Subdividing into Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property

When Large Lot Property subdivides into Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property, the Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. If the Large Lot Property subdivision also creates Small Lot Final Map Remainder Property, the expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for the Small Lot Final Map Remainder Property shall be based upon the Planned Development for the Small Lot Final Map Remainder Property. The expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for any remaining Large Lot Property and Undeveloped Property shall be based upon the Planned Development of the Large Lot Property and the Undeveloped Property.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is greater than or equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, and such difference is not eliminated by the full or partial prepayment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax pursuant to Section K, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision, until the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Attachment D of this Rate and Method of Apportionment shall be updated to reflect any increases to the

Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates from the Large Lot Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property created prior to the Large Lot Property subdivision.

C.4. Method of Apportionment of Facilities Special Tax

Using the definitions and procedures described herein, the CFD No. 23 IA5 Administrator shall determine the Facilities Special Tax Requirement and levy the Facilities Special Tax until the amount of Facilities Special Taxes equals the Facilities Special Tax Requirement. The Facilities Special Tax shall be levied each Fiscal Year as follows:

Prior to an Effective Tax Rate Evaluation

First: The Facilities Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Maximum Facilities Special Tax in order to satisfy the Facilities Special Tax Requirement.

Second: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Small Lot Final Map Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Third: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first two steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Permit Ready Multi-Family/Non-Residential Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fourth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first three steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Large Lot Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fifth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first four steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Undeveloped Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Undeveloped Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

After an Effective Tax Rate Evaluation

First: The Facilities Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax in order to satisfy the Facilities Special Tax Requirement.

Second: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Small Lot Final Map Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Third: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first two steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Permit Ready Multi-Family/Non-Residential Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fourth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first three steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Large Lot Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fifth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first four steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Undeveloped Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Undeveloped Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

D. SERVICES SPECIAL TAX

A Services Special Tax shall be assigned to all Taxable Property within CFD No. 23 IA5 according to the Maximum Services Special Tax Rates set forth in Attachment A of this Rate and Method of Apportionment.

D.1. Increase in the Maximum Services Special Tax

On each July 1, commencing on July 1, 2021, the Maximum Services Special Tax Rates shall be increased by the Services Special Tax Escalation Factor of the Maximum Services Special Tax Rates in effect for the previous Fiscal Year.

D.2. Method of Apportionment of Services Special Tax

If, in any Fiscal Year, the Facilities Special Tax is levied against each Assessor's Parcel of Taxable Property within CFD No. 23 IA5 and the Facilities Special Tax revenues generated are insufficient to pay the Facilities Special Tax Requirement such shortfall shall be deemed a component of the Services Special Tax Requirement in that Fiscal Year, and proceeds from the levy of the Services Special Tax shall first be applied to mitigate the shortfall in the Facilities Special Tax Requirement before being used to pay for Authorized Services. The Services Special Tax revenue shall not be applied to any Facilities Special Tax Requirement shortfalls attributable to Pay As You Go Costs authorized to be financed by CFD No. 23 IA5.

Using the definitions and procedures described herein, the CFD No. 23 IA5 Administrator shall determine the Services Special Tax Requirement and levy the Services Special Tax until the amount of Services Special Tax equals the Services Special Tax Requirement. The Services Special Tax shall be levied each Fiscal Year as follows:

First: The Services Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Second: If additional monies are needed to satisfy the Services Special Tax Requirement after the first step has been completed, the Services Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Third: If additional monies are needed to satisfy the Services Special Tax Requirement after the first two steps have been completed, the Services Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Fourth: If additional monies are needed to satisfy the Services Special Tax Requirement after the three steps have been completed, the Services Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

E. DELINQUENCIES

Notwithstanding the above, under no circumstances will the CFD No. 23 IA5 Facilities Special Tax levied against any Assessor's Parcel of Developed Property classified as Residential Property, in any Fiscal Year, be increased as a consequence of the delinquency or default in the payment of the CFD No. 23 IA5 Facilities Special Taxes by the owner or owners of any other Taxable Property by more than ten percent (10%) above the amount that would have been levied against such Assessor's Parcel in such Fiscal Year had there been no delinquencies or defaults.

F. EXEMPTIONS

F.1. The CFD No. 23 IA5 Administrator shall classify the following as Exempt Property: Public Property, Property Owner Association Property, Open Space Property, Assessor's Parcels exempt from the Special Tax pursuant to Section 53340 of the Act, and Assessor's Parcels with public or utility easements making impractical their utilization for any use other than the purposes set forth in the easement.

F.2. The Maximum Facilities Special Tax obligation or, if applicable, the Effective Tax Rate Evaluation Maximum Facilities Special Tax obligation for Taxable Property which will be transferred or dedicated to a public agency and will be classified as Public Property shall be prepaid in full by the seller, pursuant to Section K, prior to the transfer/dedication of such Taxable Property. Until

the Maximum Facilities Special Tax obligation or, if applicable, the Effective Tax Rate Evaluation Maximum Facilities Special Tax obligation for any such Taxable Property is prepaid, the Taxable Property shall continue to be subject to the levy of the Facilities Special Tax. An exception to this may be made if an Assessor's Parcel of Public Property, such as a school site, is relocated to an Assessor's Parcel of Taxable Property, in which case the Assessor's Parcel of previously Public Property becomes Taxable Property and the Assessor's Parcel of previously Taxable Property becomes Public Property. This trading of an Assessor's Parcel from Taxable Property to Public Property will be permitted to the extent there is no loss in Maximum Facilities Special Tax revenue or, if applicable, Effective Tax Rate Evaluation Maximum Facilities Special Tax revenue, and the transfer is agreed to by the owners of all Assessor's Parcels involved in the transfer and the City Council.

F.3. If the use of an Assessor's Parcel changes so that such Assessor's Parcel is no longer eligible to be classified as one of the uses set forth in Section F.1 above that would make such Assessor's Parcel eligible to continue to be classified as Exempt Property, such Assessor's Parcel shall cease to be classified as Exempt Property and shall be deemed to be Taxable Property and subject to the Special Tax.

G. TRANSFERS

Prior to the issuance of the first series of Bonds within CFD No. 23 IA5, the City may permit the transfer of Maximum Facilities Special Tax or Effective Tax Rate Evaluation Maximum Facilities Special Tax from one Assessor's Parcel to another Assessor's Parcel. Before recordation of a Small Lot Final Subdivision Map, if a subdivision map is required, the City may permit a transfer if the number of planned Residential Units, Multi-Family Attached Property Acreage, or Non-Residential Property Acreage is transferred from one Assessor's Parcel(s) to another Assessor's Parcel(s) in any portion of Large Lot Property. The City may, in its sole discretion, allow for a transfer of the Maximum Facilities Special Tax or Effective Tax Rate Evaluation Maximum Facilities Special Tax from one Assessor's Parcel to another Assessor's Parcel provided such a transfer shall be allowed only if (1) all adjustments are agreed to in writing by the affected property owners and the City's Finance Director, and (2) there is no reduction in the sum of the total Maximum Facilities Special Tax or sum of the total Effective Tax Rate Evaluation Maximum Facilities Special Tax as a result of the transfer. Should a transfer result in an amendment to Attachment B or, following an Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment, the requesting property owner shall bear the costs to affect the transfer in the CFD No. 23 IA5 records and prepare the required amendments to Attachment B or, following an Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment.

H. INTERPRETATIONS

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the Rate and Method of Apportionment of Special Tax. In addition, the interpretation and application of any section of this document shall be at the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Tax.

I. REVIEW/APPEALS

The CFD No. 23 IA5 Administrator may establish such procedures, as it deems necessary to undertake the review of any such appeal. The CFD No. 23 IA5 Administrator shall interpret this Rate and Method of Apportionment of Special Tax and make determinations relative to the annual administration of the Special Tax and any property owner appeals, as herein specified.

Any property owner may file a written appeal of the Special Tax with the CFD No. 23 IA5 Administrator claiming that the amount or application of the Special Tax is not correct. The appeal must be filed not later than one calendar year after having paid the Special Taxes that are disputed, and the appellant must be current in all payments of Special Taxes. In addition, during the term of the appeal process, all Special Taxes levied must be paid on or before the payment date established when the levy was made. The appeal must specify the reasons why the appellant claims the Special Taxes are in error. The CFD No. 23 IA5 Administrator shall review the appeal, meet with the appellant if the CFD No. 23 IA5 Administrator deems necessary, and advise the appellant of its determination.

If the property owner disagrees with the CFD No. 23 IA5 Administrator's decision relative to the appeal, the owner may file a written notice with the City Manager appealing the amount of the Special Tax levied on such Assessor's Parcel. If following such consultation and action (if any by the City Manager), the property owner believes such error still exists, such person may file a written notice with the City Council appealing the amount of the Special Tax levied on such Assessor's Parcel. The decision of the City shall be final and binding to all persons. If the decision of the CFD No. 23 IA5 Administrator or subsequent decision by the City Manager or City Council requires the Special Taxes to be modified or changed in favor of the property owner, no cash refund shall be made for prior years' Special Taxes, but an adjustment shall be made to credit future Special Taxes. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal action by such owner.

J. MANNER OF COLLECTION

The annual Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes; provided, however, that CFD No. 23 IA5, may, at the sole discretion of the City, directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner as necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on Assessor's Parcels of Taxable Property that are delinquent in the payment of Special Taxes.

K. PREPAYMENT OF FACILITIES SPECIAL TAX

The Facilities Special Tax obligation of an Assessor's Parcel of Taxable Property may be prepaid and permanently satisfied as described herein; provided that there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment. An owner of an Assessor's Parcel intending to prepay the Facilities Special Tax obligation shall provide the CFD No. 23 IA5 Administrator with written notice of intent to prepay. Within 30 days of receipt of such written notice, the CFD No. 23 IA5 Administrator shall notify such owner of the prepayment amount of such Assessor's Parcel. Prepayment must be made not less than 60 days prior to the next occurring date that notice of

redemption of Bonds, whichever date is earlier, from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture. The CFD No. 23 IA5 Administrator may charge a fee for providing this service.

K.1. Prepayment in Full

As of the proposed date of prepayment, the Prepayment Amount shall be calculated as follows:

Step 1: Determine the current Fiscal Year Maximum Facilities Special Tax for the Assessor’s Parcel based on the assignment of the Maximum Facilities Special Tax described in Section C above. If an Effective Tax Rate Evaluation has occurred, determine the current Fiscal Year Effective Tax Rate Evaluation Maximum Facilities Special Tax for the Assessor’s Parcel based on the assignment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax described in Section C above. If the Assessor’s Parcel is not already classified as Developed Property, the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) shall be assigned as though the Assessor’s Parcel was already designated as Developed Property.

Step 2: Calculate the annual revenue produced, by annually applying the Facilities Special Tax Escalation Factor, from the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) from the date of prepayment through the Facilities Special Tax Term, except that this final date may be amended by the City no later than the time of the calculation of the prepayment. If the final date used in the prepayment calculation is amended by the City, this amended final date shall apply to any and all prepayment calculations from that point forward.

Step 3: Calculate the present value of the Assessor’s Parcel’s annual Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) revenue stream determined in Step 2. The present value shall be calculated using a discount rate that earns a rate of interest that, when the prepayment is invested in City permitted and available investments, would produce annual revenues equal to the amounts calculated in Step 2.

If there are Outstanding Bonds at the time of the Prepayment Amount calculation, the Prepayment Amount shall be first allocated to the Redemption Amount. If the Prepayment Amount is insufficient to fund the Redemption Amount, then the Prepayment Amount shall be increased to equal the Redemption Amount.

The Redemption Amount is calculated as follows:

Step 1: Divide the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) computed pursuant to Step 1 of Section K.1 by the total Maximum Facilities Special Taxes (or total Effective Tax Rate Evaluation Maximum Facilities Special Taxes) for the entire CFD No. 23 IA5, based on the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) that could be charged in the current Fiscal Year if all Taxable Property were designated as Developed Property, excluding any Assessor’s Parcels which have prepaid the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) obligation (the “Prepayment Quotient”).

Step 2: Multiply the Prepayment Quotient by the Outstanding Bonds to compute the amount of Outstanding Bonds to be redeemed (the "Bond Redemption Amount").

Step 3: Multiply the Bond Redemption Amount by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed.

Step 4: Compute the amount needed to pay interest on the Bond Redemption Amount from the first Bond interest payment date following the current Fiscal Year until the earliest redemption date for the Outstanding Bonds.

Step 5: Determine that portion of Facilities Special Taxes levied on the Assessor's Parcel in the current Fiscal Year to satisfy the Facilities Special Tax Requirement, which have not yet been paid.

Step 6: A reserve fund credit shall equal the lesser of: (a) the expected reduction in the reserve requirement (as defined in the Indenture for the Bonds), if any, associated with the redemption of Outstanding Bonds as a result of the prepayment, or (b) the amount derived by subtracting the new reserve requirement (as defined in the Indenture for the Bonds) in effect after the redemption of Outstanding Bonds as a result of the prepayment from the balance in the reserve fund on the prepayment date, but in no event shall such amount be less than zero. Such reserve fund credit will not decrease the balance in the reserve fund below the new reserve requirement.

Step 7: If any capitalized interest for the Outstanding Bonds will not have been expended at the time of the first interest and/or principal payment following the current Fiscal Year, a capitalized interest credit shall be calculated by multiplying the quotient computed pursuant to Step 1 by the expected balance in the capitalized interest fund after such first interest payment.

Step 8: The redemption amount is equal to the sum of the amounts computed pursuant to Steps 2, 3, 4, and 5, less the amount computed pursuant to Steps 6 and 7 (the "Redemption Amount").

If the Prepayment Amount exceeds the Redemption Amount, then any remaining Prepayment Amount, after allocating the Redemption Amount, shall be designated as Pay as You Go Costs.

The Prepayment Amount shall include any fees or expenses, including the costs of computation of the prepayment, the costs to invest the prepayment proceeds, the cost of redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption (the "Administrative Fees and Expenses").

In addition, the City has the authority to adjust the Prepayment Amount calculated above if a portion or all of the current property tax bill and the portion attributable to the payment of the Facilities Special Tax has not been used to make an interest and/or principal payment on the Bonds.

Notwithstanding the foregoing, no Facilities Special Tax prepayment shall be allowed unless the amount of Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities

Special Taxes), net of any priority administration, if any as defined in the Bond documents, that may be levied on Taxable Property, in each Fiscal Year, both prior to and after the proposed prepayment, is at least 1.1 times the annual debt service on all Outstanding Bonds to be paid from the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) in each Fiscal Year.

K.2. Prepayment in Part

The Facilities Special Tax obligation may be partially prepaid in any percentage of the full Prepayment Amount. The amount of the partial prepayment shall be calculated as in the above Section K.1; except that a partial prepayment shall be calculated according to the following formula:

$$PP = ((PE - A) \times F) + A$$

These terms have the following meaning:

PP = the Partial Prepayment Amount

PE = the Prepayment Amount calculated according to Section K.1 above

A = the Administrative Fees and Expenses calculated according to Section K.1 above

F = the percent by which the owner of the Assessor's Parcel(s) is partially prepaying the Facilities Special Tax obligation.

The owner of an Assessor's Parcel who desires to partially prepay the Facilities Special Tax obligation shall notify the CFD No. 23 IA5 Administrator of (i) such owner's intent to partially prepay the Facilities Special Tax obligation, (ii) the amount of partial prepayment expressed in increments equal to percentage of the full Prepayment Amount, and (iii) the company or agency that will be acting as the escrow agent, if applicable. Partial prepayment must be made not less than 60 days prior to the next occurring date that notice of redemption of Bonds, whichever date is earlier, from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture. The CFD No. 23 IA5 Administrator may charge a fee for providing this service.

With respect to any Assessor's Parcel that is partially prepaid, the CFD No. 23 IA5 Administrator shall indicate in the records of CFD No. 23 IA5 that there has been a partial prepayment of the Facilities Special Tax obligation and that a portion of the Facilities Special Tax obligation equal to the outstanding percentage (1.00 - F) of the remaining Facilities Special Tax obligation shall continue to be authorized to be levied on such Assessor's Parcel pursuant to Section C.

Notwithstanding the foregoing, no partial prepayment shall be allowed unless the amount of Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes), net of any priority administration, if any as defined in the Bond documents, that may be levied on Taxable Property, in each Fiscal Year, both prior to and after the proposed partial prepayment, is at least 1.1 times the annual debt service on all Outstanding Bonds to be paid from the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) in each Fiscal Year.

L. TERM OF SPECIAL TAX

The Maximum Facilities Special Tax and Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be levied commencing in Fiscal Year 2020-2021 to the extent necessary to fully satisfy the Facilities Special Tax Requirement and shall be levied for the Facilities Special Tax Term.

The Maximum Services Special Tax shall be levied commencing in Fiscal Year 2020-2021 and shall be levied in perpetuity, unless and until such time the City determines that revenues are no longer needed to pay the Services Special Tax Requirement.

ATTACHMENT A
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 5
Maximum Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Maximum Facilities Special Tax Rate ⁽¹⁾	2020-2021 Maximum Services Special Tax Rate ⁽²⁾	Taxed Per
Developed Property:				
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$3,886	\$165	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	3,571	165	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	3,559	165	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	3,293	165	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	3,000	165	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	2,900	165	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	3,886	85	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	3,571	85	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	3,559	85	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	3,293	85	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	3,000	85	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	2,900	85	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	30,000	500	Acre
MHD Multi-Family Attached Property	Not Applicable	11,700	1,000	Acre
Non-Residential Property	Not Applicable	11,700	1,000	Acre

ATTACHMENT A
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 5
Maximum Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Maximum Facilities Special Tax Rate ⁽¹⁾	2020-2021 Maximum Services Special Tax Rate ⁽²⁾	Taxed Per
Small Lot Final Map Property:				
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$2,900	\$165	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	2,900	85	Residential Lot
Permit Ready Multi-Family/Non-Residential Property				
	Not Applicable	\$11,700	\$1,000	Acre
Large Lot Property				
	Not Applicable	\$20,000	\$1,000	Acre
Undeveloped Property				
	Not Applicable	\$20,000	\$1,000	Acre

- (1) On each July 1, commencing on July 1, 2021, the Maximum Facilities Special Tax Rates shall be increased by the Facilities Special Tax Escalation Factor of the Maximum Facilities Special Tax Rates in effect for the previous Fiscal Year.
- (2) On each July 1, commencing on July 1, 2021, the Maximum Services Special Tax Rates shall be increased by an amount equal to the Services Special Tax Escalation Factor of the Maximum Services Special Tax Rates in effect for the previous Fiscal Year.

ATTACHMENT B
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 5
Minimum Facilities Revenue
(Fiscal Year 2020-2021)

Land Use Category	Planned Number of Residential Units / Acres	2020-2021 Developed Property Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	2020-2021 Minimum Facilities Revenue ⁽¹⁾⁽³⁾
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning ⁽⁴⁾	278	\$2,900	\$806,200
Single-Family Detached Property – MLD Zoning ⁽⁴⁾	401	2,900	1,162,900
MMD Multi-Family Attached Property	9.7	30,000	291,000
MHD Multi-Family Attached Property	17.8	11,700	208,260
Non-Residential Property	23.5	11,700	274,950
Total Minimum Facilities Revenue			\$2,743,310

- (1) On each July 1, commencing on July 1, 2021, the Developed Property Maximum Facilities Special Tax Rates and Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Developed Property Maximum Facilities Special Tax Rates and Minimum Facilities Revenue in effect for the previous Fiscal Year.
- (2) As a result of future Assessor’s Parcel changes, described in Section C.1, the assigned Maximum Facilities Special Tax Rates for Developed Property may exceed the Developed Property Maximum Facilities Special Tax Rates set forth in this table.
- (3) The total Minimum Facilities Revenue may be decreased as result of all or a portion of Maximum Facilities Special Tax obligations being prepaid and permanently satisfied pursuant to Section K.
- (4) Based upon the Developed Property Maximum Facilities Special Tax Rate for Single-Family Detached Property – SF/SFHD Zoning and Single-Family Detached Property – MLD Zoning with Residential Floor Area of less than 2,000 square feet.

ATTACHMENT C
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 5
Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	Taxed Per
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$ _____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	_____	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	_____	Acre
MHD Multi-Family Attached Property	Not Applicable	_____	Acre
Non-Residential Property	Not Applicable	_____	Acre

ATTACHMENT C
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 5
Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	Taxed Per
Small Lot Final Map Property:			
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$ _____	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	_____	Residential Lot
Permit Ready Multi-Family/Non-Residential Property	Not Applicable	\$ _____	Acre
Large Lot Property	Not Applicable	\$ _____	Acre
Undeveloped Property	Not Applicable	\$ _____	Acre

- (1) Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates will be inserted following the Effective Tax Rate Evaluation.
- (2) On each July 1, commencing in the Fiscal Year after the Effective Tax Rate Evaluation occurs, the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be increased by the Facilities Special Tax Escalation Factor of the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates in effect for the previous Fiscal Year.

ATTACHMENT D
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 5
Effective Tax Rate Evaluation Minimum Facilities Revenue
(Fiscal Year 2020-2021)

Land Use Category	Planned Number of Residential Units / Acres ⁽¹⁾	2020-2021 Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾⁽³⁾	2020-2021 Effective Tax Rate Evaluation Minimum Facilities Revenue ⁽¹⁾⁽²⁾⁽⁴⁾
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning ⁽⁵⁾	_____	\$ _____	\$ _____
Single-Family Detached Property – MLD Zoning ⁽⁵⁾	_____	_____	_____
MMD Multi-Family Attached Property	_____	_____	_____
MHD Multi-Family Attached Property	_____	_____	_____
Non-Residential Property	_____	_____	_____
Total Effective Tax Rate Evaluation Minimum Facilities Revenue			\$ _____

- (1) Planned Number of Residential Units/Acres, Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate and Effective Tax Rate Evaluation Minimum Facilities Revenue to be inserted following the Effective Tax Rate Evaluation.
- (2) On each July 1, commencing in the Fiscal Year after the Effective Tax Rate Evaluation occurs, the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates and Effective Tax Rate Evaluation Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates and Effective Tax Rate Evaluation Minimum Facilities Revenue in effect for the previous Fiscal Year.
- (3) As a result of future Assessor’s Parcel changes, described in Section C.3, the assigned Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates may exceed the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates set forth in this table.
- (4) The total Effective Tax Rate Evaluation Minimum Facilities Revenue may be decreased as result of all or a portion of Effective Tax Rate Evaluation Maximum Facilities Special Tax obligations being prepaid and permanently satisfied pursuant to Section K.
- (5) Based upon the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for Single-Family Detached Property – SF/SFHD Zoning and Single-Family Detached Property – MLD Zoning with Residential Floor Area of less than 2,000 square feet.

APPENDIX G: RATE AND METHOD OF APPORTIONMENT – IA 6

The following pages provide a copy of the Rate and Method of Apportionment for IA 6.

**RATE AND METHOD OF APPORTIONMENT FOR
CITY OF FOLSOM
COMMUNITY FACILITIES DISTRICT NO. 23
(FOLSOM RANCH)
Improvement Area 6**

A Special Tax, as hereinafter defined, shall be levied on each Assessor's Parcel of Taxable Property within the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area 6 (CFD No. 23 IA6) and collected each Fiscal Year in an amount determined by the CFD No. 23 IA6 Administrator through the application of the Rate and Method of Apportionment as described below. All of the real property within CFD No. 23 IA6, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. GENERAL DEFINITIONS

The terms hereinafter set forth have the following meaning:

“Acre or Acreage” means the land area of an Assessor’s Parcel as shown on County records, such as an Assessor’s Parcel Map and secured roll data, or if the land area is not shown on an Assessor’s Parcel Map, the land area shown on the applicable Large Lot Map, Small Lot Final Subdivision Map, condominium plan, record of survey, or other recorded document creating or describing the parcel. If the preceding maps for a land area are not available, the Acreage of such land area may be determined utilizing available spatial data and GIS. The square footage of an Assessor’s Parcel is equal to the Acreage of such parcel multiplied by 43,560.

“Act” means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

“Assessor’s Parcel” or “Parcel” means a lot or parcel shown in an Assessor’s Parcel Map with an assigned Assessor’s Parcel number.

“Assessor’s Parcel Map” means an official map of the County Assessor of the County designating lots or parcels by an Assessor’s Parcel number.

“Authorized Services” means the landscape corridor, enhanced open space and street light maintenance, services, and expenses authorized to be financed by CFD No. 23 IA6.

“Bond Year” means a one year period beginning on September 2nd in each year and ending on September 1st in the following year, unless defined differently in the applicable Indenture.

“Bonds” means any bonds or other debt (as defined in the Act), whether in one or more series, issued by CFD No. 23 IA6 under the Act.

“CFD No. 23 IA6 Administrator” means the City’s Finance Director, or designee thereof, responsible for determining the Facilities Special Tax Requirement, Services Special Tax Requirement and providing for the levy and collection of the Special Taxes.

“CFD No. 23 IA6” means City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area 6.

“City” means the City of Folsom.

“City Council” means the City Council of the City, acting as the legislative body of CFD No. 23 IA6.

“County” means the County of Sacramento.

“Developed Property” means, for each Fiscal Year, all Taxable Property for which a building permit for new construction was issued prior to June 30 of the previous Fiscal Year.

“Effective Tax Rate Evaluation” means an evaluation of the Total Effective Tax Rate of Residential Property at the time of such evaluation. The Effective Tax Rate Evaluation will be based upon a prepared Price Point Study to determine the Total Effective Tax Rate for Residential Property, based upon the calculated Total Estimated Tax Burden.

“Effective Tax Rate Evaluation Maximum Facilities Special Tax” means the total maximum annual Facilities Special Tax, as determined during the Effective Tax Rate Evaluation, in accordance with the provisions of Section C.2, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate” means the maximum annual Facilities Special Tax rate for each land use category of Taxable Property that will be set forth in Attachment C, following the Effective Tax Rate Evaluation, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Effective Tax Rate Evaluation Minimum Facilities Revenue” means, following the Effective Tax Rate Evaluation, the total minimum amount of CFD No. 23 IA6 Effective Tax Rate Evaluation Maximum Facilities Special Tax, as adjusted annually by the Facilities Special Tax Escalation Factor after the Fiscal Year in which the Effective Tax Rate Evaluation occurs, less any Effective Tax Rate Evaluation Maximum Facilities Special Tax amounts prepaid and permanently satisfied pursuant to Section K. The Effective Tax Rate Evaluation Minimum Facilities Revenue, based on Planned Development, is set forth in Attachment D of this Rate and Method of Apportionment.

“Exempt Property” means all Assessors’ Parcels that are exempt from the Special Tax pursuant to Section F. Assessor’s Parcels exempt from the Special Tax pursuant to Section 53340 of the Act shall also be designated as Exempt Property.

“Facilities Administrative Expenses” means the actual or reasonably estimated costs directly related to the administration of the Facilities Special Tax including, but not limited to, the following: the costs of computing the Facilities Special Tax and preparing the annual Facilities Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Facilities Special Taxes (whether by the County, the City, or otherwise); the costs of remitting the Facilities Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City, CFD No. 23 IA6, or any designee thereof of complying with arbitrage rebate requirements or responding to questions from the IRS or SEC pertaining to any Bonds or any audit of any Bonds by the SEC or IRS; the costs to the City, CFD No.

23 IA6, or any designee thereof of providing continuing disclosure regarding the Bonds pursuant to applicable state or federal securities law; the costs associated with preparing Facilities Special Tax disclosure statements and responding to public inquiries regarding the Facilities Special Taxes; the costs of the City, CFD No. 23 IA6, or any designee thereof related to any appeal of the levy or application of the Facilities Special Tax; the costs associated with the release of funds from an escrow account, if any; and the costs associated with computing and preparing the Effective Tax Rate Evaluation, including the Price Point Study. Facilities Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 23 IA6 for any other administrative purposes, including, but not limited to, attorney's fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Facilities Special Taxes.

"Facilities Special Tax" means the annual Special Tax to be levied in each Fiscal Year on each Assessor's Parcel of Taxable Property to fund the Facilities Special Tax Requirement.

"Facilities Special Tax Escalation Factor" means two percent (2%) annually.

"Facilities Special Tax Requirement" means that amount of Special Tax revenue required in any Fiscal Year for CFD No. 23 IA6 to: (i) Pay Facilities Administrative Expenses in an amount designated by the City; (ii) pay annual debt service on all Outstanding Bonds due in the Bond Year beginning in such Fiscal Year; (iii) pay other periodic costs on Outstanding Bonds, including but not limited to, credit enhancement and rebate payments on Outstanding Bonds; (iv) pay any amounts required to establish or replenish any reserve funds for all Outstanding Bonds in accordance with the Indenture; (v) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year and known upcoming delinquencies; and (vi) pay for Pay As You Go Costs; less (vii) a credit for funds available to reduce the annual Facilities Special Tax levy as determined by the CFD No. 23 IA6 Administrator pursuant to the Indenture.

"Facilities Special Tax Term" means the earlier of Fiscal Year 2079-2080 or the Fiscal Year occurring 50 years following the Fiscal Year in which the first building permit was issued or the first series of Bonds was issued within CFD No. 23 IA6.

"Fiscal Year" means the period starting July 1 and ending on the following June 30.

"Indenture" means the indenture, fiscal agent agreement, trust agreement, resolution or other instrument pursuant to which Bonds are issued, as modified, amended and/or supplemented from time to time, and any instrument replacing or supplementing the same.

"Large Lot Property" means, for each Fiscal Year, all Taxable Property for which a Large Lot Map was recorded prior to June 30 of the previous Fiscal Year, excluding any portion(s) thereof classified as Developed Property, Small Lot Final Map Property, or Permit Ready Multi-Family/Non-Residential Property. Large Lot Property also means, for each Fiscal Year, all Taxable Property classified as Small Lot Final Map Remainder Property as of June 30 of the previous Fiscal Year.

"Large Lot Map" means a recorded subdivision map creating larger parcels by land use. The Large Lot Map does not create individual lots for which building permits may be issued for single-family Residential Units.

“Maximum Facilities Special Tax” means the total maximum annual Facilities Special Tax, determined in accordance with the provisions of Section C, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Facilities Special Tax Rate” means the maximum annual Facilities Special Tax rate for each land use category of Taxable Property, as shown in Attachment A, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Services Special Tax” means the total maximum annual Services Special Tax, determined in accordance with the provisions of Section D, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Services Special Tax Rate” means the maximum annual Services Special Tax rate for each land use category of Taxable Property, as shown in Attachment A, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Special Tax” means the total annual Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) and Maximum Services Special Tax, determined in accordance with the provisions of Section C and Section D, which may be levied in any Fiscal Year on any Assessor’s Parcel of Taxable Property.

“Maximum Total Effective Tax Rate” means 1.80%, unless the City determines, in its sole discretion, that a higher Maximum Total Effective Tax Rate is appropriate.

“Minimum Facilities Revenue” means the minimum amount of total CFD No. 23 IA6 Maximum Facilities Special Tax, as adjusted annually by the Facilities Special Tax Escalation Factor, less any Maximum Facilities Special Tax amounts prepaid and permanently satisfied pursuant to Section K. The Minimum Facilities Revenue, based on Planned Development, is set forth in Attachment B of this Rate and Method of Apportionment.

“MHD Multi-Family Attached Property” means all Assessor’s Parcels for which a building permit could be issued for purposes of constructing one or more attached Residential Units per Assessor’s Parcel with a permitted density range of greater than 20 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council. MHD Multi-Family Attached Property shall also include an Assessor’s Parcel or that portion of an Assessor’s Parcel designated as a Mixed Use Residential Parcel.

“Mixed Use Residential Parcel” means a mixed use Assessor’s Parcel that is designated for residential land use. If the mixed use Assessor’s Parcel contains a combination of residential land use and non-residential land use, only that portion of an Assessor’s Parcel designated for residential land use shall be classified as a Mixed Use Residential Parcel and the remaining non-residential land use of the Assessor’s Parcel shall be classified as Non-Residential Property.

“MMD Multi-Family Attached Property” means all Assessor’s Parcels for which a building permit could be issued for purposes of constructing one or more attached Residential Units per Assessor’s Parcel with a permitted density range of 12-20 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Non-Residential Property” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing non-residential buildings.

“Open Space Property” means property within the boundaries of CFD No. 23 IA6 which (a) has been designated with specific boundaries and acreage on a Small Lot Final Subdivision Map as open space, or (b) is classified by the City zoning code or County Assessor as open space, or (c) has been irrevocably offered for dedication as open space to the federal government, the State of California, the County, the City, any other public agency, a private, non-profit organization, or (d) is encumbered by an easement or other restriction required by the City limiting the use of such property to open space.

“Outstanding Bonds” means all Bonds, which remain outstanding as defined in the Indenture pursuant to which such Bonds were issued.

“Pay as You Go Costs” means that portion of the Facilities Special Tax Requirement attributable to the direct payment for the acquisition and/or construction of public improvements, which are authorized to be financed by CFD No. 23 IA6.

“Permit Ready Multi-Family/Non-Residential Property” means an Assessor’s Parcel of Taxable Property zoned for multi-family or non-residential land use for which all discretionary entitlements have been obtained, including without limitation, development plan review and improvement plan approval, such that building permits may be issued without further approvals for the construction of multi-family Residential Units or non-residential buildings within such Assessor’s Parcel. The City shall have sole discretion, based upon available development information, in classifying an Assessor’s Parcel as Permit Ready Multi-Family/Non-Residential Property.

“Planned Development” means the planned number of Residential Units, MHD Multi-Family Attached Property Acreage, MMD Multi-Family Attached Property Acreage, and Non-Residential Property Acreage planned within CFD No. 23 IA6, set forth in Attachment B or, following the Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment, as amended by the future recordation of all Large Lot Maps and Small Lot Final Subdivision Maps within CFD No. 23 IA6.

“Price Point Study” means an analysis, prepared by an independent firm, to verify the estimated average sales price within each land use category of Residential Property given the project location and current market conditions.

“Property Owner Association Property” means any property within the boundaries of CFD No. 23 IA6, which is (a) owned by a property owner association or (b) designated with specific boundaries and Acreage on a Small Lot Final Subdivision Map as property owner association property. As used in this definition, a property owner association includes any master or sub-association.

“Proportionately” means for Taxable Property that the ratio of the Facilities Special Tax levy to the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) and the Services Special Tax levy to the Maximum Services Special Tax is equal for all Assessors’ Parcels within each classification (Developed Property, Single Family Final Map Property, Permit Ready Multi-Family/Non-Residential Property, Large Lot Property, etc.) within CFD No. 23 IA6.

“Public Property” means any property within the boundaries of CFD No. 23 IA6, which (a) is owned by a public agency, (b) has been irrevocably offered for dedication to a public agency, or (c) is

designated with specific boundaries and Acreage on a Small Lot Final Subdivision Map as property, which will be owned by a public agency. For purposes of this definition, a public agency includes the federal government, the State of California, the County, the City, or any other public agency.

“Residential Floor Area” means all of the square footage of living area within the perimeter of a residential structure, not including any carport, walkway, garage, overhang, patio, enclosed patio, or similar area. The determination of Residential Floor Area shall be made by the CFD No. 23 IA6 Administrator by reference to appropriate records kept by the City’s building department. Residential Floor Area for a residential structure will be based on the building permit(s) issued for such structure prior to it being classified as Developed Property, and shall not change as a result of additions or modifications made to such structure after such classification as Developed Property.

“Residential Lot” means an individual lot of land for which a building permit could be issued to construct a Residential Unit.

“Residential Property” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing Residential Units, including Single-Family Detached Property – SF/SFHD Zoning, Single-Family Detached Property – MLD Zoning, MHD Multi-Family Attached Property, and MMD Multi-Family Attached Property.

“Residential Unit” means a residential dwelling unit, not including guest quarters or “granny flats” as allowed by the City zoning code.

“Services Administrative Expenses” means the actual or reasonably estimated costs directly related to the administration of the Services Special Tax including, but not limited to, the following: the costs of computing the Services Special Taxes and preparing the annual Services Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Services Special Taxes (whether by the County, the City, or otherwise); the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Services Special Tax; and the costs of the City, CFD No. 23 IA6, or any designee thereof related to any appeal of the levy or application of the Services Special Tax. Services Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 23 IA6 for any other administrative purposes related to the Services Special Tax.

“Services Special Tax” means the annual Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Services Special Tax Requirement.

“Services Special Tax Escalation Factor” means the June annualized percentage change of the Consumer Price Index for all Urban Consumers, for the San Francisco-Oakland-San Jose area, not to exceed four percent (4%). In the event that the percentage change is negative, the Services Special Tax Escalation Factor shall be equal to zero.

“Services Special Tax Requirement” means the amount of Services Special Tax revenue required in any Fiscal Year for CFD No. 23 IA6 to: (i) Pay Services Administrative Expenses in an amount designated by the City; (ii) pay Authorized Services expenses; (iii) pay any amounts required to establish or replenish any repair and contingency funds, capital improvement funds, or reserve funds related to the Authorized Services expenses; (iv) cover any shortfalls that exist if, in any Fiscal Year, the levy of the Facilities Special Tax on each Assessor’s Parcel of Taxable Property is insufficient to pay the

Facilities Special Tax Requirement in that Fiscal Year. Facilities Special Tax Requirement shortfalls shall not include Pay As You Go Costs, and (v) pay for reasonably anticipated delinquent Services Special Taxes based on the delinquency rate for Services Special Taxes levied in the previous Fiscal Year; less (vi) a credit for funds available to reduce the annual Services Special Tax levy as determined by the CFD No. 23 IA6 Administrator.

“Single-Family Detached Property – MLD Zoning” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing one or more detached or attached Residential Units with a permitted density range of 7-12 Residential Units per Acre and more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Single-Family Detached Property – SF/SFHD Zoning” means, for each Fiscal Year, all Taxable Property for which a building permit could be issued for purposes of constructing one or more Residential Units. Single-Family Detached Property – SF/SFHD Zoning shall consist of either single-family property with a permitted density range of 1-4 Residential Units per Acre or single-family high density property with a permitted density range of 4-7 Residential Units per Acre, which is more fully described in the Folsom Plan Area Specific Plan adopted on June 28, 2011 and as amended by the City Council.

“Special Tax” means the annual Facilities Special Tax and Services Special Tax to be levied in each Fiscal Year on each Assessor’s Parcel of Taxable Property to fund the Facilities Special Tax Requirement and the Services Special Tax Requirement.

“Small Lot Final Map Property” means, for each Fiscal Year, all Taxable Property for which a Small Lot Final Subdivision Map was recorded prior to June 30 of the previous Fiscal Year.

“Small Lot Final Map Remainder Property” means an Assessor’s Parcel that is created from the subdivision of Large Lot Property by the recordation of a Small Lot Final Subdivision Map that has not yet been mapped for final development approval. Small Lot Final Map Remainder Property is that portion of property for which the Small Lot Final Subdivision Map definition does not apply (i.e., does not contain individual lots for which building permits may be issued for Residential Units without further subdivision of such property). Each Fiscal Year, all Taxable Property classified as Small Lot Final Map Remainder Property, as of June 30 of the previous Fiscal Year, will be considered Large Lot Property.

“Small Lot Final Subdivision Map” means a subdivision of property created by recordation of a final subdivision map, parcel map or lot line adjustment, approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or recordation of a condominium plan pursuant to California Civil Code 1352, that creates individual lots for which building permits may be issued for Residential Units without further subdivision of such property.

“State” means the State of California.

“Taxable Property” means all of the Assessor’s Parcels within the boundaries of CFD No. 23 IA6 that are not exempt from the CFD No. 23 IA6 Special Tax pursuant to law or Section F below.

“Total Effective Tax Rate” means the percentage of the Total Estimated Tax Burden as compared to the estimated average sales price identified in the Price Point Study for each land use category of Residential Property.

“Total Estimated Tax Burden” means the total amount of overlapping property taxes anticipated to be levied upon a Residential Unit, based upon the estimated average sales price identified in the Price Point Study and existing property tax rates for the current Fiscal Year. Existing property tax rates shall reflect the actual property tax rates levied upon Taxable Property in the Fiscal Year that the Effective Tax Rate Evaluation is completed.

“Trustee” means the entity appointed pursuant to an Indenture to act as the trustee, fiscal agent, or paying agent or a combination thereof.

“Undeveloped Property” means, for each Fiscal Year, all Taxable Property not classified as Developed Property, Small Lot Final Map Property, Permit Ready Multi-Family/Non-Residential Property, or Large Lot Property.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, using City and County records, City zoning information, and land use development plans, all Assessor’s Parcels within the boundaries of CFD No. 23 IA6 shall be designated as either Taxable Property or Tax-Exempt Property.

All Taxable Property shall be further classified as Developed Property, Small Lot Final Map Property, Permit Ready Multi-Family/Non-Residential Property, Large Lot Property, or Undeveloped Property and shall be subject to the levy of the annual Special Tax determined pursuant to Sections C and D below.

C. FACILITIES SPECIAL TAX

A Maximum Facilities Special Tax shall be assigned to all Taxable Property within CFD No. 23 IA6 according to the Maximum Facilities Special Tax Rates set forth in Attachment A of this Rate and Method of Apportionment.

Once assigned, the sum of the total Maximum Facilities Special Tax shall be equal to or greater than the Minimum Facilities Revenue, unless adjusted by an Effective Tax Rate Evaluation as described below. The Minimum Facilities Revenue for Fiscal Year 2020-2021 is set forth in Attachment B of this Rate and Method of Apportionment.

On each July 1, commencing on July 1, 2021, the Maximum Facilities Special Tax Rates and Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Maximum Facilities Special Tax Rates and Minimum Facilities Revenue in effect for the previous Fiscal Year.

C.1. Future Assessor’s Parcel Changes – Prior to an Effective Tax Rate Evaluation

The Maximum Facilities Special Tax shall be assigned to all future Assessor’s Parcel(s) created from a subdivision, lot line adjustment, or merger of one or more Assessor’s Parcels so that the

Residential Property Maximum Facilities Special Tax Rates for the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision.

If the sum of the total expected Developed Property Maximum Facilities Special Tax is less than the Minimum Facilities Revenue, and such difference is not eliminated by the full or partial prepayment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax pursuant to Section K, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision, until the sum of the total expected Developed Property Maximum Facilities Special Tax is equal to the Minimum Facilities Revenue. Attachment B of this Rate and Method of Apportionment shall be updated to reflect any increases to the Maximum Facilities Special Tax Rates from the Large Lot Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property created prior to the Large Lot Property subdivision.

C.2. Effective Tax Rate Evaluation

Prior to the issuance of the first building permit or the first series of Bonds within CFD No. 23 IA6, whichever comes earlier, an Effective Tax Rate Evaluation will be completed. Following the Effective Tax Rate Evaluation, Attachment C of this Rate and Method of Apportionment will be updated to reflect the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for all Taxable Property in CFD No. 23 IA6.

Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates

As part of the Effective Tax Rate Evaluation, a Price Point Study will be prepared and estimated average sales prices will be established for each Residential Property land use category. Using the estimated average sales price information determined in the Price Point Study, the Total Estimated Tax Burden and Total Effective Tax Rate will be calculated, using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment A, for each Residential Property land use category. If the calculated Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for a Residential Property land use category, the Maximum Facilities Special Tax Rate shall not be adjusted and will be assigned using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment A. Attachment C of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category.

If the Total Effective Tax Rate for any Residential Property land use category exceeds the Total Maximum Effective Tax Rate, the Developed Property Maximum Facilities Special Tax Rate set forth in Attachment A shall be reduced until the Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for that Residential Property land use category. Attachment C of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category.

Effective Tax Rate Evaluation Minimum Facilities Revenue

As a result of the Effective Tax Rate Evaluation, if the calculated Total Effective Tax Rate is less than or equal to the Total Maximum Effective Tax Rate for a Residential Property land use category used in the Minimum Facilities Revenue calculation, the Developed Property Maximum Facilities Special Tax Rate for the applicable Residential Property land use category shall not be adjusted and the Effective Tax Rate Evaluation Developed Property Maximum Facilities Special Tax Rate will be assigned using the Developed Property Maximum Facilities Special Tax Rates set forth in Attachment B. Attachment D of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category and the Effective Tax Rate Evaluation Minimum Facilities Revenue.

If the calculated Total Effective Tax Rate exceeds the Total Maximum Effective Tax Rate for a Residential Property land use category used in the Minimum Facilities Revenue calculation, the Effective Tax Rate Evaluation Developed Property Maximum Facilities Special Tax Rate will be assigned using the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates set forth in Attachment C. Attachment D of this Rate and Method of Apportionment will be updated to set forth the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for each Residential Property land use category and the Effective Tax Rate Evaluation Minimum Facilities Revenue.

C.3. Future Assessor’s Parcel Changes – After an Effective Tax Rate Evaluation

The Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be assigned to all future Assessor’s Parcel(s) created from a subdivision, lot line adjustment, or merger of one or more Assessor’s Parcels so that the revised sum of the total Effective Tax Rate Evaluation Maximum Facilities Special Tax revenue is not less than the total Effective Tax Rate Evaluation Minimum Facilities Revenue set forth in Attachment D of this Rate and Method of Apportionment.

Undeveloped Property Subdividing into Large Lot Property

When Undeveloped Property subdivides into Large Lot Property, the Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. The expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for any Large Lot Property and any remaining Undeveloped Property shall be based upon the Planned Development for the Large Lot Property and remaining Undeveloped Property.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax generated by all of the Taxable Property is greater than or equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Large Lot Property created from the Undeveloped Property subdivision.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Large Lot Property created from the Undeveloped Property

subdivision, until the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Further, if the sum of the total current Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Large Lot Property and any remaining Undeveloped Property created from the Undeveloped Property subdivision shall be Proportionately increased until the sum of the total current Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Attachment D of this Rate and Method of Apportionment shall be updated to reflect any increases to the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates from the Undeveloped Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property.

Large Lot Property Subdividing into Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property

When Large Lot Property subdivides into Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property, the Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be calculated for all Taxable Property as if all of the Taxable Property was classified as Developed Property. If the Large Lot Property subdivision also creates Small Lot Final Map Remainder Property, the expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for the Small Lot Final Map Remainder Property shall be based upon the Planned Development for the Small Lot Final Map Remainder Property. The expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax for any remaining Large Lot Property and Undeveloped Property shall be based upon the Planned Development of the Large Lot Property and the Undeveloped Property.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is greater than or equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue, there will be no further adjustments to the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates for the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision.

If the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is less than the Effective Tax Rate Evaluation Minimum Facilities Revenue, and such difference is not eliminated by the full or partial prepayment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax pursuant to Section K, the Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be Proportionately increased, on the Small Lot Final Map Property, Small Lot Final Map Remainder Property and Permit Ready Multi-Family/Non-Residential Property created from the Large Lot Property subdivision, until the sum of the total expected Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax is equal to the Effective Tax Rate Evaluation Minimum Facilities Revenue. Attachment D of this Rate and Method of Apportionment shall be updated to reflect any increases to the

Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates from the Large Lot Property subdivision. The Developed Property, Small Lot Final Map Property and Permit Ready Multi-Family/Non-Residential Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall not be adjusted for any Taxable Property already classified as Developed Property, Small Lot Final Map Property or Permit Ready Multi-Family/Non-Residential Property created prior to the Large Lot Property subdivision.

C.4. Method of Apportionment of Facilities Special Tax

Using the definitions and procedures described herein, the CFD No. 23 IA6 Administrator shall determine the Facilities Special Tax Requirement and levy the Facilities Special Tax until the amount of Facilities Special Taxes equals the Facilities Special Tax Requirement. The Facilities Special Tax shall be levied each Fiscal Year as follows:

Prior to an Effective Tax Rate Evaluation

First: The Facilities Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Maximum Facilities Special Tax in order to satisfy the Facilities Special Tax Requirement.

Second: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Small Lot Final Map Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Third: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first two steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Permit Ready Multi-Family/Non-Residential Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fourth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first three steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Large Lot Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fifth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first four steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Undeveloped Property at a rate up to 100% of the Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Undeveloped Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

After an Effective Tax Rate Evaluation

First: The Facilities Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax in order to satisfy the Facilities Special Tax Requirement.

Second: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Small Lot Final Map Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Third: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first two steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Permit Ready Multi-Family/Non-Residential Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fourth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first three steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Large Lot Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

Fifth: If additional monies are needed to satisfy the Facilities Special Tax Requirement after the first four steps have been completed, the Facilities Special Tax shall be levied Proportionately on all Undeveloped Property at a rate up to 100% of the Effective Tax Rate Evaluation Maximum Facilities Special Tax. The Facilities Special Tax shall be levied on Undeveloped Property for the entire portion of the Facilities Special Tax Requirement, excluding only Pay As You Go Costs.

D. SERVICES SPECIAL TAX

A Services Special Tax shall be assigned to all Taxable Property within CFD No. 23 IA6 according to the Maximum Services Special Tax Rates set forth in Attachment A of this Rate and Method of Apportionment.

D.1. Increase in the Maximum Services Special Tax

On each July 1, commencing on July 1, 2021, the Maximum Services Special Tax Rates shall be increased by the Services Special Tax Escalation Factor of the Maximum Services Special Tax Rates in effect for the previous Fiscal Year.

D.2. Method of Apportionment of Services Special Tax

If, in any Fiscal Year, the Facilities Special Tax is levied against each Assessor’s Parcel of Taxable Property within CFD No. 23 IA6 and the Facilities Special Tax revenues generated are insufficient to pay the Facilities Special Tax Requirement such shortfall shall be deemed a component of the Services Special Tax Requirement in that Fiscal Year, and proceeds from the levy of the Services Special Tax shall first be applied to mitigate the shortfall in the Facilities Special Tax Requirement before being used to pay for Authorized Services. The Services Special Tax revenue shall not be applied to any Facilities Special Tax Requirement shortfalls attributable to Pay As You Go Costs authorized to be financed by CFD No. 23 IA6.

Using the definitions and procedures described herein, the CFD No. 23 IA6 Administrator shall determine the Services Special Tax Requirement and levy the Services Special Tax until the amount of Services Special Tax equals the Services Special Tax Requirement. The Services Special Tax shall be levied each Fiscal Year as follows:

First: The Services Special Tax shall be levied Proportionately on all Developed Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Second: If additional monies are needed to satisfy the Services Special Tax Requirement after the first step has been completed, the Services Special Tax shall be levied Proportionately on all Small Lot Final Map Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Third: If additional monies are needed to satisfy the Services Special Tax Requirement after the first two steps have been completed, the Services Special Tax shall be levied Proportionately on all Permit Ready Multi-Family/Non-Residential Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

Fourth: If additional monies are needed to satisfy the Services Special Tax Requirement after the three steps have been completed, the Services Special Tax shall be levied Proportionately on all Large Lot Property at a rate up to 100% of the Maximum Services Special Tax in order to satisfy the Services Special Tax Requirement.

E. DELINQUENCIES

Notwithstanding the above, under no circumstances will the CFD No. 23 IA6 Facilities Special Tax levied against any Assessor’s Parcel of Developed Property classified as Residential Property, in any Fiscal Year, be increased as a consequence of the delinquency or default in the payment of the CFD No. 23 IA6 Facilities Special Taxes by the owner or owners of any other Taxable Property by more than ten percent (10%) above the amount that would have been levied against such Assessor’s Parcel in such Fiscal Year had there been no delinquencies or defaults.

F. EXEMPTIONS

F.1. The CFD No. 23 IA6 Administrator shall classify the following as Exempt Property: Public Property, Property Owner Association Property, Open Space Property, Assessor’s Parcels exempt from the Special Tax pursuant to Section 53340 of the Act, and Assessor’s Parcels with public or utility easements making impractical their utilization for any use other than the purposes set forth in the easement.

F.2. The Maximum Facilities Special Tax obligation or, if applicable, the Effective Tax Rate Evaluation Maximum Facilities Special Tax obligation for Taxable Property which will be transferred or dedicated to a public agency and will be classified as Public Property shall be prepaid in full by the seller, pursuant to Section K, prior to the transfer/dedication of such Taxable Property. Until

the Maximum Facilities Special Tax obligation or, if applicable, the Effective Tax Rate Evaluation Maximum Facilities Special Tax obligation for any such Taxable Property is prepaid, the Taxable Property shall continue to be subject to the levy of the Facilities Special Tax. An exception to this may be made if an Assessor's Parcel of Public Property, such as a school site, is relocated to an Assessor's Parcel of Taxable Property, in which case the Assessor's Parcel of previously Public Property becomes Taxable Property and the Assessor's Parcel of previously Taxable Property becomes Public Property. This trading of an Assessor's Parcel from Taxable Property to Public Property will be permitted to the extent there is no loss in Maximum Facilities Special Tax revenue or, if applicable, Effective Tax Rate Evaluation Maximum Facilities Special Tax revenue, and the transfer is agreed to by the owners of all Assessor's Parcels involved in the transfer and the City Council.

F.3. If the use of an Assessor's Parcel changes so that such Assessor's Parcel is no longer eligible to be classified as one of the uses set forth in Section F.1 above that would make such Assessor's Parcel eligible to continue to be classified as Exempt Property, such Assessor's Parcel shall cease to be classified as Exempt Property and shall be deemed to be Taxable Property and subject to the Special Tax.

G. TRANSFERS

Prior to the issuance of the first series of Bonds within CFD No. 23 IA6, the City may permit the transfer of Maximum Facilities Special Tax or Effective Tax Rate Evaluation Maximum Facilities Special Tax from one Assessor's Parcel to another Assessor's Parcel. Before recordation of a Small Lot Final Subdivision Map, if a subdivision map is required, the City may permit a transfer if the number of planned Residential Units, Multi-Family Attached Property Acreage, or Non-Residential Property Acreage is transferred from one Assessor's Parcel(s) to another Assessor's Parcel(s) in any portion of Large Lot Property. The City may, in its sole discretion, allow for a transfer of the Maximum Facilities Special Tax or Effective Tax Rate Evaluation Maximum Facilities Special Tax from one Assessor's Parcel to another Assessor's Parcel provided such a transfer shall be allowed only if (1) all adjustments are agreed to in writing by the affected property owners and the City's Finance Director, and (2) there is no reduction in the sum of the total Maximum Facilities Special Tax or sum of the total Effective Tax Rate Evaluation Maximum Facilities Special Tax as a result of the transfer. Should a transfer result in an amendment to Attachment B or, following an Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment, the requesting property owner shall bear the costs to affect the transfer in the CFD No. 23 IA6 records and prepare the required amendments to Attachment B or, following an Effective Tax Rate Evaluation, Attachment D of this Rate and Method of Apportionment.

H. INTERPRETATIONS

The City reserves the right to make minor administrative and technical changes to this document that do not materially affect the Rate and Method of Apportionment of Special Tax. In addition, the interpretation and application of any section of this document shall be at the City's discretion. Interpretations may be made by the City by ordinance or resolution for purposes of clarifying any vagueness or ambiguity in this Rate and Method of Apportionment of Special Tax.

I. REVIEW/APPEALS

The CFD No. 23 IA6 Administrator may establish such procedures, as it deems necessary to undertake the review of any such appeal. The CFD No. 23 IA6 Administrator shall interpret this Rate and Method of Apportionment of Special Tax and make determinations relative to the annual administration of the Special Tax and any property owner appeals, as herein specified.

Any property owner may file a written appeal of the Special Tax with the CFD No. 23 IA6 Administrator claiming that the amount or application of the Special Tax is not correct. The appeal must be filed not later than one calendar year after having paid the Special Taxes that are disputed, and the appellant must be current in all payments of Special Taxes. In addition, during the term of the appeal process, all Special Taxes levied must be paid on or before the payment date established when the levy was made. The appeal must specify the reasons why the appellant claims the Special Taxes are in error. The CFD No. 23 IA6 Administrator shall review the appeal, meet with the appellant if the CFD No. 23 IA6 Administrator deems necessary, and advise the appellant of its determination.

If the property owner disagrees with the CFD No. 23 IA6 Administrator’s decision relative to the appeal, the owner may file a written notice with the City Manager appealing the amount of the Special Tax levied on such Assessor’s Parcel. If following such consultation and action (if any by the City Manager), the property owner believes such error still exists, such person may file a written notice with the City Council appealing the amount of the Special Tax levied on such Assessor’s Parcel. The decision of the City shall be final and binding to all persons. If the decision of the CFD No. 23 IA6 Administrator or subsequent decision by the City Manager or City Council requires the Special Taxes to be modified or changed in favor of the property owner, no cash refund shall be made for prior years’ Special Taxes, but an adjustment shall be made to credit future Special Taxes. This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal action by such owner.

J. MANNER OF COLLECTION

The annual Special Tax shall be collected in the same manner and at the same time as ordinary ad valorem property taxes; provided, however, that CFD No. 23 IA6, may, at the sole discretion of the City, directly bill the Special Tax, may collect Special Taxes at a different time or in a different manner as necessary to meet its financial obligations, and may covenant to foreclose and may actually foreclose on Assessor’s Parcels of Taxable Property that are delinquent in the payment of Special Taxes.

K. PREPAYMENT OF FACILITIES SPECIAL TAX

The Facilities Special Tax obligation of an Assessor’s Parcel of Taxable Property may be prepaid and permanently satisfied as described herein; provided that there are no delinquent Special Taxes with respect to such Assessor’s Parcel at the time of prepayment. An owner of an Assessor’s Parcel intending to prepay the Facilities Special Tax obligation shall provide the CFD No. 23 IA6 Administrator with written notice of intent to prepay. Within 30 days of receipt of such written notice, the CFD No. 23 IA6 Administrator shall notify such owner of the prepayment amount of such Assessor’s Parcel. Prepayment must be made not less than 60 days prior to the next occurring date that notice of

redemption of Bonds, whichever date is earlier, from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture. The CFD No. 23 IA6 Administrator may charge a fee for providing this service.

K.1. Prepayment in Full

As of the proposed date of prepayment, the Prepayment Amount shall be calculated as follows:

Step 1: Determine the current Fiscal Year Maximum Facilities Special Tax for the Assessor’s Parcel based on the assignment of the Maximum Facilities Special Tax described in Section C above. If an Effective Tax Rate Evaluation has occurred, determine the current Fiscal Year Effective Tax Rate Evaluation Maximum Facilities Special Tax for the Assessor’s Parcel based on the assignment of the Effective Tax Rate Evaluation Maximum Facilities Special Tax described in Section C above. If the Assessor’s Parcel is not already classified as Developed Property, the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) shall be assigned as though the Assessor’s Parcel was already designated as Developed Property.

Step 2: Calculate the annual revenue produced, by annually applying the Facilities Special Tax Escalation Factor, from the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) from the date of prepayment through the Facilities Special Tax Term, except that this final date may be amended by the City no later than the time of the calculation of the prepayment. If the final date used in the prepayment calculation is amended by the City, this amended final date shall apply to any and all prepayment calculations from that point forward.

Step 3: Calculate the present value of the Assessor’s Parcel’s annual Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) revenue stream determined in Step 2. The present value shall be calculated using a discount rate that earns a rate of interest that, when the prepayment is invested in City permitted and available investments, would produce annual revenues equal to the amounts calculated in Step 2.

If there are Outstanding Bonds at the time of the Prepayment Amount calculation, the Prepayment Amount shall be first allocated to the Redemption Amount. If the Prepayment Amount is insufficient to fund the Redemption Amount, then the Prepayment Amount shall be increased to equal the Redemption Amount.

The Redemption Amount is calculated as follows:

Step 1: Divide the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) computed pursuant to Step 1 of Section K.1 by the total Maximum Facilities Special Taxes (or total Effective Tax Rate Evaluation Maximum Facilities Special Taxes) for the entire CFD No. 23 IA6, based on the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) that could be charged in the current Fiscal Year if all Taxable Property were designated as Developed Property, excluding any Assessor’s Parcels which have prepaid the Maximum Facilities Special Tax (or Effective Tax Rate Evaluation Maximum Facilities Special Tax) obligation (the “Prepayment Quotient”).

Step 2: Multiply the Prepayment Quotient by the Outstanding Bonds to compute the amount of Outstanding Bonds to be redeemed (the “Bond Redemption Amount”).

Step 3: Multiply the Bond Redemption Amount by the applicable redemption premium, if any, on the Outstanding Bonds to be redeemed.

Step 4: Compute the amount needed to pay interest on the Bond Redemption Amount from the first Bond interest payment date following the current Fiscal Year until the earliest redemption date for the Outstanding Bonds.

Step 5: Determine that portion of Facilities Special Taxes levied on the Assessor’s Parcel in the current Fiscal Year to satisfy the Facilities Special Tax Requirement, which have not yet been paid.

Step 6: A reserve fund credit shall equal the lesser of: (a) the expected reduction in the reserve requirement (as defined in the Indenture for the Bonds), if any, associated with the redemption of Outstanding Bonds as a result of the prepayment, or (b) the amount derived by subtracting the new reserve requirement (as defined in the Indenture for the Bonds) in effect after the redemption of Outstanding Bonds as a result of the prepayment from the balance in the reserve fund on the prepayment date, but in no event shall such amount be less than zero. Such reserve fund credit will not decrease the balance in the reserve fund below the new reserve requirement.

Step 7: If any capitalized interest for the Outstanding Bonds will not have been expended at the time of the first interest and/or principal payment following the current Fiscal Year, a capitalized interest credit shall be calculated by multiplying the quotient computed pursuant to Step 1 by the expected balance in the capitalized interest fund after such first interest payment.

Step 8: The redemption amount is equal to the sum of the amounts computed pursuant to Steps 2, 3, 4, and 5, less the amount computed pursuant to Steps 6 and 7 (the “Redemption Amount”).

If the Prepayment Amount exceeds the Redemption Amount, then any remaining Prepayment Amount, after allocating the Redemption Amount, shall be designated as Pay as You Go Costs.

The Prepayment Amount shall include any fees or expenses, including the costs of computation of the prepayment, the costs to invest the prepayment proceeds, the cost of redeeming Bonds, and the costs of recording any notices to evidence the prepayment and the redemption (the “Administrative Fees and Expenses”).

In addition, the City has the authority to adjust the Prepayment Amount calculated above if a portion or all of the current property tax bill and the portion attributable to the payment of the Facilities Special Tax has not been used to make an interest and/or principal payment on the Bonds.

Notwithstanding the foregoing, no Facilities Special Tax prepayment shall be allowed unless the amount of Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities

Special Taxes), net of any priority administration, if any as defined in the Bond documents, that may be levied on Taxable Property, in each Fiscal Year, both prior to and after the proposed prepayment, is at least 1.1 times the annual debt service on all Outstanding Bonds to be paid from the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) in each Fiscal Year.

K.2. Prepayment in Part

The Facilities Special Tax obligation may be partially prepaid in any percentage of the full Prepayment Amount. The amount of the partial prepayment shall be calculated as in the above Section K.1; except that a partial prepayment shall be calculated according to the following formula:

$$PP = ((PE - A) \times F) + A$$

These terms have the following meaning:

PP = the Partial Prepayment Amount

PE = the Prepayment Amount calculated according to Section K.1 above

A = the Administrative Fees and Expenses calculated according to Section K.1 above

F = the percent by which the owner of the Assessor's Parcel(s) is partially prepaying the Facilities Special Tax obligation.

The owner of an Assessor's Parcel who desires to partially prepay the Facilities Special Tax obligation shall notify the CFD No. 23 IA6 Administrator of (i) such owner's intent to partially prepay the Facilities Special Tax obligation, (ii) the amount of partial prepayment expressed in increments equal to percentage of the full Prepayment Amount, and (iii) the company or agency that will be acting as the escrow agent, if applicable. Partial prepayment must be made not less than 60 days prior to the next occurring date that notice of redemption of Bonds, whichever date is earlier, from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture. The CFD No. 23 IA6 Administrator may charge a fee for providing this service.

With respect to any Assessor's Parcel that is partially prepaid, the CFD No. 23 IA6 Administrator shall indicate in the records of CFD No. 23 IA6 that there has been a partial prepayment of the Facilities Special Tax obligation and that a portion of the Facilities Special Tax obligation equal to the outstanding percentage (1.00 - F) of the remaining Facilities Special Tax obligation shall continue to be authorized to be levied on such Assessor's Parcel pursuant to Section C.

Notwithstanding the foregoing, no partial prepayment shall be allowed unless the amount of Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes), net of any priority administration, if any as defined in the Bond documents, that may be levied on Taxable Property, in each Fiscal Year, both prior to and after the proposed partial prepayment, is at least 1.1 times the annual debt service on all Outstanding Bonds to be paid from the Maximum Facilities Special Taxes (or Effective Tax Rate Evaluation Maximum Facilities Special Taxes) in each Fiscal Year.

L. TERM OF SPECIAL TAX

The Maximum Facilities Special Tax and Effective Tax Rate Evaluation Maximum Facilities Special Tax shall be levied commencing in Fiscal Year 2020-2021 to the extent necessary to fully satisfy the Facilities Special Tax Requirement and shall be levied for the Facilities Special Tax Term.

The Maximum Services Special Tax shall be levied commencing in Fiscal Year 2020-2021 and shall be levied in perpetuity, unless and until such time the City determines that revenues are no longer needed to pay the Services Special Tax Requirement.

ATTACHMENT A
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 6
Maximum Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Maximum Facilities Special Tax Rate ⁽¹⁾	2020-2021 Maximum Services Special Tax Rate ⁽²⁾	Taxed Per
Developed Property:				
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$3,886	\$175	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	3,571	175	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	3,559	175	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	3,293	175	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	3,000	175	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	2,900	175	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	3,886	85	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	3,571	85	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	3,559	85	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	3,293	85	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	3,000	85	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	2,900	85	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	30,000	300	Acre
MHD Multi-Family Attached Property	Not Applicable	30,000	300	Acre
Non-Residential Property	Not Applicable	30,000	0	Acre

ATTACHMENT A
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 6
Maximum Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Maximum Facilities Special Tax Rate ⁽¹⁾	2020-2021 Maximum Services Special Tax Rate ⁽²⁾	Taxed Per
Small Lot Final Map Property:				
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$2,900	\$175	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	2,900	85	Residential Lot
Permit Ready Multi-Family/Non-Residential Property	Not Applicable	\$11,700	\$300 ⁽³⁾	Acre
Large Lot Property	Not Applicable	\$30,000	\$500	Acre
Undeveloped Property	Not Applicable	\$30,000	\$500	Acre

- (1) On each July 1, commencing on July 1, 2021, the Maximum Facilities Special Tax Rates shall be increased by the Facilities Special Tax Escalation Factor of the Maximum Facilities Special Tax Rates in effect for the previous Fiscal Year.
- (2) On each July 1, commencing on July 1, 2021, the Maximum Services Special Tax Rates shall be increased by an amount equal to the Services Special Tax Escalation Factor of the Maximum Services Special Tax Rates in effect for the previous Fiscal Year.
- (3) Excludes Permit Ready Multi-Family/Non-Residential Property zoned for non-residential land use.

ATTACHMENT B
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 6
Minimum Facilities Revenue
(Fiscal Year 2020-2021)

Land Use Category	Planned Number of Residential Units / Acres	2020-2021 Developed Property Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	2020-2021 Minimum Facilities Revenue ⁽¹⁾⁽³⁾
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning ⁽⁴⁾	0	\$2,900	\$0
Single-Family Detached Property – MLD Zoning ⁽⁴⁾	0	2,900	0
MMD Multi-Family Attached Property	9.5	30,000	285,000
MHD Multi-Family Attached Property	9.3	11,700	108,810
Non-Residential Property	11.4	11,700	133,380
Total Minimum Facilities Revenue			\$527,190

- (1) On each July 1, commencing on July 1, 2021, the Developed Property Maximum Facilities Special Tax Rates and Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Developed Property Maximum Facilities Special Tax Rates and Minimum Facilities Revenue in effect for the previous Fiscal Year.
- (2) As a result of future Assessor’s Parcel changes, described in Section C.1, the assigned Maximum Facilities Special Tax Rates for Developed Property may exceed the Developed Property Maximum Facilities Special Tax Rates set forth in this table.
- (3) The total Minimum Facilities Revenue may be decreased as result of all or a portion of Maximum Facilities Special Tax obligations being prepaid and permanently satisfied pursuant to Section K.
- (4) Based upon the Developed Property Maximum Facilities Special Tax Rate for Single-Family Detached Property – SF/SFHD Zoning and Single-Family Detached Property – MLD Zoning with Residential Floor Area of less than 2,000 square feet.

ATTACHMENT C
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 6
Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	Taxed Per
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning	≥ 3,600	\$ _____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	3,200 – 3,599	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,800 – 3,199	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,400 – 2,799	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	2,000 – 2,399	_____	Residential Unit
Single-Family Detached Property – SF/SFHD Zoning	< 2,000	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	≥ 3,600	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	3,200 – 3,599	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,800 – 3,199	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,400 – 2,799	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	2,000 – 2,399	_____	Residential Unit
Single-Family Detached Property – MLD Zoning	< 2,000	_____	Residential Unit
MMD Multi-Family Attached Property	Not Applicable	_____	Acre
MHD Multi-Family Attached Property	Not Applicable	_____	Acre
Non-Residential Property	Not Applicable	_____	Acre

ATTACHMENT C
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 6
Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates
(Fiscal Year 2020-2021)

Land Use Category	Residential Floor Area	2020-2021 Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾	Taxed Per
Small Lot Final Map Property:			
Single-Family Detached Property – SF/SFHD Zoning	Not Applicable	\$ _____	Residential Lot
Single-Family Detached Property – MLD Zoning	Not Applicable	_____	Residential Lot
Permit Ready Multi-Family/Non-Residential Property	Not Applicable	\$ _____	Acre
Large Lot Property	Not Applicable	\$ _____	Acre
Undeveloped Property	Not Applicable	\$ _____	Acre

- (1) Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates will be inserted following the Effective Tax Rate Evaluation.
- (2) On each July 1, commencing in the Fiscal Year after the Effective Tax Rate Evaluation occurs, the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates shall be increased by the Facilities Special Tax Escalation Factor of the Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates in effect for the previous Fiscal Year.

ATTACHMENT D
City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 6
Effective Tax Rate Evaluation Minimum Facilities Revenue
(Fiscal Year 2020-2021)

Land Use Category	Planned Number of Residential Units / Acres ⁽¹⁾	2020-2021 Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate ⁽¹⁾⁽²⁾⁽³⁾	2020-2021 Effective Tax Rate Evaluation Minimum Facilities Revenue ⁽¹⁾⁽²⁾⁽⁴⁾
Developed Property:			
Single-Family Detached Property – SF/SFHD Zoning ⁽⁵⁾	_____	\$ _____	\$ _____
Single-Family Detached Property – MLD Zoning ⁽⁵⁾	_____	_____	_____
MMD Multi-Family Attached Property	_____	_____	_____
MHD Multi-Family Attached Property	_____	_____	_____
Non-Residential Property	_____	_____	_____
Total Effective Tax Rate Evaluation Minimum Facilities Revenue			\$ _____

- (1) Planned Number of Residential Units/Acres, Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate and Effective Tax Rate Evaluation Minimum Facilities Revenue to be inserted following the Effective Tax Rate Evaluation.
- (2) On each July 1, commencing in the Fiscal Year after the Effective Tax Rate Evaluation occurs, the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates and Effective Tax Rate Evaluation Minimum Facilities Revenue shall be increased by the Facilities Special Tax Escalation Factor of the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates and Effective Tax Rate Evaluation Minimum Facilities Revenue in effect for the previous Fiscal Year.
- (3) As a result of future Assessor’s Parcel changes, described in Section C.3, the assigned Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates may exceed the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rates set forth in this table.
- (4) The total Effective Tax Rate Evaluation Minimum Facilities Revenue may be decreased as result of all or a portion of Effective Tax Rate Evaluation Maximum Facilities Special Tax obligations being prepaid and permanently satisfied pursuant to Section K.
- (5) Based upon the Developed Property Effective Tax Rate Evaluation Maximum Facilities Special Tax Rate for Single-Family Detached Property – SF/SFHD Zoning and Single-Family Detached Property – MLD Zoning with Residential Floor Area of less than 2,000 square feet.

ATTACHMENT 22

**PETITION
TO CREATE A
COMMUNITY FACILITIES DISTRICT
(Including Landowner Waiver and Appointment of Representative)**

City Council
City of Folsom
50 Natoma Street
Folsom, California

Members of the City Council:

This is a petition to create a community facilities district, a waiver with respect to certain procedural matters, under the Mello-Roos Community Facilities Act of 1982 (the “Act”) and an appointment of representative to act for the property owner in voting and casting ballots under the Act, and the undersigned hereby states as follows:

1. Landowner. This Petition is submitted by the undersigned (the “Landowners”) as the owners of 100% of the area of land proposed to be included within the community facilities district and not proposed to be exempt from the special taxes proposed to be levied in the community facilities district. The individual owners are identified on Exhibit A attached hereto and made a part hereof.

2. Proceedings Requested. The Landowners hereby request that the City Council (the “City Council”) of the City of Folsom (the “City”) institute proceedings pursuant to the Act to establish a community facilities district to be named “City of Folsom Community Facilities District No. 23 (Folsom Ranch)” (the “Community Facilities District”), to designate separate improvement areas therein as specified in the below referenced boundary map, to levy special taxes in the Community Facilities District and to authorize special tax bonds for each improvement area in an aggregate amount not to exceed \$422,000,000.

3. Boundaries of Community Facilities District. The boundaries of the territory proposed for inclusion in the Community Facilities District and designation into each improvement area are described in Exhibit B attached hereto and made a part hereof.

4. Facilities and Services. The facilities to be financed by the Community Facilities District are described in Exhibit C attached hereto and made a part hereof. The services to be financed by the Community Facilities District are described in Exhibit D attached hereto and made a part hereof.

5. Rate and Method of Apportionment. The proposed Rate and Method of Apportionment of Special Tax for each improvement area is described in Exhibit E attached hereto and made a part hereof.

6. Elections. The Landowners hereby request that the special elections to be held under the Act to authorize the special taxes in the Community Facilities District, to designate the improvement areas therein, to authorize the issuance of the bonds for the Community Facilities District and to establish an appropriations limit for the Community Facilities District be consolidated into a single election and that the elections be conducted by the City and its officials using mailed or hand-delivered ballots and that such ballots be opened and canvassed and the results certified at the same meeting of the City Council as the public hearings on the Community Facilities District under the Act, or as soon thereafter as possible.

7. Waiver. To expedite the completion of the proceedings for the Community Facilities District, the Landowners hereby waive all notices of hearings (other than published notices required under the Act) and all notices of election, all applicable waiting periods under the Act for the elections, all ballot analysis and arguments for the elections and all requirements as to the form of the ballots.

Without limiting the generality of the foregoing paragraph, each Landowner hereby specifically certifies, waives, agrees, states and consents as follows:

(a) such Landowner certifies that, as of the date of this Petition, it is the entity that would be legally entitled and authorized to cast the ballots attributable to the parcels listed on Exhibit A hereto in the above-referenced elections.

(b) such Landowner waives any and all minimum time periods relative to the elections pursuant to Government Code Section 53326(a);

(c) such Landowner waives the preparation and distribution of an impartial analysis of the ballot measures, as well as arguments in favor and against, under the authority of Government Code Section 53327(b);

(d) such Landowner waives the requirement to publish notice of the elections under Government Code Section 53352;

(e) such Landowner waives the requirements regarding the time to mail ballots to the qualified electors under Elections Code Section 4101, and agrees that either mailed service or personal service of the ballots will be sufficient;

(f) such Landowner waives the requirements regarding identification envelopes for the return of mailed ballots contained in Government Code Section 53327.5;

(g) such Landowner waives any and all defects in notice or procedure in the conduct of the elections, whether known or unknown (except the right to vote and to have the ballots fairly counted), and states that the elections are being expedited, pursuant to this Petition, at the particular instance and request of the Landowner; and

(h) such Landowner consents to the levy and collection of the special tax on all parcels listed on Exhibit A hereto and waives any and all rights to challenge the inclusion

of any of such parcels in the Community Facilities District and any and all other proceedings related thereto.

Each Landowner hereby represents that it has obtained such information with respect to the waivers contained herein as it has deemed necessary or appropriate. Such Landowner hereby confirms and represents that it is fully informed with respect to such waivers and fully understands the consequences thereof.

8. Representations and Warranties; No Registered Voters. Each Landowner hereby represents and warrants to the City that (a) the Landowner is, as of the date of this Petition, the legal owner of the fee interest in 100% of the property identified on Exhibit A as owned by it, proposed to be included within the Community Facilities District and not proposed to be exempt from the special taxes and that no other person or entity is the legal owner of all or any portion of the fee interest in any of such property, (b) the Landowner has the power and authority to execute and deliver this Petition, and has taken all action necessary to cause this Petition to be executed and delivered on its behalf, and this Petition has been duly and validly executed and delivered on behalf of the Landowner. There are no registered voters residing within the boundaries of the territory proposed for inclusion in the Community Facilities District and there have been none during the 90-day period preceding the date of this Petition.

9. Appointment of Representative. The Landowners hereby authorize the persons listed on Exhibit A hereto to act in all respects for the parcels listed on Exhibit A and in casting the votes and executing the ballots assigned to the parcels listed thereon for the elections described in paragraph 6 of this Petition.

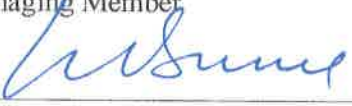
10. Mailing Address. The address of the Landowners for receiving notices is specified in Exhibit A.

[Signature Pages Follow]

This Petition is dated as of March 30, 2020.


Folsom Real Estate South, LLC,
a Delaware limited liability company

By: HBT Mangini, LLC,
a Delaware limited liability company
Its: Managing Member

By: 
William B. Bunce
Its: Manager


West Scott Road, LLC,
a Delaware limited liability company

By: HBT Mangini, LLC,
a Delaware limited liability company
Its: Managing Member

By: 
William B. Bunce
Its: Manager


Easton Valley Holdings, LLC,
a Delaware limited liability company

By: HBT Carpenter, LLC,
a Delaware limited liability company
Its: Managing Member


By: 
William B. Bunce
Its: Manager

Oak Avenue Holdings, LLC,
a Delaware limited liability company

By: HBT Hillsborough, LLC,
a Delaware limited liability company
Its: Managing Member


By: 
William B. Bunce
Its: Manager

HBT Arcadian, LLC,
a California limited liability company

By: 
William B. Bunce, Manager

East Carpenter Improvement Company, LLC,
a California limited liability company

By: HBT ECIC, LLC,
a California limited liability company
Its: Managing Member

By: 
Name: William B. Bunce
Its: Manager

KB HOME SACRAMENTO INC.,
a California corporation

By: _____
Name: Leo Pantoja
Title: Vice President Planning

FR 68 LOTS, LLC,
a California limited liability company

By: SIGNATURE HOMES, INC.,
a California corporation
Its: Managing Member


By: _____
Name: Gary L. Galindo
Its: President

KB HOME SACRAMENTO INC.,
a California corporation

By: _____
Name: _____
Title: _____

FR 68 LOTS, LLC,
a California limited liability company

By: **SIGNATURE HOMES, INC.,**
a California corporation
Its: **Managing Member**

By: 
Name: Gary L. Galindo
Its: President

This page is intentionally left blank.



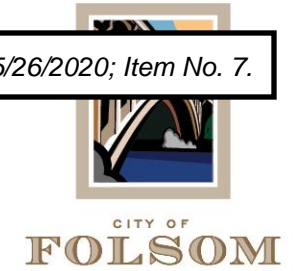
CFD No. 23 (Folsom Ranch)
Community Facilities District Formation
City Council Presentation on May 26, 2020



CITY OF
FOLSOM

CFD No. 23 (Folsom Ranch)

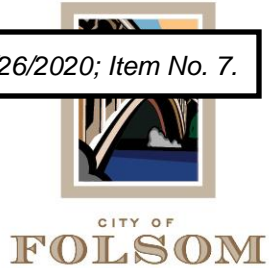
05/26/2020; Item No. 7.



CITY OF
FOLSOM

- Landowners within the Folsom Plan Area (“FPA”) have requested that the City form Community Facilities District No. 23 (Folsom Ranch) (CFD No. 23)
- CFD No. 23 includes six separate Improvement Areas, designated as Improvement Area (“IA”) No. 1 through IA No. 6
- Formation of CFD No. 23 is subject to the Mello-Roos Act (Gov Code Section 53311) and City policies regarding land-secured financing districts

CFD No. 23 (Folsom Ranch)

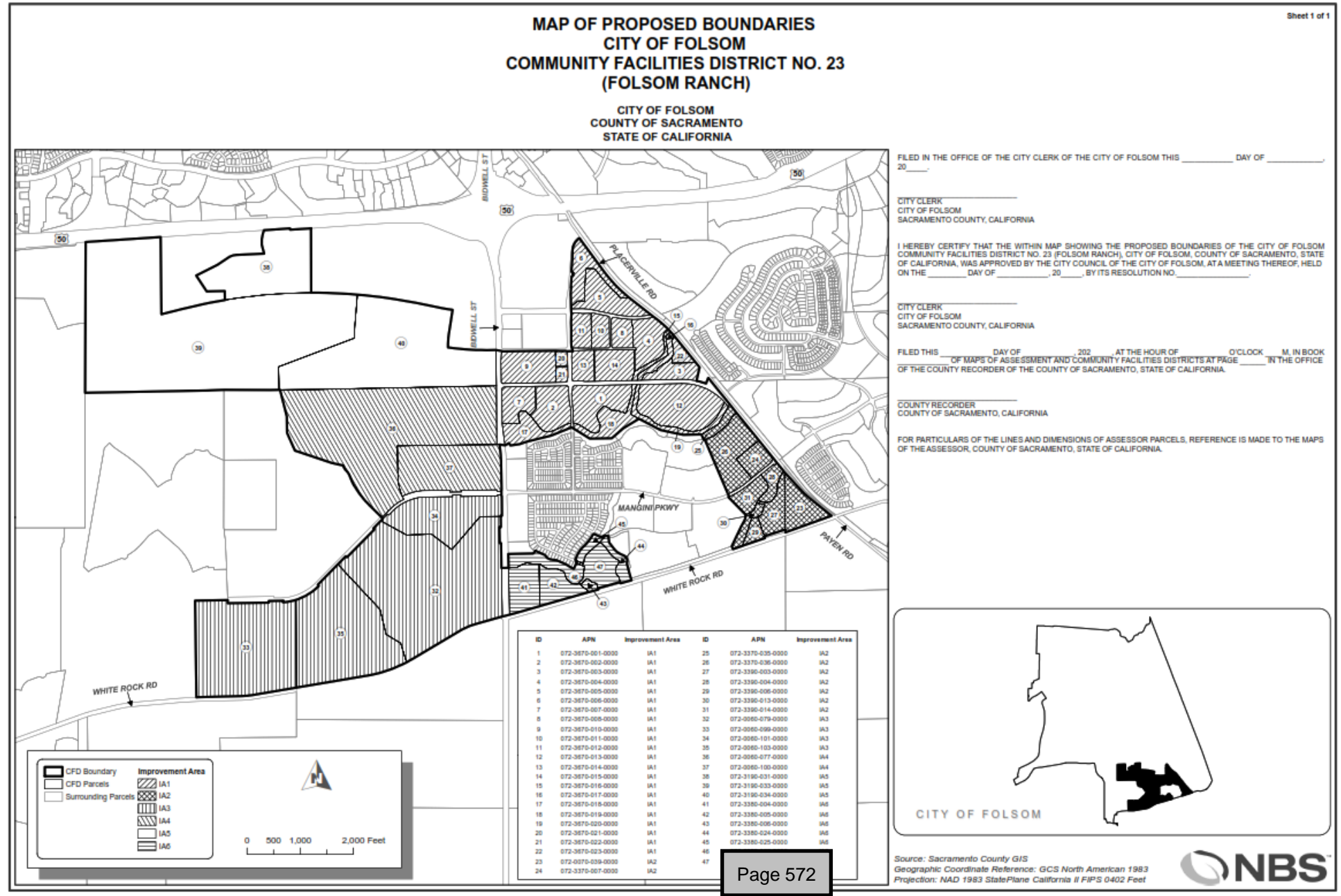
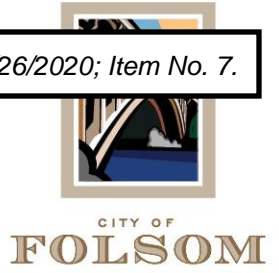


Proposed development within CFD No. 23 will include:

IA	SF Units	SF High-Density Units	MF Low-Density Units	MF Medium Density Acreage	MF High Density Acreage	Non-Residential Acreage
IA 1	0	441	257	0.0	9.8	0.0
IA 2	0	0	340	0.0	0.0	5.1
IA 3	0	1,068	157	0.0	0.0	0.0
IA 4	100	266	251	0.0	0.0	0.0
IA 5	84	194	401	9.7	17.8	23.5
IA 6	0	0	0	9.5	9.3	11.4

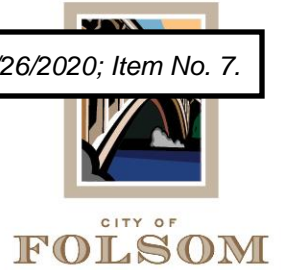
CFD No. 23 (Folsom Ranch)

05/26/2020; Item No. 7.



CFD No. 23 (Folsom Ranch)

05/26/2020; Item No. 7.



On April 14, 2020, the City Council previously approved:

- Resolution No. 10414, Appointing Consultants, Approving a Proposed Boundary Map and Declaring Intention to Form a Community Facilities District to be Named “City of Folsom Community Facilities District No. 23 (Folsom Ranch)” and to Levy Special Taxes therein
- Resolution No. 10415, Declaring the Necessity for Incurring Bonded Indebtedness in and for the City of Folsom Community Facilities District No. 23 (Folsom Ranch) and in and for each Improvement Area Designated therein and Calling for a Public Hearing thereon

CFD No. 23 (Folsom Ranch)

05/26/2020; Item No. 7.

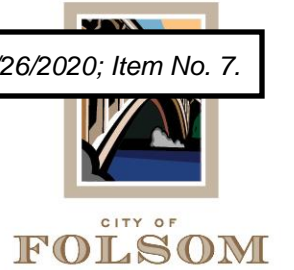


CITY OF
FOLSOM

- Intended to provide funding for PFFP backbone infrastructure and facilities, including related environmental mitigation obligations.
- Infrastructure and facilities included are transportation improvements, water and recycled water system improvements, wastewater and drainage system improvements, park, parkway and open space improvements, and payment of specific plan infrastructure fee program obligation.
- Services included are project specific maintenance services including landscape corridor, enhanced open space and street light maintenance, medians, entries and entry monumentation, neighborhood parks, community amenities, and storm water management.

CFD No. 23 (Folsom Ranch)

05/26/2020; Item No. 7.



CFD No. 23 Facilities Special Tax

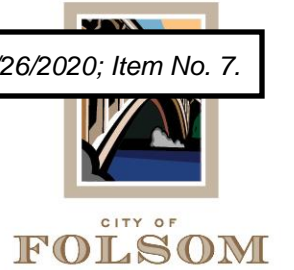
- Can be levied for 50 years the year following the first building permit or debt issuance, and no later than FY 2079-80, at City Council discretion.
- Maximum facilities special tax increased annually by 2%.
- Maximum facilities special tax ranges from \$2,900 on a low-density multi family home to \$3,886 on a low-density single-family home.

CFD No. 23 Services Special Tax

- Levied in perpetuity at City Council discretion.
- Maximum services special tax increased annually by the annualized change in the CPI.
- Maximum services special tax ranges from \$85 to \$210 for all residential units.

CFD No. 23 (Folsom Ranch)

05/26/2020; Item No. 7.

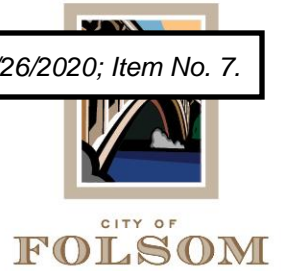


CFD No. 23 property tax as % of estimated assessed value:

- SF/SF High-Density Zoning: 1.84% - 1.87%
- MF Low-Density Zoning: 1.86% - 1.90%

CFD No. 23 (Folsom Ranch)

05/26/2020; Item No. 7.

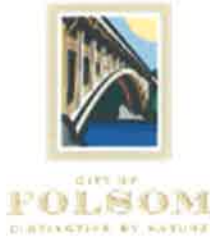


Recommended City Council Action:

- Conduct the Public Hearing
- Approve the resolution forming CFD No. 23 (Resolution No. 10435)
- Approve the resolutions deeming it necessary to incur bonded indebtedness for each Improvement Area (Resolution Nos. 10436 through 10441)
- Approve the resolutions calling for a special mailed ballot election for each Improvement Area (Resolution Nos. 10442 through 10447)
- Approve the resolutions declaring results of the special mailed ballot election for each Improvement Area (Resolution Nos. 10448 through 10453)
- Introduce and provide the first reading of the ordinance levying a special tax (Ordinance No. 10305)



This page intentionally left blank.



Folsom City Council Staff Report

MEETING DATE:	5/26/2020
AGENDA SECTION:	Public Hearing
SUBJECT:	<p>Creekstone Phase 1 Subdivision - Southeast Corner of East Bidwell Street and Mangini Parkway in the Folsom Plan Area (PN 19-059)</p> <p>i. Resolution No. 10458 - A Resolution Determining that the Creekstone Phase 1 Subdivision Project is Exempt from CEQA and Approving a Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, and the Inclusionary Housing Plan for the Creekstone Phase 1 Subdivision Project</p>
FROM:	Community Development Department

RECOMMENDATION / CITY COUNCIL ACTION

Move to adopt Resolution No. 10458 - A Resolution Determining that the Creekstone Phase 1 Subdivision Project is Exempt from CEQA and Approving a Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, and the Inclusionary Housing Plan for the Creekstone Phase 1 Subdivision Project

BACKGROUND / ISSUE

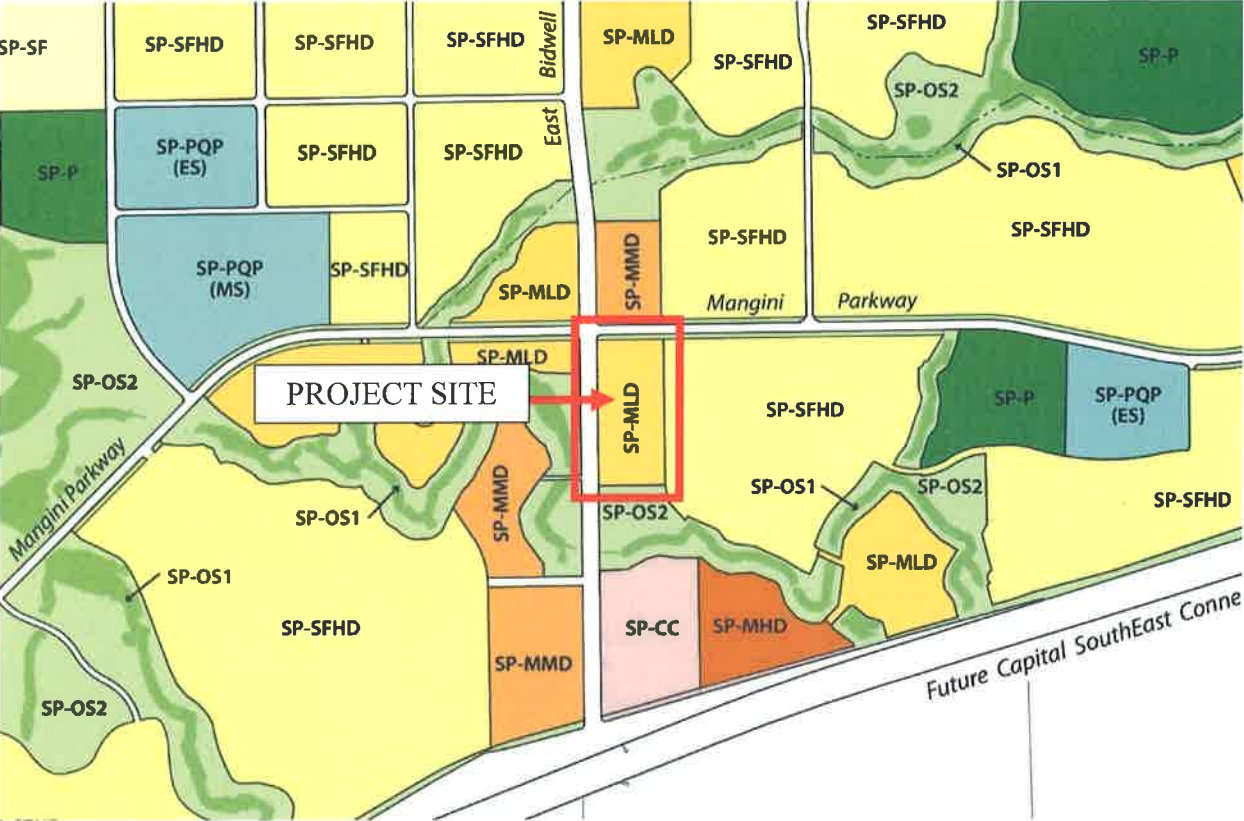
The proposed project site is part of the Folsom Plan Area Specific Plan (FPASP) approved by the City Council in 2011, which is a comprehensive development plan for over 3,500 acres south of Highway 50, north of White Rock Road, east of Prairie City Road, and adjacent to the Sacramento County/El Dorado County line in the southeastern portion of the City.

The FPASP includes a mix of residential, commercial, employment and public uses, complemented by recreational amenities including a significant system of parks and open

space, all within close proximity to one another and interconnected by a network of “complete streets”, trails and bikeways. The FPASP is consistent with the SACOG Blueprint Principles and the requirements of SB 375 (Sustainable Communities and Climate Protection Act).

The Creekstone Phase 1 Subdivision project site is designated Multifamily Low Density (MLD) in the FPASP, which provides for development at 7.0 to 12.0 units per acre. An excerpt from the FPASP Land Use Map is shown below. This designation is consistent with the site’s MLD land use designation in the Folsom General Plan.

FIGURE 1: FPASP LAND USE MAP EXCERPT



The project site is vacant but has been mass graded as part of the development of the Mangini Ranch Phase 1 Subdivision.

Figures 2 and 3, on the following pages, show aerial photographs of the Creekstone Phase 1 Subdivision project site. The balance of the Mangini Ranch Phase 1 Subdivision project, currently under development, is visible to the right (east) of the Creekstone site.

FIGURE 2: AERIAL PHOTO (2020)



FIGURE 3: SITE AERIAL (2020)



The applicant is requesting approval of several related actions to allow the development of 71 single family homes on a 9.88-acre project site including the following entitlements:

- A. Small-Lot Vesting Tentative Subdivision Map
- B. Planned Development Permit (Minor Changes to Development Standards)
- C. Minor Administrative Modification (Reallocation of Dwelling Units to Other Parcels)

A. Small-Lot Vesting Tentative Subdivision Map

The first component of the applicant’s proposal is a Small-Lot Vesting Tentative Subdivision Map to create 71 single-family residential lots and 3 landscape lots. The proposed subdivision layout is shown on the following page. (A more detailed version of the subdivision map is included as Attachment 3 to this staff report.)

The proposed subdivision features interior lots with a minimum size of 2,925 square feet, which is 75 square feet smaller than the existing development standard for single-family residential lots in the MLD land use district of the Specific Plan. Corner lots with a minimum size of 3,300 square feet are proposed, which are 200 square feet smaller than the existing

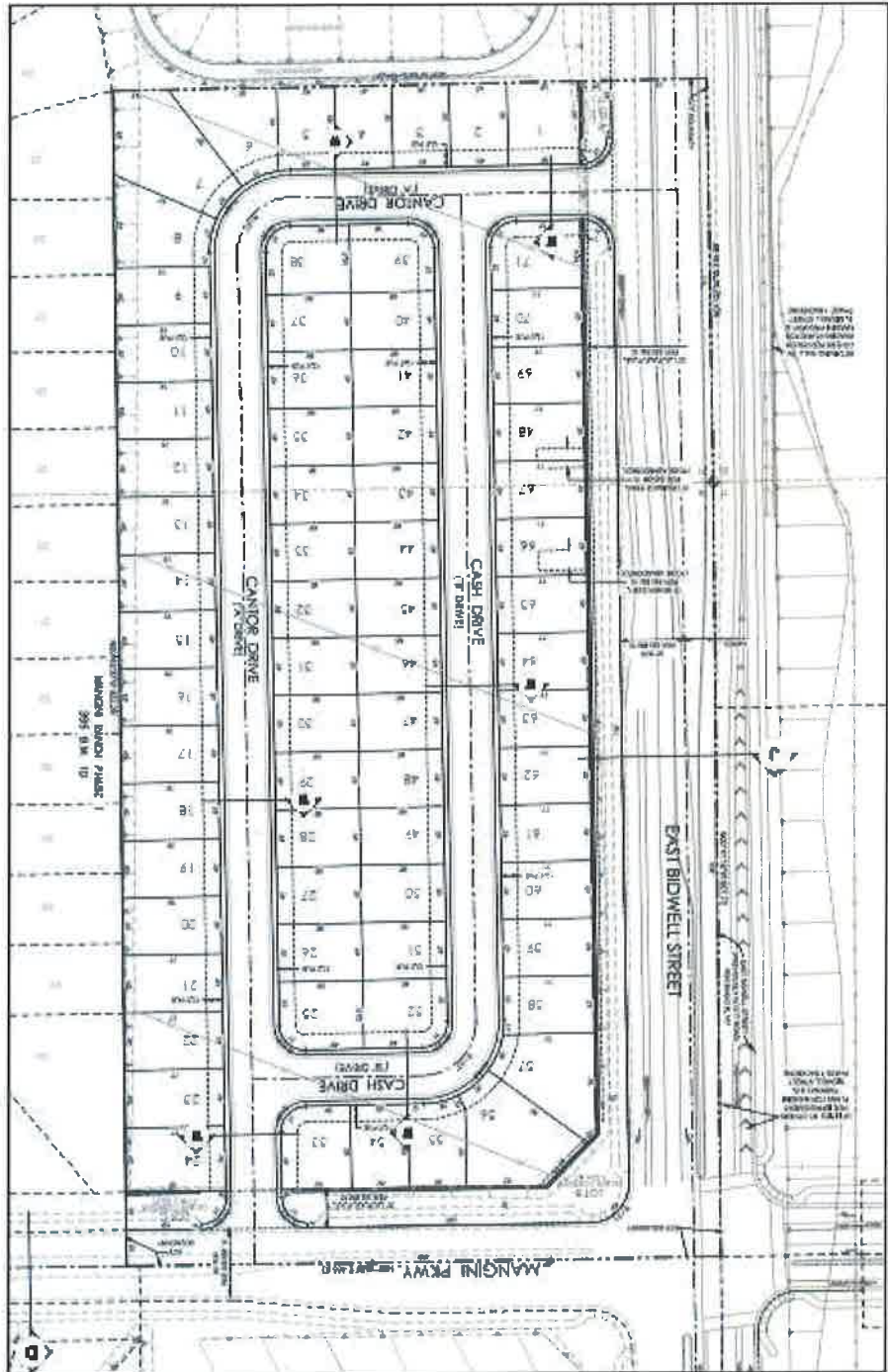
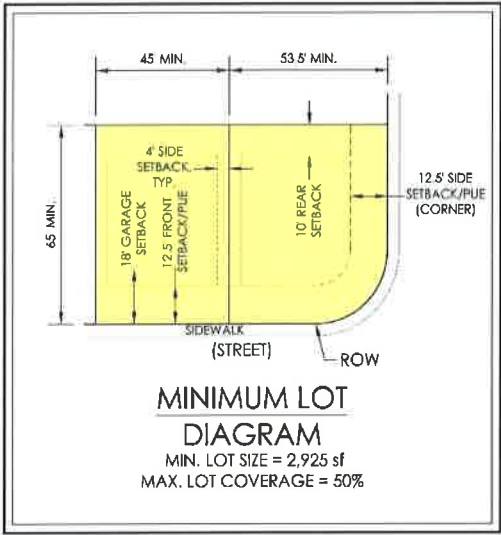


FIGURE 4: PROPOSED SUBDIVISION LAYOUT

development standard for lots in the MLD land use district. (The applicant has requested a Planned Development Permit to make these and other minor changes to the development standards for this subdivision. See the discussion of the Planned Development Permit later in this staff report.)

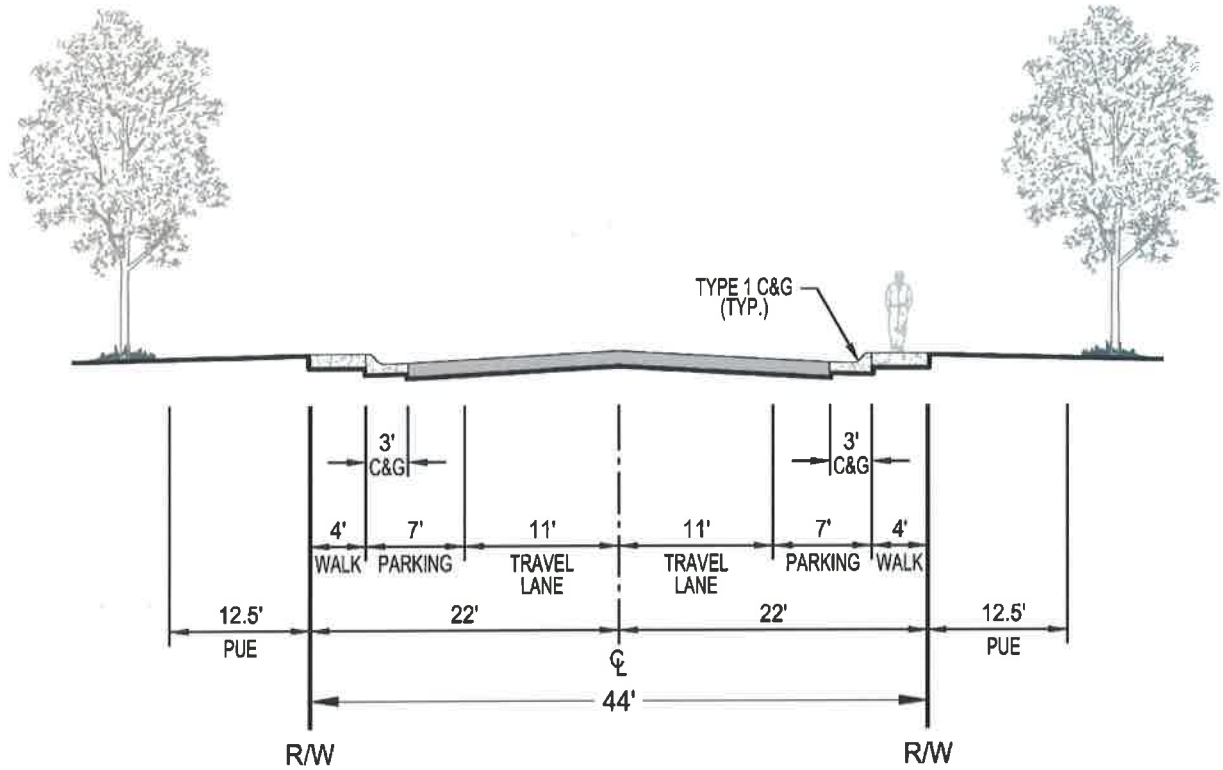
Proposed minimum lot sizes and dimensions are shown below.

FIGURE 5: PROPOSED MINIMUM LOT DIMENSIONS



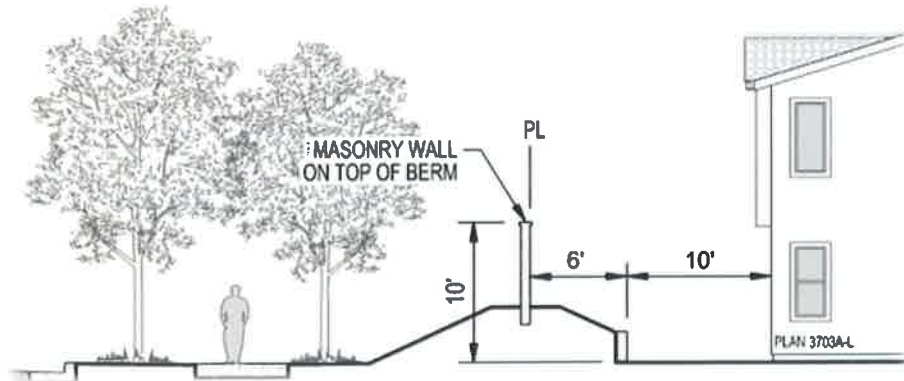
The subdivision uses standard public street right-of-way dimensions, including an internal roadway system with sidewalks on both sides of the street, as shown in Figure 6 on the following page.

FIGURE 6: INTERNAL ROADWAY CROSS SECTION



In response to projected traffic levels on East Bidwell and to minimize potential noise impacts associated with these traffic levels, the project proposes a combination of berms (4-foot-tall berm), soundwalls (6-foot-tall soundwall), and relatively deep 16-foot rear yards (a 10-foot rear yard setback is required within the subdivision) for the homes adjacent to this roadway, as shown below in Figure 7.

FIGURE 7: EAST BIDWELL STREET-TO-REAR YARD CROSS SECTION



B. Planned Development Permit

The applicant is seeking approval of a Planned Development Permit which provides project-specific development standards for the project and architectural designs for the proposed residential units. The Planned Development Permit includes the following major components:

- Proposed Revised Development Standards
- Proposed Residential Designs
- Proposed Landscaping

These are discussed below.

Proposed Revised Development Standards

The applicant proposes changes to some FPASP development standards:

1. **Minimum lot size for interior lots** is proposed to be **reduced** from 3,000 square feet to **2,925 square feet**. Minimum lot size for **corner lots** is proposed to be **reduced** from 3,500 square feet to **3,300 square feet**.
2. Minimum **front yard setbacks for the primary structure**, which are proposed to be reduced from 15 feet to **12.5 feet**
3. Minimum **garage setbacks**, which are proposed to be reduced from 20 feet to **18 feet**
4. Minimum **side yard setbacks**, which are proposed to be reduced from 5 feet to **4 feet**

The applicant's justification for these proposed changes is based on providing a first-floor bedroom for the homes. The following text from the applicant summarizes their justification for the proposed changes in development standards:

As part of our submittal we are requesting a few minor modifications to the MLD development standards. The primary factor driving our request for setback modifications is so that we can offer a downstairs bedroom in two of the three plans. This feature has become a very desirable amenity offering a space for a home office, guest accommodations or a family member bedroom. Field surveys in the Folsom market of active communities has shown this feature being one of the top requests from buyers. Thirty-seven feet is the ideal width to achieve a functional downstairs bedroom. Placing the room forward of the garage creates a more desirable front elevation and pedestrian experience. Our minor modification requests associated with architecture include front, interior side, and garage setback modifications.

Proposed Residential Designs

The proposed project includes the construction of 71 single family homes in three different configurations—1, 2, and 3—and three architectural styles. All of the homes are proposed in a two-story configuration, with downstairs bedrooms in Plan 2 and Plan 3.

Proposed architectural styles are:

- Italian Villa
- Spanish Colonial
- Western Farmhouse

All three architectural styles are proposed to be used for all unit types, with a variety of colors and materials as shown in the applicant's bound submittal booklet (Attachment 18).

The applicant's submittal describes the architectural styles as follows:

Creekstone elevation designs are Spanish Colonial, Italian Villa and Western Farmhouse, consistent with the fabric of existing historic Folsom community. Each plan offers each elevation style. Combined with nine pre-plotted color schemes, there is limited duplication of same plan, elevation, and color combination. These styles each carry a strong character and together, create a neighborhood full of varying interests. Roofs vary in forms, pitches, style, and heights. Two-story buildings include one-story massing. Thoughtful breaks in massing are achieved to provide visual interest at elevations exposed to public view. The front door, garage door and coach light selections vary per elevation and are architecturally compatible with the theme of each home. Combined, all these design features, create visual interest and a pedestrian friendly streetscape.

- *Spanish Colonial - The simply articulated design combines light colored stucco wall finish, terra cotta colored villa roof tiles, with pops of color on the window shutters. Lines are clean, cantilevers are highlighted with curved corbels, and roof lines are traditionally low-pitched gables.*
- *Western Farmhouse - This asymmetrical cottage design integrates a series of gable roofs in the massing and the introduction of siding and brick, for character and texture. The traditional steep-pitched roof, accentuated by the gable end board and batt finish, provides for variety in the eave lines within the streetscape.*
- *Italian Villa - Strong punctuations of material and detail highlight the Italian Villa, the most formal of the three styles. Stone veneer-finished walls create a strong base, corner treatments frame the wall planes, and windows are centered and highlighted with a wide trim surround. The style calls for a hip roof design.*

Illustrations of the proposed architectural styles applied to the proposed residential designs are shown below and on the following page.

FIGURE 8: PLAN 1 ELEVATIONS



Front Elevation - 1A - Spanish Colonial



Front Elevation - 1C - Italian Villa



Front Elevation - 1B - Western Farmhouse

FIGURE 9: PLAN 2 ELEVATIONS



Front Elevation - 2A - Spanish Colonial



Front Elevation - 2C - Italian Villa



Front Elevation - 2B - Western Farmhouse

FIGURE 10: PLAN 3 ELEVATIONS



Front Elevation - 3A - Spanish Colonial



Front Elevation - 3C - Italian Villa



Front Elevation - 3B - Western Farmhouse

Typical floorplans for each unit type are shown in the figures below and on the following pages. As noted earlier, Plans 2 and 3 include a downstairs bedroom.

FIGURE 11: PLAN 1 FLOORPLAN

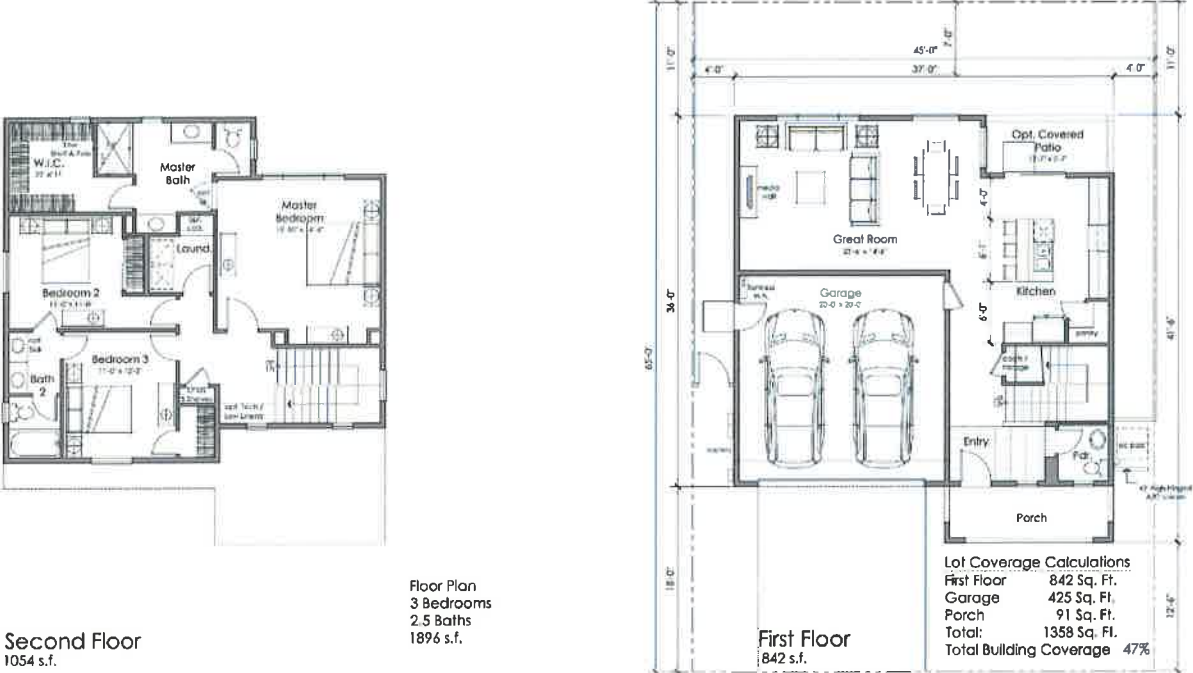


FIGURE 12: PLAN 2 FLOORPLAN



Downstairs bedroom highlighted

FIGURE 13: PLAN 3 FLOORPLAN



Downstairs bedroom highlighted

Existing and Proposed Landscaping

Existing landscaping and sidewalks are present within a 20-foot-wide landscape corridor located along the east side of East Bidwell Street and within a 30-foot-wide landscape corridor located along the south side of Mangini Parkway. The applicant is proposing to provide an additional five feet of landscaping along East Bidwell Street in order to accommodate a four-foot-tall berm, increasing the width of this landscape buffer to 25 feet. Accordingly, the existing 20-foot-wide landscape easement located along the East Bidwell Street frontage is being widening to 25 feet as shown on the Small-Lot Vesting Tentative Subdivision Map.

The applicant is proposing to install new landscaping in the front yards and street side yards of the new homes within the subdivision. Homeowners will be responsible for landscaping the rear yards of the individual homes. Front yard landscaping has been designed by the applicant to complement the proposed architecture and to work within the front yard areas available.

The applicant describes the landscaping concept for the front yards as follows:

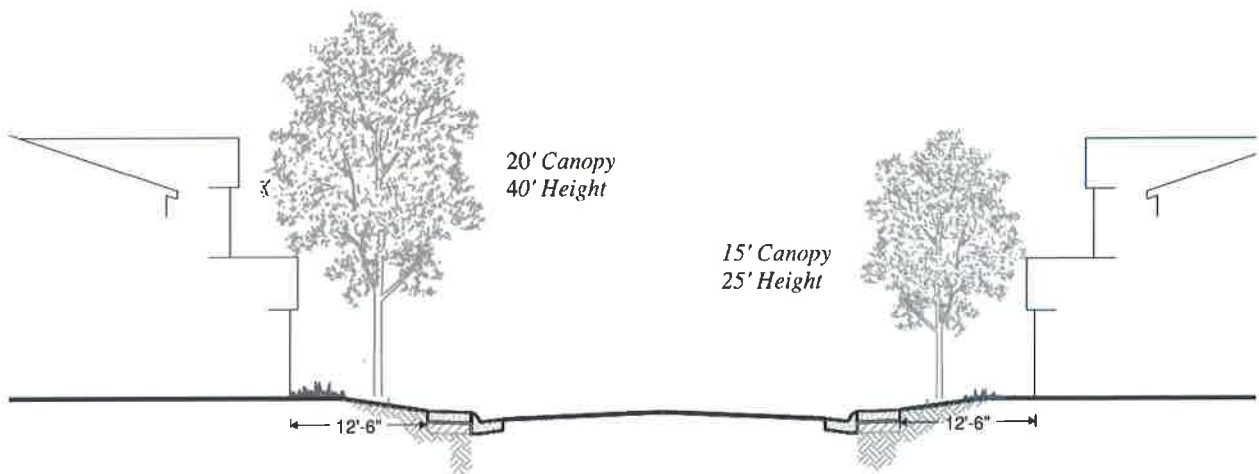
“The front yard landscaping proposed for this community has been thoughtfully planned providing an aesthetically pleasing design that includes a mix of shrub accent planting and ornamental grasses combined with accent boulders for added

vertical interest. By omitting the turf, these designs are more water efficient and require less maintenance.

Much effort was put into selecting the trees proposed for this community. Working with the Folsom City Arborist, great care was taken in selecting trees with appropriate characteristics for the planting space provided. The proposed trees are known to be successful in small planting areas, are considered non-invasive and utility friendly. In addition, they provide a combination of canopy shapes, colors and heights ranging from 10'-50'. The designs provide a tree planting zone averaging 206 square feet offering ample space for the proposed minimum one tree per lot. Additional planning is in place to mitigate concerns about long term tree success. First, our target tree planting zone avoids garage sides of the lot entirely reducing utility conflicts considerably. In addition, as we do with any installation, contractors will be directed to maintain minimum distances from utilities and hardscapes. Should any minimum distance not be met, root barriers will be added."

The applicant has discussed appropriate tree species with the City's Arborist and has selected a list of trees which will fit within space available (shown below). The updated tree list is included in the applicant's submittal book, attached to this staff report (Attachment 18).

FIGURE 14: TREES IN FRONT YARD AREAS



Selected trees for the front yard areas include:

- Arbutus unedo Marina "Strawberry Tree"
- Cercis occidentalis "Western Redbud"
- Lagerstroemia Hybrid Natchez "Crape Myrtle"
- Podocarpus macrophyllus "Yew Pine"
- Prunus caroliniana "Carolina Laurel Cherry"
- Pyrus calleryana Chanticleer "Chanticleer Pear"

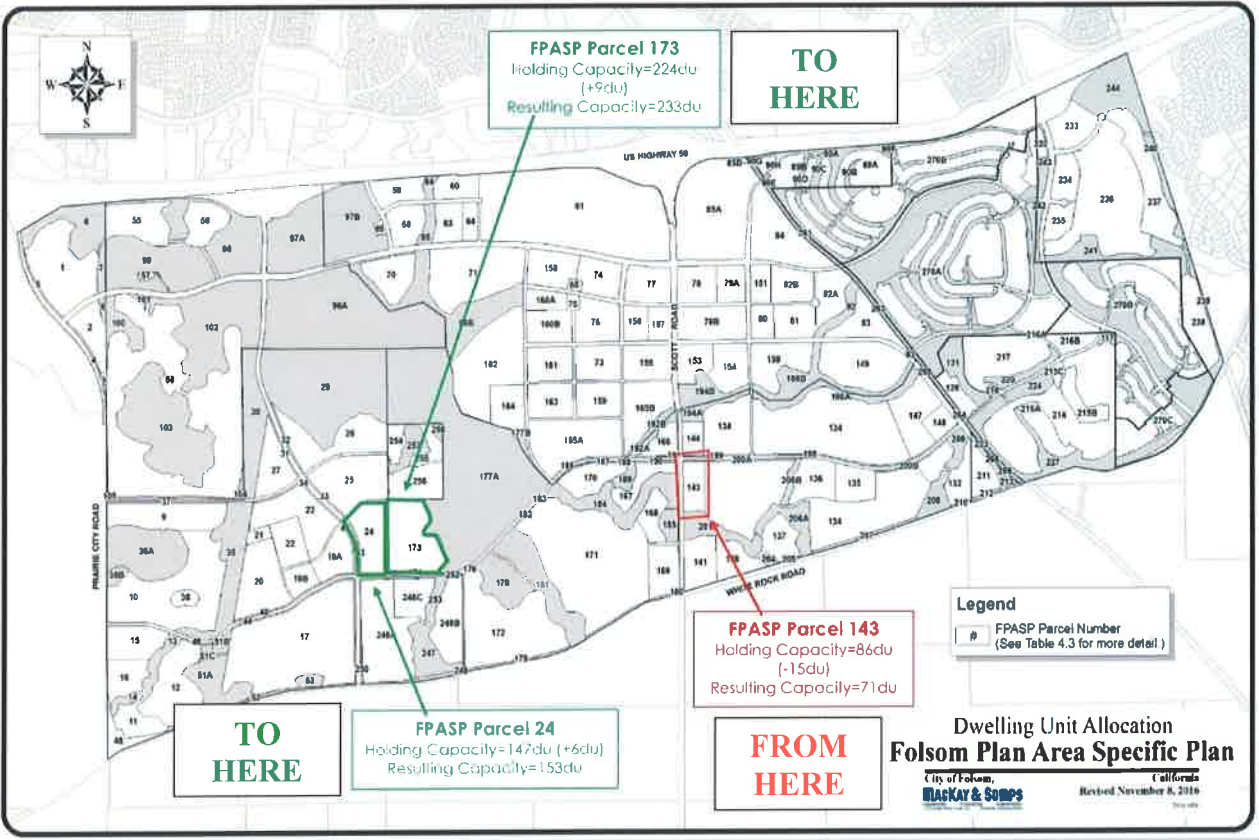
All of these trees have either a relatively small canopy size (e.g., the crape myrtle) or have a tall, vertical form (e.g., the yew pine) that will fit in the proposed front yard areas. Due to their size, these species are more commonly used as “accent” trees in a palette that includes larger “canopy” trees when enough space is available.

C. Minor Administrative Modification

The parcel (Parcel 143) on which the Creekstone Phase 1 Subdivision project is located is designated by the FPASP for the development of 86 residential units. Because the applicant is proposing to construct only 71 residential units on the subject parcel, a Minor Administrative Modification is proposed to reallocate the 15 unused residential units to two other sites (Parcel 24 and Parcel 173) within the Folsom Plan Area. These other two sites or parcels have not been mapped, and no development applications are currently on file with the City.

Parcel 24 and Parcel 173 are both designated MLD by the FPASP (as is the Creekstone Phase 1 Subdivision parcel). The increase in the number of units allocated to these sites (6 units added to Parcel 24 and 9 units added to Parcel 173) would not require a change in the land use designation for either site as each parcel has available capacity to accept additional units. The Creekstone Phase 1 Subdivision site and the proposed locations (all of which are under the same ownership group/Mangini Improvement Company, Inc.) for the reallocated residential units are shown in Figure 15 on the following page.

FIGURE 15: PROPOSED REALLOCATION OF 15 DWELLING UNITS



The proposed project was considered by the Planning Commission at its May 6, 2020 meeting. The Commission engaged in a thorough review of the proposed project including discussions regarding the site design of the subdivision, development standards modifications, placement and orientation of the homes on specific lots, architecture and design of the master plans, and timing of roadway improvements. A detailed discussion of each of the aforementioned topics is included within the analysis section of this staff report. Based on staff ‘s recommendation, the Commission added a new condition of approval (Condition No. 53) to the project which alerts the property owner that the subject property is subject to inclusionary housing requirements for rental units (even though landowner is not currently contemplating a residential rental project on the subject property) in the event that the City Council amends its Inclusionary Housing Ordinance in the future to make the Ordinance applicable to rental units. No members of the public spoke regarding the proposed project. The Planning Commission adopted a motion (5-0-0-2) to recommend approval of the proposed project to the City Council, subject to the conditions of approval included with this report.

POLICY / RULE

The Folsom Municipal Code (FMC) requires that applications for Tentative Subdivision Maps be forwarded to the City Council for final action, following a public hearing and recommendation by the Planning Commission. City Council actions regarding Tentative Subdivision Maps are covered under Section 16.16.080 of the Folsom Municipal Code.

ANALYSIS

The following sections provide an analysis of the applicant's proposal. Staff's analysis includes:

- A. Small-Lot Vesting Tentative Subdivision Map
- B. Planned Development Permit (Minor Changes to Development Standards)
 - Proposed Revised Development Standards
 - Proposed Residential Designs
 - Proposed Landscaping
- C. Traffic/Access/Circulation
- D. Parking
- E. Noise Impacts
- F. Walls/Fencing
- G. Inclusionary Housing
- H. Frontage Improvements
- I. Minor Administrative Modification (Shift of Dwelling Units to Other Parcels)

This section also includes a discussion of the project's performance with relation to relevant policies in the Folsom General Plan and the Folsom Plan Area Specific Plan:

- J. Conformance with Relevant Folsom General Plan Folsom Plan Area Specific Plan Objectives and Policies

A. Small-Lot Vesting Tentative Subdivision Map

As shown on the submitted Small-Lot Vesting Tentative Subdivision Map (Attachment 3), the proposed subdivision includes 71 single family residential lots, 3 landscape lots, and two internal public streets (Cantor Drive and Cash Drive). The proposed project will be required to dedicate public right-of-way for the two internal public streets. The project is not required to dedicate any additional public right-of-way along East Bidwell Street or Mangini Parkway as the right-of-way for these two roadways has previously been dedicated. As shown on the Subdivision Map, the applicant is also proposing to expand an existing landscape easement located along the East Bidwell Street frontage from 20 to 25 feet in width in order to accommodate a new landscape berm.

As mentioned previously, all roadways within the subdivision are proposed to be public streets. As a result, staff has included a condition (Condition No. 41) that requires the applicant to dedicate public utility easements for underground facilities (i.e., SMUD, Pacific Gas and Electric, cable television, telephone) on properties adjacent to the streets.

As noted earlier, the applicant is proposing changes to the development standards of the FPASP to accommodate the lots proposed. These include a minimum lot size of **2,925 square feet** for interior lots and **3,300 Square feet** for corner lots.

Based on the proposed subdivision map, more than half of the proposed lots (58%) are larger than 3,000 square feet, the minimum size that would apply if the applicant’s proposed change were not approved. A total of six (6) lots would be at the minimum proposed size (2,925 square feet). All lots and their proposed size are shown below. Interior lots below 3,000 square feet and corner lots smaller than 3,500 square feet are highlighted to demonstrate which lots require the revised development standards proposed by the applicant.

Creekstone Phase 1 Subdivision Proposed Lot Sizes

<u>Lot #</u>	<u>Size (sf)</u>	<u>Lot #</u>	<u>Size (sf)</u>	<u>Lot #</u>	<u>Size (sf)</u>
<u>1</u>	3,640	<u>25 (C)</u>	3,445	<u>49</u>	2,970
<u>2</u>	2,925	<u>26</u>	2,970	<u>50</u>	2,970
<u>3</u>	2,925	<u>27</u>	2,970	<u>51</u>	2,970
<u>4</u>	2,925	<u>28</u>	2,970	<u>52 (C)</u>	3,445
<u>5</u>	2,927	<u>29</u>	2,970	<u>53 (C)</u>	3,398
<u>6</u>	4,188	<u>30</u>	2,970	<u>54</u>	2,941
<u>7</u>	6,327	<u>31</u>	2,970	<u>55</u>	3,000
<u>8</u>	4,271	<u>32</u>	2,970	<u>56</u>	5,187
<u>9</u>	3,357	<u>33</u>	2,970	<u>57</u>	5,392
<u>10</u>	3,367	<u>34</u>	2,970	<u>58</u>	3,199
<u>11</u>	3,377	<u>35</u>	2,970	<u>59</u>	3,195
<u>12</u>	3,388	<u>36</u>	2,970	<u>60</u>	3,195
<u>13</u>	3,398	<u>37</u>	2,970	<u>61</u>	3,195
<u>14</u>	3,407	<u>38 (C)</u>	3,445	<u>62</u>	3,195
<u>15</u>	3,418	<u>39 (C)</u>	3,445	<u>63</u>	3,195
<u>16</u>	3,428	<u>40</u>	2,970	<u>64</u>	3,195
<u>17</u>	3,438	<u>41</u>	2,970	<u>65</u>	3,195
<u>18</u>	3,448	<u>42</u>	2,970	<u>66</u>	3,195
<u>19</u>	3,458	<u>43</u>	2,970	<u>67</u>	3,195
<u>20</u>	3,468	<u>44</u>	2,970	<u>68</u>	3,195
<u>21</u>	3,478	<u>45</u>	2,970	<u>69</u>	3,195
<u>22</u>	3,488	<u>46</u>	2,970	<u>70</u>	3,195

<u>23</u>	<u>3,498</u>	<u>47</u>	<u>2,970</u>	<u>71 (C)</u>	<u>3,713</u>
<u>24</u>	<u>3,914</u>	<u>48</u>	<u>2,970</u>		
<u>(C)</u>	<u>Corner Lot</u>				
	<u>Interior lot smaller than 2,950 sf</u>				
	<u>Interior lot 2,951 to 3,000 sf</u>				
	<u>Corner lot smaller than 3,500 sf</u>				

Staff has determined that the proposed Small-Lot Vesting Tentative Subdivision Map complies with all City requirements, as well as with the requirements of the State Subdivision Map Act.

B. Planned Development Permit

The following are proposed as part of the applicant’s Planned Development Permit:

- Proposed Revised Development Standards
- Proposed Residential Designs
- Proposed Landscaping

These are discussed below.

Revised Development Standards

The applicant is requesting approval of a Planned Development Permit which would deviate from the development standards established by the Folsom Plan Area Specific Plan for residential lots with an MLD designation. Changes are proposed to standards for lot sizes, garage setbacks, and building setbacks, as described earlier in this staff report.

The applicant’s justification for the revised development standards is provided below:

As part of our submittal we are requesting a few minor modifications to the MLD development standards. The primary factor driving our request for setback modifications is so that we can offer a downstairs bedroom in two of the three plans. This feature has become a very desirable amenity offering a space for a home office, guest accommodations or a family member bedroom. Field surveys in the Folsom market of active communities has shown this feature being one of the top requests from buyers. Thirty-seven feet is the ideal width to achieve a functional downstairs bedroom. Placing the room forward of the garage creates a more desirable front elevation and pedestrian experience. Our minor modification requests associated with architecture include front, interior side, and garage setback modifications.

Specific changes and staff's analysis are discussed below.

1. **Minimum lot size for interior lots** is proposed to be **reduced** from 3,000 square feet to **2,925 square feet**. Minimum lot size for **corner lots** is proposed to be **reduced** from 3,500 square feet to **3,300 square feet**.

Staff concurs with these proposed changes, which are consistent with other subdivisions approved in the Folsom Plan Area and which will help provide ownership housing at a more affordable price point than would be possible with larger lots. Staff also notes that most of the proposed lots would be large enough to meet the 3,000 square feet minimum size that would otherwise apply, and that only five of 71 lots would be below 2,950 square feet. Of five corner lots, four would be slightly smaller than 3,500 square feet (the typical minimum; the applicant is proposing 3,300 square feet).

2. Minimum **front yard setbacks for the primary structure**, which are proposed to be reduced from 15 feet to **12.5 feet**

Staff concurs with these proposed standards, which are similar to setbacks provided in other developments in the Folsom Plan Area. As noted by the applicant, this reduced setback will also help accommodate the first-floor bedrooms in the Plan 2 and 3 homes, which staff views as a benefit. Plan 1 homes will not need the reduced setback.

The proposed reduction in the front yard setback for living area will not detract from the visual appearance of the street scene, as the design, materials, and colors of the main residential structure and the garage have been coordinated.

3. Minimum **garage setbacks**, which are proposed to be reduced from 20 feet to **18 feet**

Staff concurs with these proposed standards, which are similar to setbacks provided in other developments in the Folsom Plan Area.

The proposed reduction in the front yard setback for garages will not detract from the visual appearance of the street scene or the individual master plans as the design, materials, and colors of the main residential structure and the garage have been coordinated.

4. Minimum **side yard setbacks**, which are proposed to be reduced from 5 feet to **4 feet**

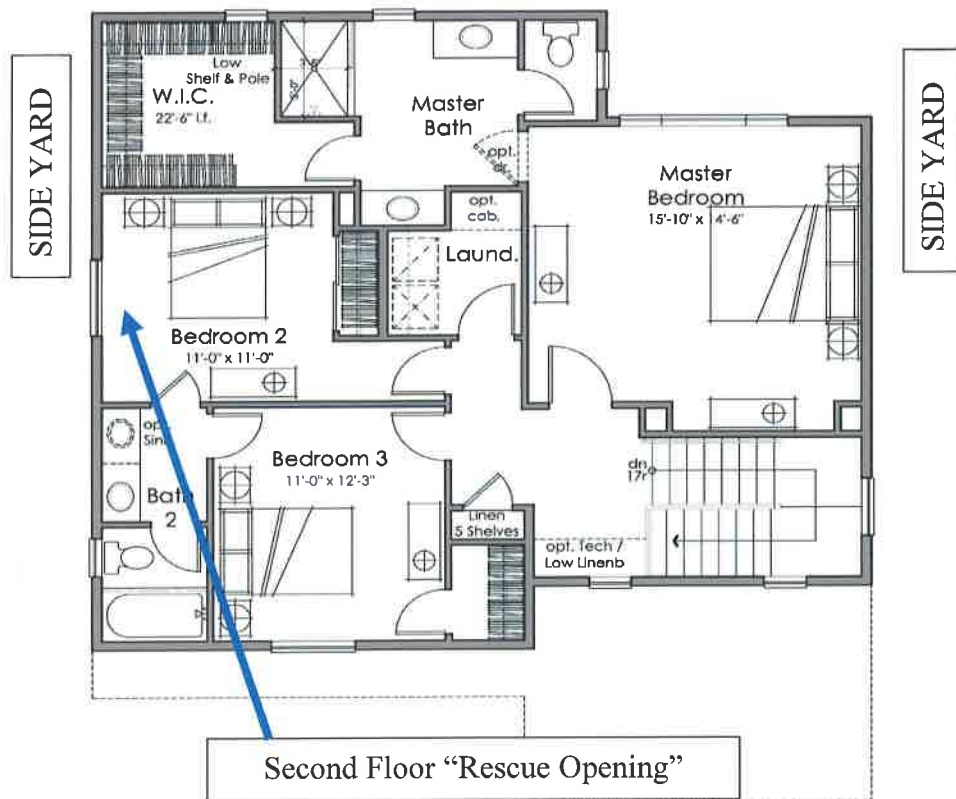
Staff concurs with this reduction, which is similar to development standards that have been approved for other projects in the Folsom Plan Area. However, staff notes that

changes to the City’s fire codes now require a 5’ x 5’ clear area below second floor bedroom windows (“rescue openings”¹). Projects approved before the adoption of the updated Folsom Fire Code in 2019 are considered exempt from this requirement.

The implication for projects such as Creekstone Phase 1 Subdivision is that standard side yard fencing that separates homes could not be placed under these second-floor “rescue openings.” Side yard fencing for these homes will need to be pushed back from the front until it is located past the upper floor window, with the result that the affected homes will have a smaller “private” side yard.

For the Creekstone Phase 1 Subdivision project specifically, this will affect fences adjacent to the second floor of Plan 1 homes, which are the only proposed homes in this project which have a bedroom window that would qualify as a “rescue opening” (see below). Both the Plan 2 and Plan 3 units have second-floor bedrooms, but these open to either the front or rear yard, where there is sufficient clear area to meet the City’s Fire Code standards. Figure 16 below shows an example of a second floor bedroom with a rescue opening.

FIGURE 16: SECOND FLOOR BEDROOM AND “RESCUE OPENING”



¹ Generally, a “rescue opening” is a window which provides for emergency exiting.

Based on the fact that a number of side yard fences within the subdivision will be required to be placed further back from the front property line than is typical for a traditional subdivision, staff recommends that trash, recycling, and yard waste containers be placed behind the side yard fence so that they are not visible from the public right-of-way. In addition, staff recommends that air conditioning units also be placed behind the side yard fence or located in the rear yard so that they are not visible from the public right-of-way. (Condition No. 51 is included to reflect these requirements). Fence placement locations will be addressed when detailed construction plans are submitted to the City.

As described above, the applicant is proposing to modify a number of development standards for development of the subdivision including reducing the minimum lot size for interior and corner lots, reducing the required front yard setback for the primary structure, reducing the required front yard setback for garages, and reducing the required side yard setbacks for the primary structure. The table (Figure 17) below shows the existing development standards, the proposed development standards, and development standards for similar single-family small-lot subdivisions that have recently been approved in the City.

FIGURE 17: DEVELOPMENT STANDARDS TABLE

Development Standards Table						
	Minimum Lot Size	Maximum Lot Coverage	Front Yard Setback	Front Garage Setback	Side Yard Setback	Rear Yard Setback
SP-MLD Standards	3,000 SF	50%	15 Feet	20 Feet	5 Feet	10 Feet
Proposed Creekstone Standards	2,925 SF	50%	12.5 Feet	18 Feet	4 Feet	10 Feet
Enclave Subdivision	2,800 SF	60%	12.5 Feet	20 Feet	4 Feet	8 Feet
Meadows Subdivision	2,925 SF	60%	7.5 Feet	7.5 Feet	3 Feet	5 Feet
Vizcaya Subdivision	2,504 SF	50%	10 Feet	10 Feet	3.5 Feet	10 Feet
Farmhouse Subdivision	2,850 SF	55%	8 Feet	8 Feet	4 Feet	5 Feet

As shown in the Development Standards Table above, the proposed development standards for the Creekstone Phase 1 Subdivision project are similar to and comparable with numerous other single-family small-lot subdivisions located throughout the City including projects in the Folsom Plan Area and projects north of U.S. Highway 50. In addition, staff has determined that the development standards for the proposed project meet the intent, purposes, and standards set forth in the Folsom Plan Area Specific Plan in that they will provide

improved floor plans within the master plans (downstairs bedroom) and enhanced front building elevations (front facing first floor bedroom).

Residential Designs

The proposed project is located within the central portion of the Folsom Plan Area; thus, it is subject to the Folsom Ranch Central District Design Guidelines (Attachment 15), which were approved by the City Council in 2015. The Design Guidelines are a complementary document to the Folsom Plan Area Specific Plan and the Folsom Plan Area Specific Plan Community Guidelines.

The Design Guidelines, which are intended to act as an implementation tool for residential development within the Central District of the Folsom Plan Area, provide the design framework for architecture, street scene, and landscaping to convey a master plan identity. The Design Guidelines also establish the pattern and intensity of development for the Central District to ensure a high quality and aesthetically cohesive environment. While these Design Guidelines establish the quality of architectural and landscape development for the master plan, they are not intended to prevent alternative designs and/or concepts that are compatible with the overall project theme.

As a regulatory tool, the Design Guidelines are intended to assist applicants in creating single-family residential neighborhoods that reflect the City's rich history, reinforce the sense of community, and utilize sustainable best practices. The Design Guidelines also provide the framework for design review approval of Folsom Ranch, Central District residential projects. In addition, the Design Guidelines are intended to be used by builders and developers when designing their Master Plot Plans. Any development project that is submitted to the City must be reviewed for consistency with these Design Guidelines. The following are the general architectural principles intended to guide the design of the Folsom Ranch, Central District to ensure quality development:

- Provide a varied and interesting street scene
- Focus of the home is the front elevation, not the garage
- Provide a variety of garage placements
- Provide detail on rear elevations where visible from the public streets
- Choose appropriate massing and roof forms to define the architectural styles
- Ensure that plans and styles provide a degree of individuality
- Use architectural elements and details to reinforce individual architectural styles

In addition to the general architectural principles referenced previously, the Design Guidelines also provide specific direction regarding a number of architectural situations and features including: edge conditions, corner buildings, building forms, off-set massing forms,

front elevations, roof forms, feature windows, architectural projects, balconies, lower height elements, garage door treatments, outdoor living spaces, exterior structures, building materials, and color criteria. The following are examples of architectural situations and features that are relevant to the proposed project:

- Provide a mix of hip and gable roof forms along the street scene
- Provide off-set massing, forms, or wall planes
- Provide recessed second-story elements
- Provide enhanced style-appropriate details on the front building elevation
- Provide decorative window shelves or sill treatments
- Provide architectural projections (recessed windows, eaves, shutters, etc.)
- Provide garage doors that are consistent with the architecture of the building
- Provide variety in the garage door patterns
- Provide outdoor living spaces (porches, balconies, courtyards, etc.)

The architectural design styles selected for the Folsom Ranch Central District have been chosen from the traditional heritage of California home styles, a majority of which have been influenced by the Spanish Mission and Mexican Rancho eras. Over the years, architectural styles in California have become reinterpreted traditional styles that reflect the indoor-outdoor lifestyle choices available in the Mediterranean climate. Suggested architectural styles in the Design Guidelines include American Traditional, Craftsman, Early California Ranch, European Cottage, Italian Villa, Monterey, Spanish Colonial, and Western Farmhouse. Additional architectural styles compatible with the intent of the Design Guidelines may be added if they are regionally appropriate.

As discussed earlier, the applicant has provided proposed architectural designs for the homes to be built in the Creekstone Phase 1 Subdivision. As described in the applicant's proposal, the proposed project features three architectural styles:

- Spanish Colonial
- Italian Villa
- Western Farmhouse

In evaluating the proposed project, staff also took into consideration building and design elements that could be considered unique to the Folsom Plan Area. Staff has determined that the proposed master plans are consistent with the Folsom Ranch Design Guidelines. Based on this analysis, staff forwards the following design recommendations to the City Council for consideration:

1. This approval is for one product line with three two-story master plans in three architectural styles with 12 color and material options. The applicant shall submit building plans that comply with this approval and the attached building elevations dated February 24, 2020.
2. The design, materials, and colors of the single-family residential units shall be consistent with the approved building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department.
3. The Community Development Department shall approve the individual lot permits to assure no duplication or repetition of the same house, same roof-line, same elevation style, side-by-side, or across the street from each other.
4. All mechanical equipment shall be ground-mounted and concealed from view of public streets, neighboring properties and nearby higher buildings. For lots abutting the open space areas (southern project boundary), mechanical equipment shall be screened or located out of view from open space areas.
5. Decorative light fixtures, consistent with the Folsom Ranch Central District Design Guidelines and unique to each architectural design theme, shall be added to the front elevation of each Master Plan to the satisfaction of the Community Development Department.
6. A minimum of one street tree shall be planted in the front yard of each residential lot within the subdivision. A minimum of two trees are required along the street-side of all corner lots. All front yard irrigation and landscaping shall be installed prior to a Building Permit Final.

These recommendations listed above are included in the conditions of approval presented for consideration by the City Council (Condition No. 50).

C. Traffic/Access/Circulation

The Folsom Plan Area Specific Plan established a series of plans and policies for the circulation system within the entire Plan Area. The FPASP circulation system was designed with a sustainable community focus on the movement of people and provides a number of mobility alternatives such as walking, cycling, carpooling, and viable forms of public transportation in addition to vehicular circulation. The circulation plan evaluated regional travel, both in terms of connectivity and capacity as well as local internal connections and access. The circulation plan also addressed the concerns of regional traffic, including parallel capacity to U.S. Highway 50, and connectivity with surrounding jurisdictions while

considering community-wide connectivity, alternative modes of travel, and the provision of complete streets.

The 2011 Folsom Plan Area Specific Plan Environmental Impact Report/Environmental Impact Statement included not only a detailed analysis of traffic-related impacts within the Plan Area, but also an evaluation of traffic-related impacts on the surrounding communities. In total, there are 55 traffic-related mitigation measures associated with development of the FPASP which are included as conditions of approval for the Creekstone Phase 1 Subdivision project. Many of these mitigation measures are expected to reduce traffic impacts to East Bidwell Street. Included among the mitigation measures are requirements to; fund and construct roadway improvements within the Plan Area, pay a fair-share contribution for construction of improvements north of U.S. Highway 50, participate in the City's Transportation System Management Fee Program, and Participate in the U.S. Highway 50 Corridor Transportation Management Association. The Creekstone Phase 1 Subdivision project is subject to all traffic-related mitigation measures required by the 2011 FPASP EIR/EIS (Condition Nos 52-25 to 52-79).

On September 6, 2019, Kimley Horn completed a Supplemental Traffic Evaluation (included in the attachments to the CEQA Exemption Analysis, included as Attachment 9 to this staff report) for the proposed project² to determine whether additional impacts would occur that were not previously identified and addressed by the 2011 FPASP EIR/EIS.

The Kimley Horn study analyzed traffic operations at six intersections and two roadway segments:

Intersections

1. East Bidwell Street @ Iron Point Road
2. East Bidwell Street @ Placerville Road
3. East Bidwell Street @ US-50 Westbound Ramps
4. East Bidwell Street @ US-50 Eastbound Ramps
5. East Bidwell Street @ Mangini Parkway (formerly Street "A")
6. East Bidwell Street @ White Rock Road

Roadway Segments

1. U.S Highway 50 Eastbound Ramps to Mangini Parkway
2. Mangini Parkway to White Rock Road

² Note: The Kimley Horn study also included development of a separate project, Creekstone Phase 2.

The Kimley Horn study concluded that the proposed project would not result in any traffic-related impacts not already identified and would not require any new traffic improvements that have not already been required as mitigation by the prior environmental analyses.

As shown on the submitted Small-Lot Vesting Tentative Subdivision Map (Attachment 3), access to the project site is provided by a new driveway on the east side of East Bidwell Street and a new driveway on south side of Mangini Parkway. Internal circulation is facilitated by two new public streets (Cantor Drive and Cash Drive) that provide circulation throughout the project site.

On April 14, 2020, Kimley Horn completed a Supplemental Access and Circulation Analysis (included as Attachment 10 to this staff report) that evaluated specific access and circulation related issues associated with the proposed project under two different scenarios (Scenario 1 and Scenario 2). Scenario 1 is an interim condition that assumes the Toll Brothers project improvements have not been constructed, while Scenario 2 is an ultimate condition that assumes the Toll Brothers project improvements have been constructed. Toll Brothers project improvements include modifications to East Bidwell Street and the intersection of East Bidwell Street and Mangini Parkway.

With respect to project access, the Analysis determined that the East Bidwell Street project driveway will accommodate right-in, right-out, and left-in turning movements, with no left-out turning movements be permitted due to traffic safety concerns. The Analysis also concluded that Mangini Parkway project driveway should be limited to right-in turning movements until such time that Westwood Drive is constructed and ready to accept vehicle traffic between Mangini Parkway and Alder Creek Parkway. The Analysis further recommends that interim improvements be constructed to prohibit right-out turning movements from the Mangini Parkway project driveway prior to issuance of the first certificate of occupancy for the proposed project. The interim right-turn restriction for the Mangini Parkway project driveway is necessary due to the fact that there is currently no safe method for vehicles traveling east from the project site to return to East Bidwell Street due to the fact that the Mangini Parkway/Westwood Drive intersection does not physically accommodate U-turn movements. In addition, there is currently no egress from Mangini Parkway for vehicles heading north, south, or east from the project site.

The following are recommendations from the Supplemental Access and Circulation Analysis which have been included as a condition (Condition Nos. 48 and No. 49) of approval for the Creekstone Phase 1 Subdivision project.

Condition No. 48:Scenario 1 (Toll Brothers Required Improvements Completed)

- A. The owner/applicant shall construct a southbound left turn lane with a minimum storage length of 255 feet and a 60-foot taper to provide left turn access to Cantor Drive. The owner/applicant shall install median improvements and required signage and striping in East Bidwell Street to prohibit left turns out of Cantor Drive to southbound East Bidwell Street.
- B. The owner/applicant shall modify the existing traffic signal, signing and striping at the intersection of East Bidwell Street and Mangini Parkway to the satisfaction of the City Engineer.

Scenario 2 (Toll Brothers Required Improvements Not Completed)

- A. The owner/applicant shall;
 - 1) Widen East Bidwell Street to include an additional southbound through lane which extends from approximately 640 feet north of the intersection of Mangini Parkway to the left turn lane into Cantor Drive.
 - 2) Widen East Bidwell Street to provide a left turn lane with a minimum storage length of 255 feet and a 60-foot taper into Cantor Drive. Construct median island improvements together with signage and striping to the satisfaction of the City Engineer to prohibit left turns out of Cantor Drive to southbound East Bidwell Street.
 - 3) Modify the existing traffic signal, signing and striping at the intersection of Mangini Parkway and East Bidwell Street to accommodate revised lane configurations and revised turning movements including a northbound East Bidwell Street U-turn and a westbound left turn from Mangini Parkway to southbound East Bidwell Street.

Condition No. 49:

The owner/applicant shall construct interim improvements to the satisfaction of the City Engineer at Cantor Drive on Mangini Parkway to prohibit right turns out of the driveway until such time that Westwood Drive is constructed and ready for traffic between Mangini Parkway and Alder Creek Parkway. The interim improvements prohibiting right turns out of this driveway will be required to be complete and operational prior to issuance of the first Certificate of Occupancy in the Creekstone Phase 1 Subdivision. If Westwood Drive is complete and open for traffic prior to issuance of the first Certificate of Occupancy in the subdivision, the interim improvements prohibiting right turns out of the driveway will not be required.

D. Parking

The Folsom Plan Area Specific Plan requires that single-family residential units located within a Multi-Family Low Density (MLD) designated area provide two covered parking spaces per unit. The FPASP also requires that single-family residential units located within

an MLD designated area provide a minimum of 0.8 guest parking spaces per unit. As shown on the submitted residential schematic design (Attachment 7), each of the homes will include a two-car attached garage, thus meeting the covered parking requirement of the FPASP. In addition, the project provides 71 on-street parking spaces (one space per unit), which exceeds the minimum of 0.8 on-street guest parking spaces per unit required by the FPASP.

E. Noise Impacts

A Noise Assessment (Attachment 11) was prepared by Bollard Acoustical Consultants on August 15, 2019 to determine whether East Bidwell Street or Mangini Parkway traffic-related noise would cause noise levels at the project site to exceed acceptable limits as described in the Noise Element of the City of Folsom General Plan, and to evaluate compliance with the Folsom South of U.S. Highway 50 Specific Plan EIR Noise Mitigation Measures.

Outdoor Noise Levels

The study projected noise levels adjacent to these roadways (based on future traffic levels) and determine what types of measures would be needed to ensure that noise levels at homes adjacent to the roadways would not exceed City standards, which are:

- 60 dB L_{dn}^3 for outdoor activity areas (such as rear yards)
- 45 dB L_{dn} for interior areas in dwellings

The noise analysis concluded that, *without mitigation*, noise levels along East Bidwell Street would reach 67 dB L_{dn} in the rear yards of homes, and 65 dB L_{dn} in the rear yards of homes along Mangini Parkway. These levels exceed the City's standard (60 dB L_{dn}) for outdoor activity areas.

However, the noise analysis also concluded that the installation of a 6-foot-high masonry wall along both of these street frontages (East Bidwell Street and Mangini Parkway) would reduce rear yard noise levels to 56 dB L_{dn} on East Bidwell Street and 59 dB L_{dn} on Mangini Parkway, which would comply with the City's outdoor noise level standard. It is important to note that the noise analysis assumed that a four-foot-tall berm (as proposed with this project) would be located along the project's East Bidwell Street frontage. The six-foot-tall masonry wall referenced above would be located on top of a four-foot-tall berm, resulting in a ten-foot-tall noise barrier (berm/wall) along the East Bidwell Street frontage of the project site. The Mangini Parkway street frontage would include a 6-foot-high masonry wall, this wall is not required to be located on top of a berm feature due to reduced noise levels on this

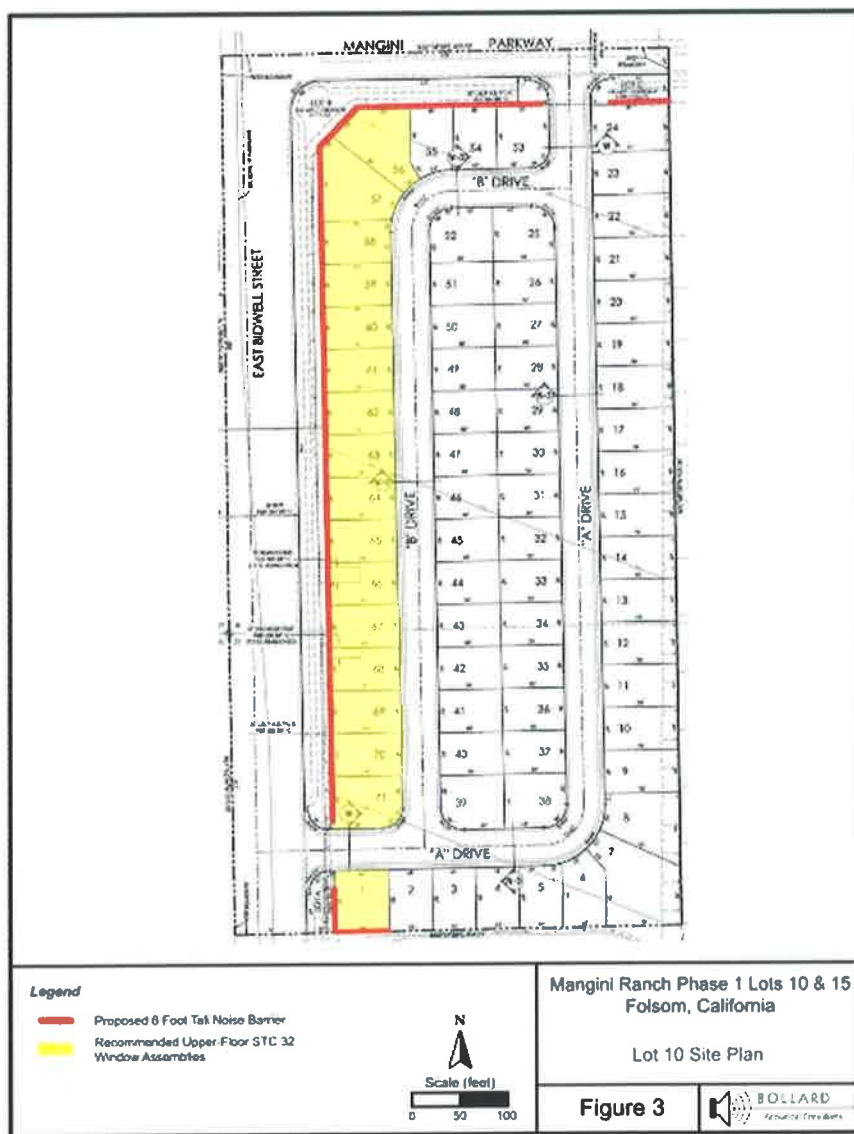
³ dB L_{dn} is average noise level over a 24-hour day, measured in decibels (dB). The average includes a +10 decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours.

roadway as compared to East Bidwell Street. A map of recommended walls is shown in Figure 18 below.

Interior Noise Levels

The noise study concluded, based on projected noise adjacent to the adjacent roadways, that standard residential construction (including STC 32 window assemblies on the second floor of units adjacent to East Bidwell Parkway) would reduce interior noise levels to acceptable levels.

FIGURE 18: RECOMMENDED NOISE WALL LOCATIONS



F. Walls/Fencing

The applicant is proposing a combination of masonry walls and wood fencing for the Creekstone Phase 1 Subdivision project:

- Along the Mangini Parkway and East Bidwell Street frontages, a six-foot-high masonry wall will be constructed to provide an attractive appearance for the subdivision and to reduce traffic-related noise for the homes adjacent to these roadways (see the previous discussion of Noise within this staff report). The six-foot-tall masonry wall along East Bidwell will be positioned on top of a four-foot-tall berm.
- Wooden fencing will be provided between residential units. Wooden fencing will be consistent with the guidelines for fencing provided in the Folsom Ranch Design Guidelines. (As discussed elsewhere in this report, changes to the Fire Code will affect the placement of fences between homes where second-floor windows require a 5' x 5' clear area on the ground.)
- Along the eastern property boundary, an existing masonry wall will remain in place.
- Along the southern property boundary, adjacent to the existing storm detention basin, a low retaining wall topped with an open, tubular steel fence with a combined height of six feet will be installed for Lots 2-7. One lot along the southern property boundary (Lot 1) will have a six-foot-high masonry wall as required by the noise analysis.

The recommended conditions of approval (Condition No. 18) require the applicant to provide a final design for all walls and fences for review and approval by staff prior to construction.

G. Inclusionary Housing

The applicant proposes to comply with Folsom Municipal Code Chapter 17.104 (Inclusionary Housing) by paying in-lieu fees per Municipal Code Section 17.104.060(G). (See the applicant's Inclusionary Housing letter, included as Attachment 13 to this staff report). Homes within the subdivision will be sold at market prices. Fees paid by the applicant will help provide affordable housing elsewhere in the City. The applicant is required to enter into an Inclusionary Housing Agreement with the City. The Final Inclusionary Housing Plan is subject to approval by the City Council. In addition, the Inclusionary Housing Agreement, which will be approved by the City Attorney, must be executed prior to recordation of the Final Map for the Creekstone Phase 1 Subdivision project. Condition No. 39 is included to reflect these requirements.

H. Frontage Improvements

Although most of the physical improvements (streets, curbs, gutter, sidewalks, and landscaping) to East Bidwell Street and Mangini Parkway adjacent to the project site have been constructed, the applicant will be required to install landscaping in a five-foot-wide area along the East Bidwell Street frontage where the four-foot-tall berm will be located. In addition, the applicant will be required to construct the perimeter masonry walls along the frontages of East Bidwell Street and Mangini Parkway (see the Noise discussion earlier in this report). Walls and landscaping will be required to comply with Folsom Ranch Design Guidelines. The recommended conditions of approval require the applicant to submit detailed plans for all landscaping and walls prior to construction.

I. Minor Administrative Modification

As described earlier within this report, the parcel (Parcel 143) on which the Creekstone Phase 1 Subdivision project is located is designated by the FPASP for the development of 86 residential units. Based on the fact that the applicant is proposing to construct only 71 residential units on the subject parcel, a Minor Administrative Modification is being requested to reallocate the 15 unused residential units to two other parcels (Parcel 24 and Parcel 173) situated within the Folsom Plan Area.

The Folsom Plan Area Specific Plan provides for Minor Administrative Modifications,

“... that are consistent with and do not substantially change its overall intent, such as minor adjustments to the land use locations and parcel boundaries shown in Figure 4.1 – Land Use and Figure 4.4 – Plan Area Parcels and the land use acreages shown in Table 4.1 – Land Use Summary.” [FPASP Section 13.3]

The FPASP states that Minor Administrative Modifications can be approved at a staff level, provided the following criteria are met:

- The proposed modification is within the Plan Area.
- The modification does not reduce the size of the proposed town center.
- The modification retains compliance with City Charter Article 7.08, previously known as Measure W.
- The general land use pattern remains consistent with the intent and spirit of the FPASP
- The proposed changes do not substantially alter the backbone infrastructure network.
- The proposed modification offers equal or superior improvements to development capacity or standards.

- The proposed modification does not increase environmental impacts beyond those identified in the EIR/EIS.
- Relocated park or school parcels continue to meet the standards for the type of park or school proposed.
- Relocated park or school parcels remain within walking distance of the residents they serve.

Based on staff's review, the proposed reallocation of 15 residential units from the Creekstone Phase 1 Subdivision site to two other parcels within the Folsom Plan Area meets all of the required criteria mentioned above. As a result, staff is able to approve the proposed Minor Administrative Modification.

J. Conformance with Relevant General Plan and Folsom Plan Area Specific Plan Objectives and Policies

The applicant prepared a detailed analysis of the project's consistency with all of the policies in the Folsom Plan Area Specific Plan; that analysis is included in the CEQA Exemption and Streamlining Analysis in Attachment 9 to this report. Staff concurs with the applicant's analysis that the project is consistent with the Specific Plan.

The following is a summary analysis of the project's consistency with the Folsom General Plan and with key policies of the Folsom Plan Area Specific Plan.

GP and SP OBJECTIVE H-1 (Housing)

To provide an adequate supply of suitable sites for the development of a range of housing types to meet the housing needs of all segments of the population.

GP and SP POLICY H-1.1

The City shall ensure that sufficient land is designated and zoned in a range of residential densities to accommodate the City's regional share of housing.

Analysis: The City provides residential lands at a variety of residential densities as specified in the General Plan and in the Folsom Municipal Code. The Folsom Plan Area Specific Plan includes specialized zoning (Specific Plan Designations) that are customized to the Plan Area as adopted in 2011 and as Amended over time. The FPASP provides residential lands at densities ranging from 1-4 dwelling unit per acre (SF), 4-7 dwelling units per acre (SFHD), 7-12 dwelling units per acre (MLD), 12-20 dwelling units per acre (MMD), 20-30 dwelling units per acre (MHD), and 9-30 dwelling units per acre (MU).

The Creekstone Phase 1 Subdivision project is designated MLD and is proposed to be developed at 7.2 units per acre, which is within the density range for the MLD designation.

SP POLICY 4.1

Create pedestrian-oriented neighborhoods through the use of a grid system of streets where feasible, sidewalks, bike paths and trails. Residential neighborhoods shall be linked, where appropriate, to encourage pedestrian and bicycle travel.

Analysis: The Creekstone Phase 1 Subdivision proposes a traditional single-family neighborhood with local streets provided with sidewalks on both sides of the street. Biking and walking will be accommodated within the project, which will be connected via sidewalks and Class I and Class II bicycle lanes with nearby neighborhoods, parks, and schools.

SP POLICY 4.4

Provide a variety of housing opportunities for residents to participate in the home-ownership market.

Analysis: The Folsom Plan Area Specific Plan provides home ownership opportunities within the SF (Single-Family), SFHD (Single-Family High Density), and MLD (Multi-Family Low Density) land use designated areas. Residential development in the MLD, MMD (Multi-Family Medium Density), MHD (Multi-Family High Density) and MU (Mixed-Use) land use categories may provide 'for rent' opportunities; however home ownership may also be accommodated in 'for sale' condos, townhomes, etc. at the time of development of these particular parcels.

The Creekstone Phase 1 Subdivision project is consistent with this policy in that it will provide detached single-family home ownership opportunities within the MLD designation zoned parcels at a more affordable price point than in other, less dense residential developments.

SP POLICY 4.6

As established by the Folsom Plan Area Specific Plan, the total number of dwelling units for the Plan Area shall not exceed 11,461. The number of units within individual land use parcels may vary, so long as the number of units falls within the allowable density range for a particular land use designation.

Analysis: There have been a number of Specific Plan Amendments approved by the City Council within the Folsom Plan Area, which has generally led to an increase in residentially-zoned land and a decrease in commercially-zoned land. As a result, the number of residential units within the Plan Area increased from 10,210 to 11,461

from 2011 to 2018. The various Specific Plan Amendment EIRs and Addenda analyzed impacts from the conversion of the commercial lands to residential lands; impacts and associated mitigations measures can be found in the individual project-specific environmental documents. The increase in population was analyzed and can be accommodated in the excess capacity of the school sites provided in the Plan Area.

The proposed project does not result in any change in total dwelling units in the FPASP. Allocated units originally planned to be constructed on this site that are not part of the current proposal will be reallocated to other parcels. The reallocation of units to these parcels will not exceed the allowable density for the parcels, which are designated MLD.

SP OBJECTIVE 7.1 (Circulation)

Consistent with the California Complete Streets Act of 2008 and the Sustainable Communities and Climate Protection Act (SB 375), create a safe and efficient circulation system for all modes of travel.

SP POLICY 7.1

The roadway network in the Plan Area shall be organized in a grid-like pattern of streets and blocks, except where topography and natural features make it infeasible, for the majority of the Plan Area in order to create neighborhoods that encourage walking, biking, public transit, and other alternative modes of transportation.

Analysis: Consistent with the requirements of the California Complete Streets Act, the FPASP identified and planned for hierarchy of connect “complete streets” to ensure that pedestrian, bike, bus, and automobile modes of travel are designed to have direct and continuous connections throughout the Plan Area. Every option, from regional connector roadways to arterial and local streets, has been carefully planned and designed. Recent California legislation to reduce greenhouse gas emissions (AB 32 and SB 375) has resulted in an increased market demand for public transit and housing located closer to service needs and employment centers. In response to these changes, the FPASP includes a regional transit corridor that will provide public transportation links between the major commercial, public, and multi-family residential land uses in the Plan Area.

The Creekstone Phase 1 Subdivision project has been designed with multiple modes of transportation options (vehicles, bicycle, walking, access to transit) consistent with the approved FPASP circulation plan.

FINANCIAL IMPACT

This is a private development, not a City project. No financial impact to the FPA Public Facilities Financing Plan is anticipated with approval of the Creekstone Phase 1 Subdivision project as the project will not result in any change in the total number of residential units or total amount of commercial square footage within the Folsom Plan Area.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) provides that residential projects which are consistent with an approved Specific Plan for which an EIR was prepared are exempt from a requirement to prepare additional environmental analysis. CEQA Guidelines section 15182(c) provides specific criteria to determine whether this exemption applies:

(c) Residential Projects Implementing Specific Plans.

(1) Eligibility. Where a public agency has prepared an EIR on a specific plan after January 1, 1980, a residential project undertaken pursuant to and in conformity to that specific plan is exempt from CEQA if the project meets the requirements of this section. Residential projects covered by this section include but are not limited to land subdivisions, zoning changes, and residential planned unit developments. [CEQA Guidelines section 15182]

The applicant has prepared an analysis (included as Attachment 9 to this staff report), which determined that the Creekstone Phase 1 Subdivision project qualifies for the exemption provided in CEQA Guidelines 15182(c), since it is consistent with the Folsom Plan Area Specific Plan.

The applicant's analysis also includes a review of the impacts and mitigation measures addressed in the EIR for the FPASP, which concluded that the project will not result in any impacts not already identified, and that mitigation measures in the EIR will be sufficient to address project impacts. None of the events described in CEQA Guidelines 15162 which would require preparation of a subsequent EIR (substantial changes to the project, substantial changes in the circumstances under which the project is undertaken, or new information of substantial importance) have occurred, as detailed in the CEQA Exemption Analysis (Attachment 9 to this staff report).

The City has reviewed the applicant's analysis and concurs that the project is exempt from additional environmental review as provided in CEQA Guidelines 15182(c).

ATTACHMENTS

1. Resolution No. 10458 - A Resolution Determining that the Creekstone Phase 1 Subdivision Project is Exempt from CEQA and Approving a Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, and the Inclusionary Housing Plan for the Creekstone Phase 1 Subdivision Project
2. Vicinity Map
3. Small-Lot Vesting Tentative Subdivision Map, dated April 21, 2020
4. Preliminary Grading, Drainage, and Utility Plan, dated April 21, 2020
5. Conceptual Front Yard Landscaping, dated December 9, 2019
6. Wall and Fence Exhibit, dated January 31, 2020
7. Residential Schematic Design, dated Feb. 24, 2020
8. Exterior Color/Materials Specifications, dated February 24, 2020
9. CEQA Exemption and Streamlining Analysis for Creekstone Phase 1 Subdivision Project
10. Access and Circulation Analysis, dated April 14, 2020
11. Environmental Noise Analysis, dated August 15, 2019
12. Site Photographs
13. Applicant's Inclusionary Housing Letter, dated February 15, 2019
14. Summary of Amendments to the Folsom Plan Area Specific Plan, 2011-2020
15. Folsom Ranch Central District Design Guidelines
16. Planning Commission Staff Report, dated May 6, 2020
17. City Council PowerPoint Presentation
18. Creekstone Phase 1 Subdivision Booklet including the following, except where superseded by separate documents or illustrations listed above:
 - Illustrative Site Plan (Booklet page 10)
 - Residential Architecture (Booklet page 12)
 - Conceptual Landscape Design (Booklet page 16)
 - Building Elevations and Floor Plans (Booklet page A0.0 to A3.5)

Submitted,



PAM JOHNS
Community Development Director

Attachment 1

Resolution No. 10458 - A Resolution Determining that the Creekstone Phase 1 Subdivision Project is Exempt from CEQA and Approving a Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, and the Inclusionary Housing Plan for the Creekstone Phase 1 Subdivision Project

RESOLUTION NO. 10458

A RESOLUTION DETERMINING THAT THE CREEKSTONE PHASE 1 SUBDIVISION PROJECT IS EXEMPT FROM CEQA AND APPROVING A SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, AND THE INCLUSIONARY HOUSING PLAN FOR THE CREEKSTONE PHASE 1 SUBDIVISION PROJECT

WHEREAS, the Planning Commission on May 6, 2020, held a public hearing on the proposed Small-Lot Vesting Tentative Subdivision Map, considered public comment and based on the proposed configuration of the 71 single-family residential lots, determined the proposed subdivision complies with all City requirements, as well as with the requirements of the State Subdivision Map Act; and

WHEREAS, the Planning Commission on May 6, 2020 held a public hearing on the proposed Planned Development Permit, considered public comment and determined that based on the proposed site design, building heights, building setbacks, lot configuration, lot areas, building coverage, density, and parking, the project is consistent with the City's General Plan, the Folsom Plan Area Specific Plan, and Chapter 17.38 "Planned Development District", of the Folsom Municipal Code; and

WHEREAS, the Planning Commission on May 6, 2020 held a public hearing on the Inclusionary Housing Plan for the proposed Creekstone Phase 1 Subdivision Project, considered public comment and determined that the proposed Inclusionary Housing Plan is consistent with the City's General Plan and Chapter 17.104 of the Folsom Municipal Code.

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

WHEREAS, a CEQA Exemption and Streamlining Analysis has been prepared for the Creekstone Phase 1 Subdivision project in accordance with the California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom hereby determine that the Creekstone Phase 1 Subdivision Project is exempt from CEQA pursuant to Section 15182(c) of the CEQA Guidelines.

BE IT FURTHER RESOLVED that the Small-Lot Vesting Tentative Subdivision Map creating 71 single-family residential lots, a Planned Development Permit, and the Inclusionary Housing Plan for the Creekstone Phase 1 Subdivision Project is hereby approved, subject to the conditions of approval attached as Exhibit "A" and the following findings:

GENERAL FINDINGS

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND THE FOLSOM RANCH CENTRAL DISTRICT DESIGN GUIDELINES.

CEQA FINDINGS

- C. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED AN ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN.
- D. THE CITY HAS DETERMINED THAT THE CREEKSTONE PHASE 1 SUBDIVISION PROJECT IS UNDERTAKEN TO IMPLEMENT AND IS CONSISTENT WITH THE FOLSOM PLAN AREA SPECIFIC PLAN.
- E. THE CITY HAS DETERMINED THAT THE IMPACTS OF THE CREEKSTONE PHASE 1 SUBDIVISION PROJECT ARE ADEQUATELY ADDRESSED BY THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN AND ASSOCIATED MITIGATION MEASURES AND THAT THE CREEKSTONE PHASE 1 SUBDIVISION PROJECT IS EXEMPT FROM THE REQUIREMENTS OF CEQA PURSUANT TO GOVERNMENT CODE SECTION 65457 AND CEQA GUIDELINES 15182(c).
- F. NONE OF THE EVENTS SPECIFIED IN SECTION 21166 OF THE PUBLIC RESOURCES CODE OR SECTION 15162 OF THE CEQA GUIDELINES HAVE OCCURRED.
- G. THIS PROJECT IS EXEMPT FROM CEQA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 65457 AND SECTION 15182 OF THE CEQA GUIDELINES.

TENTATIVE SUBDIVISION MAP FINDINGS

- H. THE PROPOSED SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP IS CONSISTENT WITH THE CITY'S SUBDIVISION ORDINANCE AND THE SUBDIVISION MAP ACT IN THAT THE PROJECT IS SUBJECT TO CONDITIONS OF APPROVAL THAT WILL ENSURE THAT THE PROJECT IS DEVELOPED IN COMPLIANCE WITH CITY STANDARDS.

- I. THE PROPOSED SUBDIVISION, TOGETHER WITH THE PROVISIONS FOR ITS DESIGN AND IMPROVEMENT, IS CONSISTENT WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND ALL APPLICABLE PROVISIONS OF THE FOLSOM MUNICIPAL CODE.
- J. THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT PROPOSED.
- K. THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF THE DEVELOPMENT.
- L. AS CONDITIONED, THE DESIGN OF THE SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.
- M. AS CONDITIONED, THE DESIGN OF THE SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS.
- N. THE DESIGN OF THE SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP AND THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.
- O. SUBJECT TO SECTION 66474.4 OF THE SUBDIVISION MAP ACT, THE LAND IS NOT SUBJECT TO A CONTRACT ENTERED INTO PURSUANT TO THE CALIFORNIA LAND CONSERVATION ACT OF 1965 (COMMENCING WITH SECTION 51200 OF THE GOVERNMENT CODE).

PLANNED DEVELOPMENT PERMIT FINDINGS

- P. THE PROPOSED PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF CHAPTER 17.38 OF THE FOLSOM MUNICIPAL CODE, THE FOLSOM PLAN AREA SPECIFIC PLAN AND OTHER APPLICABLE ORDINANCES OF THE CITY AND THE GENERAL PLAN.
- Q. THE PROPOSED PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY. THE MINOR MODIFICATIONS TO THOSE STANDARDS PROPOSED AS PART OF THIS PROJECT WILL RESULT IN A DEVELOPMENT THAT IS SUPERIOR TO THAT OBTAINED BY THE RIGID APPLICATION OF THE STANDARDS.
- R. THE PHYSICAL, FUNCTIONAL AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND EXISTING AND FUTURE ADJACENT USES AND AREA CHARACTERISTICS IS ACCEPTABLE.

- S. AS CONDITIONED, THE PROJECT WILL MAKE AVAILABLE NECESSARY PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER AND DRAINAGE, AND THE PROJECT WILL PROVIDE FOR THE FURNISHING OF SUCH FACILITIES.
- T. THE PROPOSED PROJECT WILL NOT CAUSE ADVERSE ENVIRONMENTAL IMPACTS WHICH HAVE NOT BEEN MITIGATED TO AN ACCEPTABLE LEVEL.
- U. THE PROPOSED PROJECT WILL NOT CAUSE UNACCEPTABLE VEHICULAR TRAFFIC LEVELS ON SURROUNDING ROADWAYS, AND THE PROPOSED PROJECT WILL PROVIDE ADEQUATE INTERNAL CIRCULATION, INCLUDING INGRESS AND EGRESS.
- V. AS CONDITIONED, THE PROPOSED PROJECT WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF THE PERSONS OR PROPERTY WITHIN THE VICINITY OF THE PROJECT SITE, AND THE CITY AS A WHOLE.
- W. ADEQUATE PROVISION IS MADE FOR THE FURNISHING OF SANITATION SERVICES AND EMERGENCY PUBLIC SAFETY SERVICES TO THE DEVELOPMENT.

DESIGN REVIEW FINDINGS

- X. THE PROJECT IS IN COMPLIANCE WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN AND THE APPLICABLE ZONING ORDINANCES.
- Y. THE PROJECT IS IN CONFORMANCE WITH THE FOLSOM RANCH CENTRAL DISTRICT DESIGN GUIDELINES.
- Z. THE BUILDING MATERIALS, TEXTURES, AND COLORS OF THE PROJECT WILL BE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

PASSED AND ADOPTED this 26th day of May, 2020, by the following roll-call vote:

AYES: Council Member(s):
NOES: Council Member(s):
ABSENT: Council Member(s):
ABSTAIN: Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

Exhibit A

CONDITIONS OF APPROVAL FOR THE CREEKSTONE PHASE 1 SUBDIVISION (PN 19-059) SOUTHEAST CORNER OF THE INTERSECTION OF EAST BIDWELL STREET AND MANGINI PARKWAY SLVTSM, PD PERMIT, AND MINOR ADMINISTRATIVE MODIFICATION				
Condition No.	Mitigation Measure	Condition of Approval	When Required	Responsible Department
1.		<p>Final Development Plans The owner/applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ol style="list-style-type: none"> 1. Small-Lot Vesting Tentative Subdivision Map, dated April 21, 2020 2. Preliminary Grading, Drainage, and Utility Plan, dated April 21, 2020 3. Creekstone Phase 1 Subdivision Project Narrative Book, dated February 26, 2020 4. Wall and Fence Exhibit and Details, dated January 31, 2020 5. Residential Schematic Design, dated Feb. 24, 2020 6. Exterior Color/Materials Specification, dated February 24, 2020 7. Conceptual Front Yards, Creekstone Phase 1 Subdivision, dated December 9, 2020 8. Inclusionary Housing Plan, dated Feb. 15, 2019 9. Access and Circulation Analysis, dated April 14, 2020 10. Environmental Noise Analysis, dated August 15, 2019 <p>The Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, and Inclusionary Housing Plan are approved for the development of a 71-unit single-family residential subdivision (Creekstone Phase 1 Subdivision). Implementation of the project shall be consistent with the above referenced items and these conditions of approval.</p>	G, I, M, B	CD (P)(E)
2.		<p>Plan Submittal All civil engineering, improvement, and landscape and irrigation plans, shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</p>	G, I	CD (P)(E)

CONDITIONS OF APPROVAL FOR THE CREEKSTONE PHASE 1 SUBDIVISION (PN 19-059) SOUTHEAST CORNER OF THE INTERSECTION OF EAST BIDWELL STREET AND MANGINI PARKWAY SLVTSM, PD PERMIT, AND MINOR ADMINISTRATIVE MODIFICATION				
Condition No.	Mitigation Measure	Condition of Approval	When Required	Responsible Department
3.		Validity This approval of the Small-Lot Vesting Tentative Subdivision Map shall be valid for a period of twenty-four (24) months pursuant to Section 16.16.110A of the Folsom Municipal Code and the Subdivision Map Act. The term of the Planned Development Permit and approved Inclusionary Housing Agreement shall track the term of the Small-Lot Vesting Tentative Subdivision Map, as may be extended from time to time pursuant to Section 16.16.110.A and 16.16.120 of the Folsom Municipal Code and the Subdivision Map Act.	M	CD (P)
4.		FMC Compliance The Small-Lot Final Map shall comply with the Folsom Municipal Code and the Subdivision Map Act.	M	CD (E)
5.		Development Rights The approval of this Small-Lot Vesting Tentative Subdivision Map conveys the right to develop. As noted in these conditions of approval for the Small-Lot Vesting Tentative Subdivision Map, the City has identified improvements necessary to develop the subject parcels. These improvements include on and off-site roadways, water, sewer, storm drainage, landscaping, sound-walls, and other improvements.	OG	CD (P)(E)(B) PW, PR, FD, PD
6.		Public Right of Way Dedication As provided for in the First Amended and Restated Development Agreement (ARDA) and the Amendments No. 1 and 2 thereto, and any approved amendments thereafter, the owner/applicant shall dedicate all public rights-of-way and corresponding public utility easements such that public access is provided to each and every lot within the Creekstone Phase 1 Subdivision project as shown on the Small-Lot Vesting Tentative Subdivision Map (Lots 1-71).	M	CD (E)(P)
7.		Street Names The street names identified below shall be used for the Final Small-Lot Map(s): Cash Drive Cantor Drive	M	CD (E)(P)

CONDITIONS OF APPROVAL FOR THE CREEKSTONE PHASE 1 SUBDIVISION (PN 19-059) SOUTHEAST CORNER OF THE INTERSECTION OF EAST BIDWELL STREET AND MANGINI PARKWAY SLVTSM, PD PERMIT, AND MINOR ADMINISTRATIVE MODIFICATION				
Condition No.	Mitigation Measure	Condition of Approval	When Required	Responsible Department
8.		<p><i>Indemnity for City</i> The owner/applicant shall protect, defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project, which claim, action or proceeding is brought within the time period provided therefore in Government Code Section 66499.37 or other applicable statutes of limitation. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. If the City should fail to cooperate fully in the defense, the owner owner/applicant shall not thereafter be responsible to defend, indemnify and hold harmless the City or its agents, officers, and employees, pursuant to this condition. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney’s fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant. The owner/applicant’s obligations under this condition shall apply regardless of whether a Final Map is ultimately recorded with respect to this project.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD
9.		<p><i>Small-Lot Vesting Tentative Subdivision Map</i> The Small-Lot Vesting Tentative Subdivision map is expressly conditioned upon compliance with all environmental mitigation measures identified in the Folsom Plan Area Specific Plan EIR/EIS as amended by the Revised Proposed Water Supply Facility Alternative (November 2012), the Folsom South of U.S. Highway 50 Backbone Infrastructure Mitigated Negative Declaration (December 2014), and the Westland Eagle Specific Plan Amendment (September 2015).</p>	OG	CD

CONDITIONS OF APPROVAL FOR THE CREEKSTONE PHASE 1 SUBDIVISION (PN 19-059) SOUTHEAST CORNER OF THE INTERSECTION OF EAST BIDWELL STREET AND MANGINI PARKWAY SLVTSM, PD PERMIT, AND MINOR ADMINISTRATIVE MODIFICATION				
Condition No.	Mitigation Measure	Condition of Approval	When Required	Responsible Department
10.		<p>ARDA and Amendments The owner/applicant shall comply with all provisions of Amendments No. 1 and 2 to the First Amended and Restated Tier 1 Development Agreement and any approved amendments thereafter by and between the City and the owner/applicant of the project.</p>	M	CD (E)
11.	✓	<p>Mitigation Monitoring The owner/applicant shall participate in a mitigation monitoring and reporting program pursuant to City Council Resolution No. 2634 and Public Resources Code 21081.6. The mitigation monitoring and reporting measures identified in the Folsom Plan Area Specific Plan FEIR/EIS have been incorporated into these conditions of approval in order to mitigate or avoid significant effects on the environment. These mitigation monitoring and reporting measures are identified in the mitigation measure column. Applicant shall fund on a Time and Materials basis all mitigation monitoring (e.g., staff and consultant time).</p>	OG	CD (P)
POLICE/SECURITY REQUIREMENT				
12.		<p>The owner/applicant shall consult with the Police Department in order to incorporate all reasonable crime prevention measures. The following security/safety measures shall be considered:</p> <ul style="list-style-type: none"> • A security guard on-duty at all times at the site or a six-foot security fence shall be constructed around the perimeter of construction areas. • Security measures for the safety of all construction equipment and unit appliances. • Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting. 	G, I, B	PD

DEVELOPMENT COSTS AND FEE REQUIREMENTS				
13.		<p>Taxes and Fees The owner/applicant shall pay all applicable taxes, fees and charges for the project at the rate and amount required by the Public Facilities Financing Plan and Amendments No. 1 and No. 2 to the Amended and Restated Tier 1 Development Agreement.</p>	M	CD (P)(E)
14.		<p>Assessments If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.</p>	M	CD (E)
15.		<p>FPASP Development Impact Fees The owner/applicant shall be subject to all Folsom Plan Area Specific Plan Area development impact fees in place at the time of approval or subsequently adopted consistent with the Public Facilities Financing Plan (PFFP), Development Agreement and amendments thereto, unless exempt by previous agreement. The owner/applicant shall be subject to all applicable Folsom Plan Area plan-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, the Folsom Plan Area Specific Plan Fee, Specific Plan Infrastructure Fee (SPIF), Solid Waste Fee, Corporation Yard Fee, Transportation Management Fee, Transit Fee, Highway 50 Interchange Fee, General Park Equipment Fee, Housing Trust Fee, etc.</p> <p>Any protest to such for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (May 26, 2020), or otherwise shall be governed by the terms of Amendments No. 1 and 2 to ARDA. The fees shall be calculated at the fee rate set forth in the PFFP and the ARDA.</p>	B	CD (P), PW, PK
16.		<p>Legal Counsel The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the City shall provide notice to the owner/applicant of the outside counsel selected, the scope of work and hourly rates, and the owner/applicant shall reimburse the City for all outside legal fees and costs incurred and documented by the City for such services. The owner/applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The owner/applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.</p>	OG	CD (P)(E)

17.	<i>Consultant Services</i> If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the City shall provide notice to the owner/applicant of the outside consultant selected, the scope of work and hourly rates, and the owner/applicant shall reimburse the City for actual costs incurred and documented in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Grading Plan, Final Map, improvement plans, or beginning inspection, whichever is applicable.	G, I, M, B	CD (P)(E)
-----	---	------------	-----------

GRADING PERMIT REQUIREMENTS				
18.		<p>Walls/Fences The final location, design, height, materials, and colors of the walls and fences shall consistent with the submitted Wall and Fence Exhibit and Details, dated January 31, 2020 subject to review and approval by the Community Development Department to ensure consistency with the Folsom Ranch Central District Design Guidelines. In addition, side yard shall fencing shall be located behind second-story bedroom “rescue windows” as required by the Folsom Fire Code subject to review and approval by the Community Development Department.</p>	G, I, B	CD (P)(E), FD
19.		<p>Mine Shaft Remediation The owner/applicant shall locate and remediate all antiquated mine shafts, drifts, open cuts, tunnels, and water conveyance or impoundment structures existing on the project site, with specific recommendations for the sealing, filling, or removal of each that meet all applicable health, safety and engineering standards. Recommendations shall be prepared by an appropriately licensed engineer or geologist. All remedial plans shall be reviewed and approved by the City prior to approval of grading plans.</p>	G	CD (E)
20.		<p>Prepare Traffic Control Plan. Prior to construction, a Traffic Control Plan for roadways and intersections affected by construction shall be prepared by the owner/applicant. The Traffic Control Plan prepared by the owner/applicant shall, at minimum, include the following measures:</p> <ul style="list-style-type: none"> • Maintaining the maximum amount of travel lane capacity during non-construction periods, possible, and advanced notice to drivers through the provision of construction signage. • Maintaining alternate one-way traffic flow past the lay down area and site access when feasible. • Heavy trucks and other construction transport vehicles shall avoid the busiest commute hours (7 a.m. to 8 a.m. and 5 p.m. to 6 p.m. on weekdays). • A minimum 72-hour advance notice of access restrictions for residents, businesses, and local emergency response agencies. This shall include the identification of alternative routes and detours to enable for the avoidance of the immediate construction zone. • A phone number and City contact for inquiries about the schedule of the construction throughout the construction period. This information will be posted in a local newspaper, via the City’s web site, or at City Hall and will be updated on a monthly basis. 	G	CD (E)

21.	<p>State and Federal Permits The owner/applicant shall obtain all required State and Federal permits and provide evidence that said permits have been obtained, or that the permit is not required, subject to staff review prior to approval of any grading or improvement plan.</p>	G, I	CD (P)(E)
22.	<p>Landslide /Slope Failure The owner/applicant shall retain an appropriately licensed engineer during grading activities to identify existing landslides and potential slope failure hazards. The said engineer shall be notified a minimum of two days prior to any site clearing or grading to facilitate meetings with the <u>grading contractor</u> in the field.</p>	G	CD (E) PW
IMPROVEMENT PLAN REQUIREMENTS			
23.	<p>Improvement Plans The improvement plans for the required public and private subdivision improvements necessary to serve any and all phases of development shall be reviewed and approved by the Community Development Department prior to approval of a Final Map.</p>	M	CD (E)
24.	<p>Standard Construction Specifications and Details Public and private improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure and all other improvements shall be provided in accordance with the latest edition of the City of Folsom <u>Standard Construction Specifications and Details</u> and the <u>Design and Procedures Manual and Improvement Standards</u>.</p>	I	CD (P)(E)
25.	<p>Water and Sewer Infrastructure All City-owned water and sewer infrastructure shall be placed within the street right of way. In the event that a City-maintained public water or sewer main needs to be placed in an area other than the public right of way, such as through an open space corridor, landscaped area, etc., the following criteria shall be met;</p> <ul style="list-style-type: none"> • The owner/applicant shall provide public sewer and water main easements • An access road shall be designed and constructed to allow for the operations, maintenance and replacement of the public water or sewer line by the City along the entire water and/or sewer line alignment. • In no case shall a City-maintained public water or public sewer line be placed on private residential property. 	I	CD (E)

26.		<p>Lighting Plan The owner/applicant of all project phases shall submit a lighting plan for the project to the Community Development Department. The lighting plan shall be consistent with the Folsom Ranch Central District Design Guidelines:</p> <ul style="list-style-type: none"> • Shield or screen lighting fixtures to direct the light downward and prevent light spill on adjacent properties; • Place and shield or screen flood and area lighting needed for construction activities, nighttime sporting activities, and/or security so as not to disturb adjacent residential areas and passing motorists; • For public lighting in residential neighborhoods, prohibit the use of light fixtures that are of unusually high intensity or that blink or flash; • Use appropriate building materials (such as low-glare glass, low-glare building glaze or finish, neutral, earth toned colored paint and roofing materials), shielded or screened lighting, and appropriate signage in the office/commercial areas to prevent light and glare from adversely affecting motorists on nearby roadways; and • Design exterior on-site lighting as an integral part of the building and landscaping design in the Specific Plan Area. Lighting fixtures shall be architecturally consistent with the overall site design. Lights used on signage should be directed to light only the sign face with no off-site glare. 	I	CD (P)
27.		<p>Utility Coordination The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.). The owner/applicant shall provide the City with written confirmation of public utility service prior to approval of the final map.</p>	M	CD (P)(E)
28.		<p>Replacing Hazardous Facilities The owner/applicant shall be responsible for replacing any and all damaged or hazardous public sidewalk, curb and gutter, and/or bicycle trail facilities along the site frontage and/or boundaries, including pre-existing conditions and construction damage, to the satisfaction of the Community Development Department.</p>	I, OG	CD (E)
29.		<p>Future Utility Lines All future utility lines lower than 69 KV that are to be built within the project shall be placed underground within and along the perimeter of the project at the developer's cost. The owner/applicant shall dedicate to SMUD all necessary underground easements for the electrical facilities that will be necessary to service development of the project.</p>	M	CD (E)

30.	<p>Water Meter Fixed Network System The owner owner/applicant shall pay for, furnish and install all infrastructure associated with the water meter fixed network system for any City-owned and maintained water meter within the project.</p>	I	CD (E), EWR
31.	<p>Class II Bike Lanes All Class II bike lanes shall be striped, and the legends painted to the satisfaction of the Community Development Department. No parking shall be permitted within the Class II bike lanes.</p>	I	CD (E)(P)
32.	<p>Noise Barriers Based on the Environmental Noise Assessment (the "2020 Noise Assessment") prepared by Bollard Acoustical Consultants on August 15, 2019, the following measures shall be implemented to the satisfaction of the Community Development Department:</p> <ul style="list-style-type: none"> • 6-foot-tall solid noise barriers shall be constructed along all residential property boundaries adjacent to East Bidwell Street and Mangini Parkway prior to occupancy of any residences adjacent to these streets. The 6-foot-tall solid noise barrier adjacent to East Bidwell Street shall be located on top of a 4-foot-tall berm, effectively creating a 10-foot-tall combination barrier as measured from the pad grade the homes adjacent to East Bidwell Street. The 6-foot-tall solid noise barrier adjacent to Mangini Parkway shall be measured relative to the pad grade of the adjacent homes. • Suitable materials for the traffic noise barriers include masonry and precast concrete panels. The overall barrier height may be achieved by utilizing a barrier and earthen berm combination. Other materials may be acceptable but shall be reviewed by an acoustical consultant and approved by the Community Development Department prior to use. • Mechanical ventilation (air conditioning) shall be provided for all residences in this development to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria. • Second-floor building facades shall maintain minimum window assembly STC ratings of 32 for all homes with rear yards adjacent to East Bidwell Street. 	I, O	CD (E)(P)

33.	<p>Master Plan Updates</p> <p>The owner/applicant shall provide sanitary sewer, water and storm drainage improvements with corresponding easements, as necessary, in accordance with these studies and the latest edition of the City of Folsom <u>Standard Construction Specifications and Details</u>, and the <u>Design and Procedures Manual and Improvement Standards</u>.</p> <p>The storm drainage design shall provide for no net increase in run-off under post-development conditions.</p>	G, I	CD(E), EWR, PW
34.	<p>Best Management Practices</p> <p>The storm drain improvement plans shall provide for “Best Management Practices” that meet the requirements of the water quality standards of the City’s National Pollutant Discharge Elimination System Permit issued by the State Regional Water Quality Control Board.</p> <p>In addition to compliance with City ordinances, the owner/applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP) and implement Best Management Practices (BMPs) that comply with the General Construction Stormwater Permit from the Central Valley RWQCB, to reduce water quality effects during construction. Detailed information about the SWPPP and BMPs are provided in Chapter 3A.9, “Hydrology and Water Quality.”</p>	G, I	CD (E)
35.	<p>Litter Control</p> <p>During Construction, the owner/applicant shall be responsible for litter control and sweeping of all paved surfaces in accordance with City standards. All on-site storm drains shall be cleaned immediately before the official start of the rainy season (October 15).</p>	OG	CD (E)

FIRE DEPT REQUIREMENTS				
36.		<p><i>All-Weather Access and Fire Hydrants</i></p> <p>The owner/applicant shall provide all-weather access and fire hydrants before combustible materials are allowed on any project site or other approved alternative method as approved by the Fire Department. All-weather emergency access roads and fire hydrants (tested and flushed) shall be provided before combustible material or vertical construction is allowed on any project site or other approved alternative method as approved by the Fire Department. (All-weather access is defined as six inches of compacted aggregate base from May 1 to September 30 and two inches asphalt concrete over six inches aggregate base from October 1 to April 30). The buildings shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and approved by the Fire Department.</p> <ul style="list-style-type: none"> • Residential Fire-Flow with Automatic Fire Sprinkler System: The required fire-flow for the proposed subdivision is determined to be 500 gpm per minute for 30 minutes. • All public streets shall meet City of Folsom Street Standards. • The maximum length of any dead-end street shall not exceed 500 feet in accordance with the Folsom Fire Code (unless approved by the Fire Department). • All-weather emergency access roads and fire hydrants (tested and flushed) shall be provided before combustible material storage or vertical construction is allowed. All-weather access is defined as 6" of compacted AB from May 1 to September 30 and 2"AC over 6" AB from October 1 to April 30 • The first Fire Station planned for the Folsom Plan Area may be required to be completed and operational at the time that the threshold of 1,500 occupied homes within the Folsom Plan Area is met. 	G, I, M, B	CD (P), FD

LANDSCAPE/TREE PRESERVATION REQUIREMENTS				
37.		<p>Landscaping Plans Final landscape plans and specifications shall be prepared by a registered landscape architect and approved by the City prior to the approval of the first building permit. Said plans shall include all on-site landscape specifications and details including a tree planting exhibit demonstrating sufficient diversity and appropriate species selection to the satisfaction of the Community Development Department. The tree exhibit shall include all street trees, accent trees, parking lot shading trees, and mitigation trees proposed within the development. Said plans shall comply with all State and local rules, regulations, Governor's declarations and restrictions pertaining to water conservation and outdoor landscaping.</p> <p>Landscaping shall meet shade requirements as outlined in the Folsom Plan Area Specific Plan where applicable. The landscape plans shall comply and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881) (State Model Water Efficient Landscape Ordinance) until such time the City of Folsom adopts its own Water Efficient Landscape Ordinance at which time the owner/applicant shall comply with any new ordinance. Shade and ornamental trees shall be maintained according to the most current American National Standards for Tree Care Operations (ANSI A-300) by qualified tree care professionals. Tree topping for height reduction, view protection, light clearance or any other purpose shall not be allowed. Specialty-style pruning, such as pollarding, shall be specified within the approved landscape plans and shall be implemented during a 5-year establishment and training period. The owner/applicant shall comply with city-wide landscape rules or regulations on water usage. The owner/applicant shall comply with any state or local rules and regulations relating to landscape water usage and landscaping requirements necessitated to mitigate for drought conditions on all landscaping in the Creekstone Phase I Subdivision project.</p>	B	CD (P)(E)

MAP REQUIREMENTS				
38.		<i>Subdivision Improvement Agreement</i> Prior to the approval of any Final Map, the owner/applicant shall enter into a subdivision improvement agreement with the City, identifying all required improvements, if any, to be constructed with each proposed phase of development. The owner/applicant shall provide security acceptable to the City, guaranteeing construction of the improvements.	M	CD (E)
39.		<i>The Final Inclusionary Housing Plan</i> The Final Inclusionary Housing Plan shall be approved by the City Council. The Inclusionary Housing Agreement, which will be approved by the City Attorney, shall be executed prior to recordation of the Final Map for the Creekstone Phase 1 Subdivision project.	M	CD (P)(E)

<p>40.</p>	<p>Department of Real Estate Public Report The owner/applicant shall disclose to the homebuyers in the Department of Real Estate Public Report and/or the CC&R's the following items:</p> <ol style="list-style-type: none"> 1) Future public parks and public schools are located in relatively close proximity to the proposed subdivision, and that the public parks may include facilities (basketball courts, a baseball field, softball fields, soccer fields, and playground equipment) that may generate noise impacts during various times, including but not limited to evening and nighttime hours. The owner/applicant shall also disclose that the existing public parks include nighttime sports lighting that may generate lighting impacts during evening and nighttime hours. 2) The soil in the subdivision may contain naturally occurring asbestos and naturally occurring arsenic. 3) The collecting, digging, or removal of any stone, artifact, or other prehistoric or historic object located in public or open space areas, and the disturbance of any archaeological site or historic property, is prohibited. 4) The project site is located close to the Mather Airport flight path and overflight noise may be present at various times. 5) That all properties located within one mile of an on- or off-site area zoned or used for agricultural use (including livestock grazing) shall be accompanied by written disclosure from the transferor, in a form approved by the City of Folsom, advising any transferee of the potential adverse odor impacts from surrounding agricultural operations. which disclosure shall direct the transferee to contact the County of Sacramento concerning any such property within the County zoned for agricultural uses within one mile of the subject property being transferred. 	<p>M</p>	<p>CD (P, PK)</p>
------------	---	----------	-------------------

41.	<p>Public Utility Easements The owner/applicant shall dedicate public utility easements for underground facilities on properties adjacent to the public and private streets. A minimum of twelve and one-half-foot (12.5') wide Public Utility Easements for underground facilities (i.e., SMUD, Pacific Gas and Electric, cable television, telephone) shall be dedicated adjacent to all public and private street rights-of-way. The owner/applicant shall dedicate additional width to accommodate extraordinary facilities as determined by the City. The width of the public utility easements adjacent to public and private right of way may be reduced with prior approval from public utility companies.</p>	M	CD (E)
42.	<p>Backbone Infrastructure As provided for in the ARDA and the Amendment No. 1 thereto, the owner/applicant shall provide fully executed grant deeds, legal descriptions, and plats for all necessary Infrastructure to serve the project, including but not limited to lands, public rights of way, public utility easements, public water main easements, public sewer easements, irrevocable offers of dedication and temporary construction easements. All required easements as listed necessary for the Infrastructure shall be reviewed and approved by the City and recorded with the Sacramento County Recorder pursuant to the timing requirements set forth in Section 3.8 of the ARDA, and any amendments thereto.</p>	M	CD (E)
43.	<p>New Permanent Benchmarks The owner/applicant shall provide and establish new permanent benchmarks on the (NAVD 88) datum in various locations within the subdivision or at any other locations in the vicinity of the project/subdivision as directed by the City Engineer. The type and specifications for the permanent benchmarks shall be provided by the City. The new benchmarks shall be placed by the owner/applicant within 6 months from the date of approval of the vesting tentative subdivision map.</p>	M	CD (E)
44.	<p>Centralized Mail Delivery Units All Final Maps shall show easements or other mapped provisions for the placement of centralized mail delivery units. The owner/applicant shall provide a concrete base for the placement of any centralized mail delivery unit. Specifications and location of such base shall be determined pursuant to the applicable requirements of the U. S. Postal Service and the City of Folsom Community Development Department, with due consideration for street light location, traffic safety, security, and consumer convenience.</p>	M	CD (E)

45.		<p>Recorded Final Map Prior to the issuance of building permits, the owner/applicant shall provide a digital copy of the recorded Final Map (in AutoCAD format) to the Community Development Department. The exception to this requirement is model homes. Building permits for model homes only may be issued prior to recording of the Final Map, subject to approval by the Community Development Department.</p>	B	CD (E)
46.		<p>Recorded Final Map Prior to issuance of building permits, the owner/applicant shall provide the Folsom-Cordova Unified School District with a copy of the recorded Final Map.</p>	B	CD (P), FCUSD
47.		<p>Credit Reimbursement Agreement Prior to the recordation of the first Small-Lot Final Map, the owner/applicant and City shall enter into a credit and reimbursement agreement for constructed improvements that are included in the Folsom Plan Area's Public Facilities Financing Plan.</p>	M	CD (E)
TRAFFIC/ACCESS/CIRCULATION/PARKING REQUIREMENTS				
48.		<p>1) The following conditions of approval are related to roadway and traffic related improvements for the Creekstone Phase 1 Subdivision project (PN19-059) under two (2) separate scenarios:</p> <p style="margin-left: 20px;">A. The Toll Brothers at Folsom Ranch Subdivision project (PN 19-091) <u>has</u> constructed improvements required for East Bidwell Street and the intersection of Mangini Parkway.</p> <p style="margin-left: 20px;">B. The Toll Brothers at Folsom Ranch Subdivision project (Toll Brothers) <u>has not</u> constructed required improvements to East Bidwell Street and the intersection of Mangini Parkway.</p> <p>See Attachment 12 (KH Memo and M&S Exhibit) to this staff report for reference for the following improvements under each scenario:</p>	B	CD (E), PW, FD

<p>48. Cont</p>		<p><u>Scenario 1 (Toll Brothers Required Improvements Completed)</u></p> <p>A. The owner/applicant shall construct a southbound left turn lane with a minimum storage length of 255 feet and a 60-foot taper to provide left turn access to Cantor Drive. The owner/applicant shall install median improvements and required signage and striping in East Bidwell Street to prohibit left turns out of Cantor Drive to southbound East Bidwell Street.</p> <p>B. The owner/applicant shall modify the existing traffic signal, signing and striping at the intersection of East Bidwell Street and Mangini Parkway to the satisfaction of the City Engineer.</p> <p><u>Scenario 2 (Toll Brothers Required Improvements Not Completed)</u></p> <p>A. The owner/applicant shall;</p> <ol style="list-style-type: none"> 1) Widen East Bidwell Street to include an additional southbound through lane which extends from approximately 640 feet north of the intersection of Mangini Parkway to the left turn lane into Cantor Drive. 2) Widen East Bidwell Street to provide a left turn lane with a minimum storage length of 255 feet and a 60-foot taper into Cantor Drive. Construct median island improvements together with signage and striping to the satisfaction of the City Engineer to prohibit left turns out of Cantor Drive to southbound East Bidwell Street. 3) Modify the existing traffic signal, signing and striping at the intersection of Mangini Parkway and East Bidwell Street to accommodate revised lane configurations and revised turning movements including a northbound East Bidwell Street U-turn and a westbound left turn from Mangini Parkway to southbound East Bidwell Street. 	<p>B</p>	<p>CD (E), PW, FD</p>
---------------------	--	---	----------	-----------------------

49.		2) The owner/applicant shall construct interim improvements to the satisfaction of the City Engineer at Cantor Drive on Mangini Parkway to prohibit right turns out of the driveway until such time that Westwood Drive is constructed and ready for traffic between Mangini Parkway and Alder Creek Parkway. The interim improvements prohibiting right turns out of this driveway will be required to be complete and operational prior to issuance of the first Certificate of Occupancy in the Creekstone Phase 1 Subdivision. If Westwood Drive is complete and open for traffic prior to issuance of the first Certificate of Occupancy in the subdivision, the interim improvements prohibiting right turns out of the driveway will not be required.	O	CD (E), PW, FD
-----	--	--	---	----------------

ARCHITECTURE/SITE DESIGN REQUIREMENTS				
50.		<p>The Creekstone Phase 1 Subdivision project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> 1. This approval is for one product line with three two-story master plans in three architectural styles with 12 color and material options. The applicant shall submit building plans that comply with this approval and the attached building elevations dated February 24, 2020. 2. The design, materials, and colors of the single-family residential units shall be consistent with the approved building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department. 3. The Community Development Department shall approve the individual lot permits to assure no duplication or repetition of the same house, same roof-line, same elevation style, side-by-side, or across the street from each other. 4. All mechanical equipment shall be ground-mounted and concealed from view of public streets, neighboring properties and nearby higher buildings. For lots abutting the open space areas (southern project boundary), mechanical equipment shall be screened or located out of view from open space areas. 5. Decorative light fixtures, consistent with the Folsom Ranch Central District Design Guidelines and unique to each architectural design theme, shall be added to the front elevation of each Master Plan to the satisfaction of the Community Development Department. 6. A minimum of one street tree shall be planted in the front yard of each residential lot within the subdivision. A minimum of two trees are required along the street-side of all corner lots. All front yard irrigation and landscaping shall be installed prior to a Building Permit Final. 	B	CD (P) (B)

51.	<i>Trash/Recycling Containers and Air Conditioner Screening</i> Trash, recycling, and yard waste containers shall be placed behind the side yard fence so that they are not visible from the public right-of-way to the satisfaction of the Community Development Department. In addition, air conditioning units shall also be placed behind the side yard fence or located in the rear yard so that they are not visible from the public right-of-way to the satisfaction of the Community Development Department.	OG	CD (P) (E)
-----	--	----	------------

MITIGATION MEASURES				
52	✓	Creekstone Phase 1 Subdivision Mitigation Monitoring Reporting Program (MMRP). The conditions of approval below (numbered 52-1 to 52-89) implement the applicable mitigation measures from the FPASP (May 2011) MMRP, as amended by the Revised Proposed Water Supply Facility Alternative (November 2012), the Folsom South of U.S. Highway 50 Backbone Infrastructure Mitigated Negative Declaration (December 2014), and the Westland Eagle Specific Plan Amendment (September 2015).		
Condition No.	Mitigation Number (Source)	Mitigation Measures	Timing	Responsible Agency
AESTHETICS				
52-1	3A.1-4 (FPASP EIR/EIS)	Screen Construction Staging Areas. The project applicant(s) for any particular discretionary development application shall locate staging and material storage areas as far away from sensitive biological resources and sensitive land uses (e.g., residential areas, schools, parks) as feasible. Staging and material storage areas shall be approved by the appropriate agency (identified below) before the approval of grading plans for all project phases and shall be screened from adjacent occupied land uses in earlier development phases to the maximum extent practicable. Screens may include, but are not limited to, the use of such visual barriers such as berms or fences. The screen design shall be approved by the appropriate agency to further reduce visual effects to the extent possible. Mitigation for the off-site elements outside of the City of Folsom’s jurisdictional boundaries shall be developed by the project applicant(s) of each applicable project phase in consultation with the affected oversight agency(ies) (i.e., El Dorado and/or Sacramento Counties, and Caltrans) to reduce to the extent feasible the visual effects of construction activities on adjacent project land uses that have already been developed.	Before approval of grading plans and during construction for all project phases.	City of Folsom Community Development Department.
52-2	3A.1-5 (FPASP EIR/EIS)	Establish and Require Conformance to Lighting Standards and Prepare and Implement a Lighting Plan. To reduce impacts associated with light and glare, the City shall: ► Establish standards for on-site outdoor lighting to reduce high-intensity nighttime lighting and glare as part of the Folsom Specific Plan	Before approval of building permits.	City of Folsom Community Development Department

	<p>design guidelines/standards. Consideration shall be given to design features, namely directional shielding for street lighting, parking lot lighting, and other substantial light sources, that would reduce effects of nighttime lighting. In addition, consideration shall be given to the use of automatic shutoffs or motion sensors for lighting features to further reduce excess nighttime light.</p> <ul style="list-style-type: none">▶ Use shielded or screened public lighting fixtures to prevent the light from shining off of the surface intended to be illuminated. <p>To reduce impacts associated with light and glare, the project applicant(s) of all project phases shall:</p> <ul style="list-style-type: none">▶ Shield or screen lighting fixtures to direct the light downward and prevent light spill on adjacent properties.▶ Flood and area lighting needed for construction activities, nighttime sporting activities, and/or security shall be screened or aimed no higher than 45 degrees above straight down (half-way between straight down and straight to the side) when the source is visible from any off-site residential property or public roadway.▶ For public lighting in residential neighborhoods, prohibit the use of light fixtures that are of unusually high intensity or brightness (e.g., harsh mercury vapor, low-pressure sodium, or fluorescent bulbs) or that blink or flash.▶ Use appropriate building materials (such as low-glare glass, low-glare building glaze or finish, neutral, earth-toned colored paint and roofing materials), shielded or screened lighting, and appropriate signage in the office/commercial areas to prevent light and glare from adversely affecting motorists on nearby roadways.▶ Design exterior on-site lighting as an integral part of the building and landscape design in the Folsom Specific Plan area. Lighting fixtures shall be architecturally consistent with the overall site design.▶ Lighting of off-site facilities within the City of Folsom shall be consistent with the City's General Plan standards.▶ Lighting of the off-site detention basin shall be consistent with Sacramento County General Plan standards.		
--	--	--	--

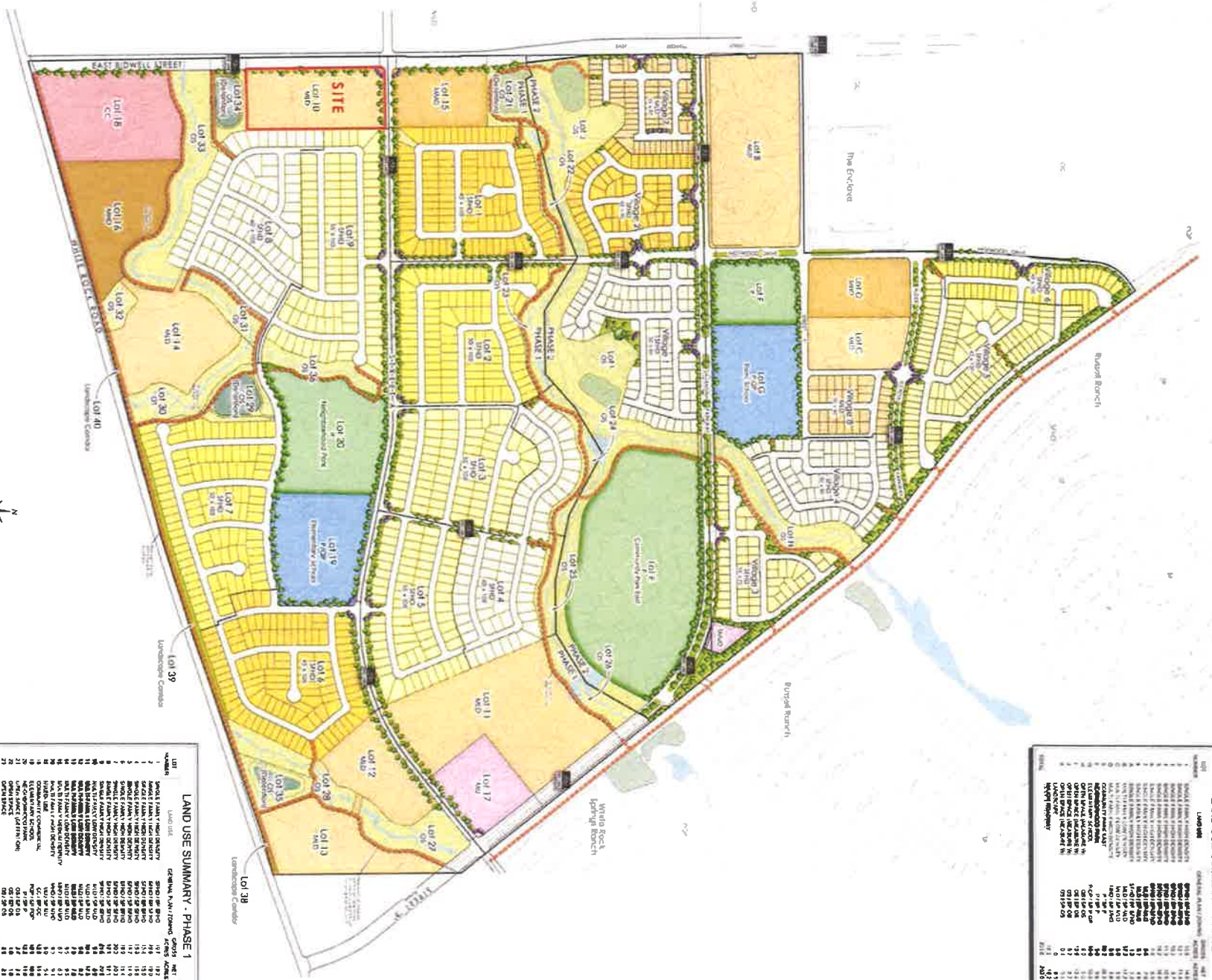
		<p>A lighting plan for all on- and off-site elements within each agency's jurisdictional boundaries (specified below) shall be submitted to the relevant jurisdictional agency for review and approval, which shall include the above elements. The lighting plan may be submitted concurrently with other improvement plans, and shall be submitted before the installation of any lighting or the approval of building permits for each phase. The project applicant(s) for any particular discretionary development application shall implement the approved lighting plan.</p> <p>Mitigation for the off-site elements outside of the City of Folsom's jurisdictional boundaries must be coordinated by the project applicant(s) of each applicable project phase with the affected oversight agency(ies) (i.e., El Dorado and/or Sacramento Counties).</p>		
AIR QUALITY				
52-3	3A.2-1a (FPASP EIR/EIS)	<p><i>Implement Measures to Control Air Pollutant Emissions Generated by Construction of On-Site Elements.</i></p> <p>To reduce short-term construction emissions, the project applicant(s) for any particular discretionary development application shall require their contractors to implement SMAQMD's list of Basic Construction Emission Control Practices, Enhanced Fugitive PM Dust Control Practices, and Enhanced Exhaust Control Practices (list below) in effect at the time individual portions of the site undergo construction. In addition to SMAQMD-recommended measures, construction operations shall comply with all applicable SMAQMD rules and regulations.</p> <p><i>Basic Construction Emission Control Practices</i></p> <ul style="list-style-type: none"> ▶ Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads. ▶ Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul 	<p>Before the approval of all grading plans by the City and throughout project construction, where applicable, for all project phases.</p>	<p>City of Folsom Community Development Department</p>

	<p>trucks that would be traveling along freeways or major roadways should be covered.</p> <ul style="list-style-type: none"> ▶ Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited. ▶ Limit vehicle speeds on unpaved roads to 15 miles per hour (mph). ▶ All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used. ▶ Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes (as required by the state airborne toxics control measure [Title 13, Section 2485 of the California Code of Regulations]). Provide clear signage that posts this requirement for workers at the entrances to the site. ▶ Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determine to be running in proper condition before it is operated. <p><i>Enhanced Fugitive PM Dust Control Practices – Soil Disturbance Areas</i></p> <ul style="list-style-type: none"> ▶ Water exposed soil with adequate frequency for continued moist soil. However, do not overwater to the extent that sediment flows off the site. ▶ Suspend excavation, grading, and/or demolition activity when wind speeds exceed 20 mph. ▶ Plant vegetative ground cover (fast-germinating native grass seed) in disturbed areas as soon as possible. Water appropriately until vegetation is established. <p><i>Enhanced Fugitive PM Dust Control Practices – Unpaved Roads</i></p> <ul style="list-style-type: none"> ▶ Install wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site. 		
--	--	--	--

	<ul style="list-style-type: none">▶ Treat site accesses to a distance of 100 feet from the paved road with a 6 to 12-inch layer of wood chips, mulch, or gravel to reduce generation of road dust and road dust carryout onto public roads.▶ Post a publicly visible sign with the telephone number and person to contact at the construction site regarding dust complaints. This person shall respond and take corrective action within 48 hours. The phone number of SMAQMD and the City contact person shall also be posted to ensure compliance. <p><i>Enhanced Exhaust Control Practices</i></p> <ul style="list-style-type: none">▶ The project shall provide a plan, for approval by the City of Folsom Community Development Department and SMAQMD, demonstrating that the heavy-duty (50 horsepower [hp] or more) 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 current California Air Resources Board (ARB) fleet average that exists at the time of construction. 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. The project applicant(s) of each project phase or its representative shall submit to the City of Folsom Community Development Department and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 hp, that would be used an aggregate of 40 or more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and projected hours of use for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. SMAQMD's Construction Mitigation Calculator can be used to identify an equipment fleet that achieves this reduction (SMAQMD 2007a). The project shall		
--	---	--	--

		<p>ensure that emissions from all off-road diesel powered equipment used on the SPA do not exceed 40% opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, and the City and SMAQMD shall be notified within 48 hours of identification of noncompliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. SMAQMD staff and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this mitigation measure shall supersede other SMAQMD or state rules or regulations.</p> <p>► If at the time of construction, SMAQMD has adopted a regulation or new guidance applicable to construction emissions, compliance with the regulation or new guidance may completely or partially replace this mitigation if it is equal to or more effective than the mitigation contained herein, and if SMAQMD so permits.</p>		
53.		<p>The Landowner acknowledges that the State adopted amendments to Section 65850 of the California Government Code (specifically Section 65850(g)), effective January 1, 2018, to allow for the implementation of inclusionary housing requirements in residential rental units, upon adoption of an ordinance by the City. The Landowner is not currently contemplating any residential rental projects within the Subject Property; however, in the event the City amends its Inclusionary Housing Ordinance with respect to rental housing pursuant to Section 65850(g), Landowner (or successor in interest) agrees that the Subject Property shall be subject to said City Ordinance, as amended, should any residential rental project be proposed within the Subject Property.</p>	OG	CD (P)

Attachment 2
Vicinity Map



LAND USE SUMMARY - PHASE 2

Lot	Land Use	Area (Acres)	Area (Sq Ft)
1	Single-Family Residential	1.12	48,000
2	Single-Family Residential	1.12	48,000
3	Single-Family Residential	1.12	48,000
4	Single-Family Residential	1.12	48,000
5	Single-Family Residential	1.12	48,000
6	Single-Family Residential	1.12	48,000
7	Single-Family Residential	1.12	48,000
8	Single-Family Residential	1.12	48,000
9	Single-Family Residential	1.12	48,000
10	Single-Family Residential	1.12	48,000
11	Single-Family Residential	1.12	48,000
12	Single-Family Residential	1.12	48,000
13	Single-Family Residential	1.12	48,000
14	Single-Family Residential	1.12	48,000
15	Single-Family Residential	1.12	48,000
16	Single-Family Residential	1.12	48,000
17	Single-Family Residential	1.12	48,000
18	Single-Family Residential	1.12	48,000
19	Single-Family Residential	1.12	48,000
20	Single-Family Residential	1.12	48,000
21	Single-Family Residential	1.12	48,000
22	Single-Family Residential	1.12	48,000
23	Single-Family Residential	1.12	48,000
24	Single-Family Residential	1.12	48,000
25	Single-Family Residential	1.12	48,000
26	Single-Family Residential	1.12	48,000
27	Single-Family Residential	1.12	48,000
28	Single-Family Residential	1.12	48,000
29	Single-Family Residential	1.12	48,000
30	Single-Family Residential	1.12	48,000
TOTAL	PHASE 2	13.44	576,000

LAND USE SUMMARY - PHASE 1

Lot	Land Use	Area (Acres)	Area (Sq Ft)
1	Single-Family Residential	1.12	48,000
2	Single-Family Residential	1.12	48,000
3	Single-Family Residential	1.12	48,000
4	Single-Family Residential	1.12	48,000
5	Single-Family Residential	1.12	48,000
6	Single-Family Residential	1.12	48,000
7	Single-Family Residential	1.12	48,000
8	Single-Family Residential	1.12	48,000
9	Single-Family Residential	1.12	48,000
10	Single-Family Residential	1.12	48,000
11	Single-Family Residential	1.12	48,000
12	Single-Family Residential	1.12	48,000
13	Single-Family Residential	1.12	48,000
14	Single-Family Residential	1.12	48,000
15	Single-Family Residential	1.12	48,000
16	Single-Family Residential	1.12	48,000
17	Single-Family Residential	1.12	48,000
18	Single-Family Residential	1.12	48,000
19	Single-Family Residential	1.12	48,000
20	Single-Family Residential	1.12	48,000
21	Single-Family Residential	1.12	48,000
22	Single-Family Residential	1.12	48,000
23	Single-Family Residential	1.12	48,000
24	Single-Family Residential	1.12	48,000
25	Single-Family Residential	1.12	48,000
26	Single-Family Residential	1.12	48,000
27	Single-Family Residential	1.12	48,000
28	Single-Family Residential	1.12	48,000
29	Single-Family Residential	1.12	48,000
30	Single-Family Residential	1.12	48,000
TOTAL	PHASE 1	13.44	576,000

ILLUSTRATIVE MASTER PLAN EXHIBIT

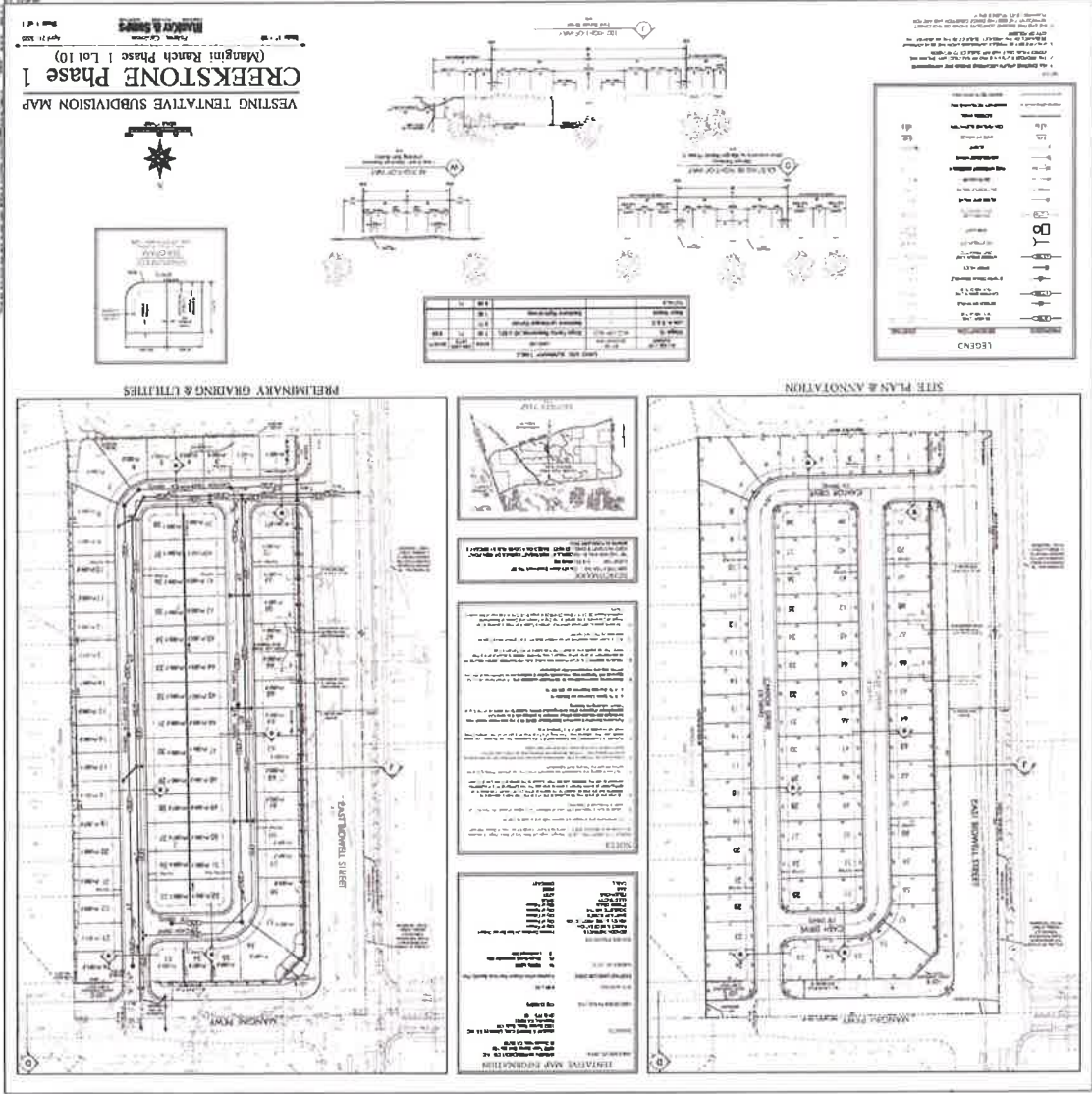
Mangini Ranch

PHASES I and II

Washland Capital Partners, LP
 Mackay & Samps Civil Engineers, Inc.
 September 26, 2017

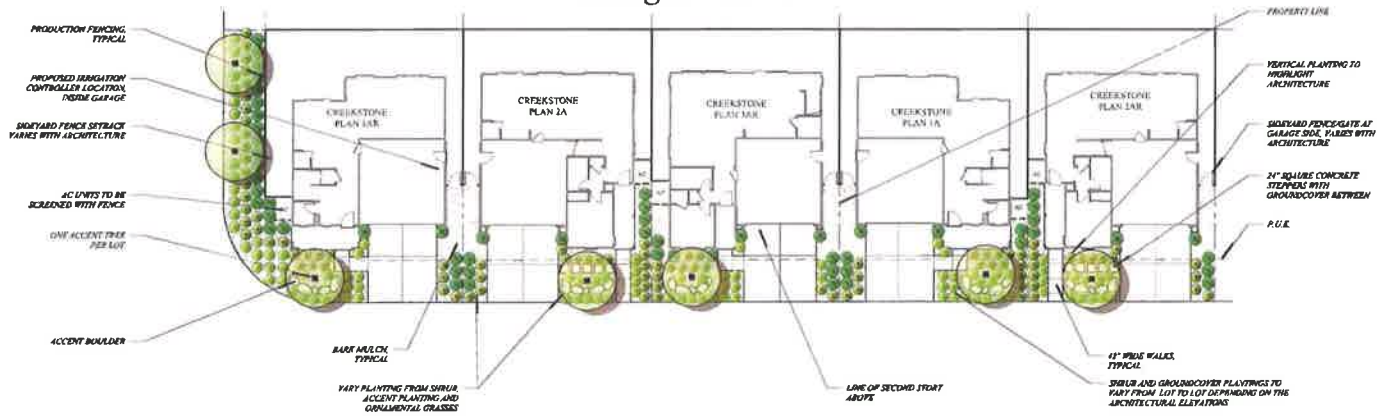
Attachment 3
Small-Lot Vesting Tentative Subdivision Map
Dated April 21, 2020

Attachment 4
Preliminary Grading, Drainage, and Utility Plan
Dated April 21, 2020



Attachment 5
Conceptual Front Yard Landscaping
Dated December 9, 2019

CREEKSTONE Mangini - Lot 10



TYPICAL FRONTS

PLANT PALETTE (NORTH & EAST)					PLANT PALETTE (SOUTH & WEST)				
SYM	BOTANICAL NAME	COMMON NAME	SIZE	PF	SYM	BOTANICAL NAME	COMMON NAME	SIZE	PF
SPRING	■	ARISTIDA LINDO 'MARISSA'	18 GALLON	L	●	ARCTICAPHYLOS 'WOODS COMPACT'	MANZANITA	1 GAL	L
					●	DIAMELLA SENDEIRA 'LITTLE BIRD'	LITTLE BIRD FLAX LILY	1 GAL	L
					●	RAUPHOLEPS INDICA 'CLARA'	INDIAN HAWTHORN	1 GAL	L
SUMMER	■	CUCURBITACEAE	18 GALLON	L	●	ARCTICAPHYLOS 'WOODS COMPACT'	MANZANITA	1 GAL	L
					●	DIAMELLA SENDEIRA 'LITTLE BIRD'	LITTLE BIRD FLAX LILY	1 GAL	L
					●	RAUPHOLEPS INDICA 'CLARA'	INDIAN HAWTHORN	1 GAL	L
WINTER	■	PODOCAMPUS JACKSONIIFOLIUS	18 GALLON	L	●	IRINA V. ASPECT BIRD	WHITE CARPET BIRD	1 GAL	L
					●	DIAMELLA SENDEIRA 'LITTLE BIRD'	LITTLE BIRD FLAX LILY	1 GAL	L
					●	RAUPHOLEPS INDICA 'CLARA'	INDIAN HAWTHORN	1 GAL	L

DECEMBER 9, 2019

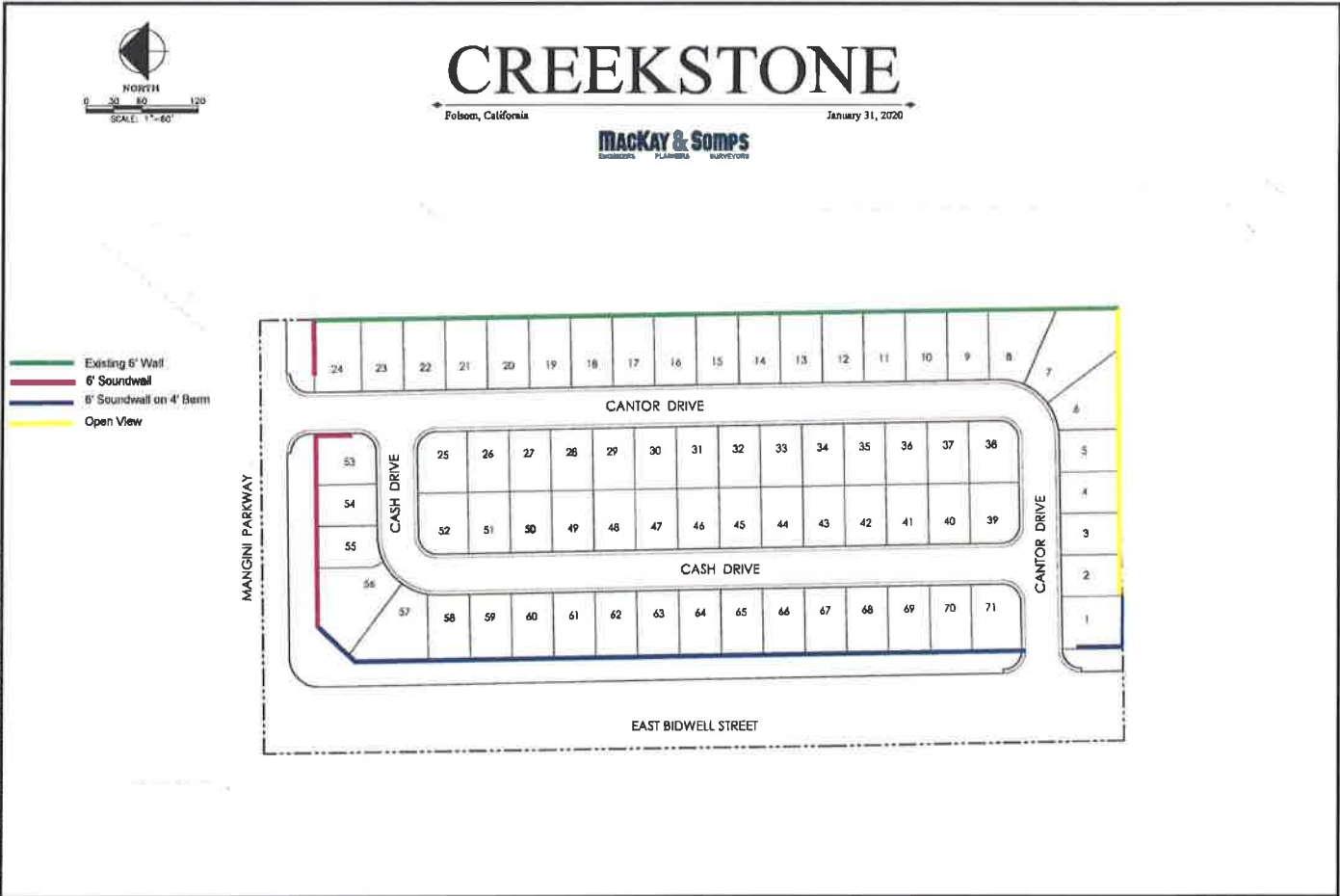
GRAPHIC SCALE: 0 5 10 15 20
SCALE 1" = 10'

TRI Pointe
N O M E S

SJG

CONCEPTUAL FRONT YARDS

Attachment 6
Wall and Fence Exhibit
Dated January 31, 2020



Attachment 7
Residential Schematic Design
Dated February 24, 2020



PLAN 1AR
SPANISH

PLAN 2BR
FARMHOUSE

PLAN 3C
ITALIAN

Mangini Ranch Phase 1 - Lot 10 Creekstone Phase 1

SHEET INDEX:

ARCHITECTURE:

- A0.0 TITLE SHEET
- A0.1 ARTICULATION EXHIBIT

- PLAN 1**
- A1.0 PLAN 1 COLORED ELEVATIONS
 - A1.1 PLAN 1 FLOOR PLANS
 - A1.1.1 PLAN 1 ADDENDA
 - 1.2 PLAN 1A EXTERIOR ELEVATIONS
 - A1.3 PLAN 1B EXTERIOR ELEVATIONS
 - A1.4 PLAN 1C EXTERIOR ELEVATIONS
 - A1.5 OPT. COVERED OUTDOOR ROOM ELEVATIONS

- PLAN 2**
- A2.0 PLAN 2 COLORED ELEVATIONS
 - A2.1 PLAN 2 FLOOR PLANS
 - A2.1.1 PLAN 2 ADDENDA
 - A2.2 PLAN 2A EXTERIOR ELEVATIONS
 - A2.3 PLAN 2B EXTERIOR ELEVATIONS
 - A2.4 PLAN 2C EXTERIOR ELEVATIONS
 - A2.5 OPT. COVERED OUTDOOR ROOM ELEVATIONS

- PLAN 3**
- A3.0 PLAN 3 COLORED FRONT ELEVATIONS
 - A3.1 PLAN 3 FLOOR PLANS
 - A3.1.1 PLAN 3 ADDENDA
 - A3.2 PLAN 3A EXTERIOR ELEVATIONS
 - A3.3 PLAN 3B EXTERIOR ELEVATIONS
 - A3.4 PLAN 3C EXTERIOR ELEVATIONS
 - A3.5 OPT. COVERED OUTDOOR ROOM ELEVATIONS
- A4.0 COLOR / MATERIAL SCHEMES**



CREEKSTONE
FOLSOM, CA 95688-0806

SCHEMATIC DESIGN
FEBRUARY 24, 2020

TITLE SHEET

A0.0



LEGEND

[Orange Box]	FIRST STORY MASSING
[Blue Box]	SECOND STORY MASSING
[Pink Box]	CANTILEVER AT PLAN 3 SECOND FLOOR
[Light Blue Box]	COVERED FRONT PORCH (ONE STORY)
[Grey Box]	DRIVEWAY / SIDEWALK



Architects + Planning
 The Leiminger Building
 2814 Franklin St., Suite 420
 Oakland, CA 94612
 510.272.2879
 ktgy.com



CREEKSTONE
 FOLSOM, CA # 2018-0096

SCHEMATIC DESIGN
 FEBRUARY 24, 2020



ARTICULATION EXHIBIT

A0.1



Front Elevation - 1A - Spanish Colonial



Front Elevation - 1C - Italian Villa



Front Elevation - 1B - Western Farmhouse

ktgy
Architecture + Planning
The Loringham Building
1814 Poplar St., Suite 402
Culverton, CA 94632
707.272.2679
ktgy.com

TRI Pointe

CREEKSTONE
COLORADO, CA # 2018-0006

SCHEMATIC DESIGN
FEBRUARY 24, 2020



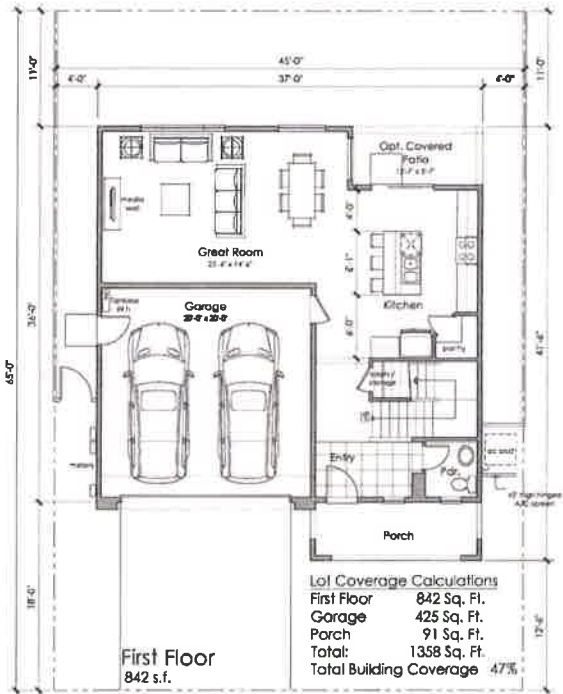
PLAN 1 - EXTERIOR ELEVATIONS

A1.0



Second Floor
1054 s.f.

Floor Plan
3 Bedrooms
2.5 Baths
1896 s.f.



First Floor
842 s.f.



Architecture + Planning
The Lexington Building
1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2810
http://www.kitgy.com



CREEKSTONE
POLARIS, GA 4 2016-0500

SCHEMATIC DESIGN
FEBRUARY 24, 2020



PLAN 1 FLOOR PLAN

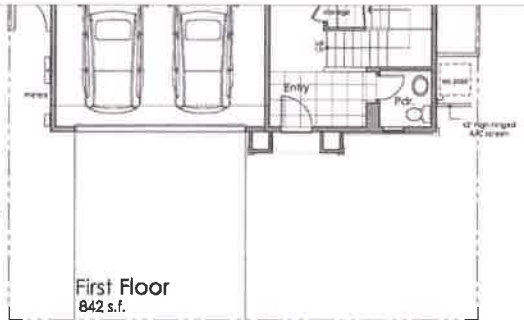
A1.1



Second Floor
1054 s.f.

Lot Coverage Calculations 1C

First Floor	842 Sq. Ft.
Garage	421 Sq. Ft.
Porch	18 Sq. Ft.
Total	1281 Sq. Ft.
Total Building Coverage	44%



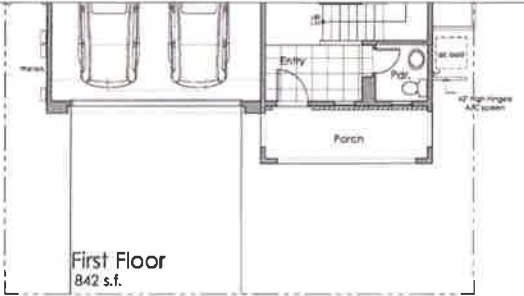
First Floor
842 s.f.



Second Floor
1068 s.f.

Lot Coverage Calculations 1B

First Floor	842 Sq. Ft.
Garage	421 Sq. Ft.
Porch	91 Sq. Ft.
Total	1354 Sq. Ft.
Total Building Coverage	46%



First Floor
842 s.f.



Architecture + Planning
The Leaning Tower Building
1814 Piedmont St., Suite 400
Oakland, CA 94612
510.277.2810
ktgy.com



CREEKSTONE
POLKON, GA # 8914-0854

SCHEMATIC DESIGN
FEBRUARY 24, 2020



PLAN 1 FLOOR PLAN ADDENDA

A1.1.1

SPANISH COLONIAL
Characterized by simply articulated
details and adaptability

DESIGN ELEMENTS

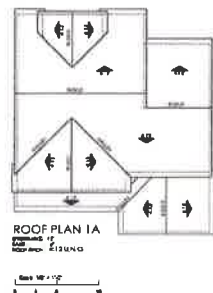
Two Story Massing
Stucco Exterior Finish
Villa Shaped Concrete Tile
Gently Pitched Roofs

ENHANCED DESIGN ELEMENTS

Corbel Details
Shutters
Faux Clay Outlookers



Front Elevations - 1A - Spanish Colonial



Right Elevation



Rear Elevation



Left Elevation



Right at Enhanced Lots



Rear at Enhanced Lots



Architecture & Planning
The Learning Building
1814 Franklin St., Suite 403
Oakland, CA 94612
510.512.3515
ktgy.com



CREEKSTONE
FELDMAN, CA # 20191006

SCHEMATIC DESIGN
FEBRUARY 24, 2020



EXTERIOR ELEVATIONS - PLAN 1A

A1.2

WESTERN FARMHOUSE
Characterized by an asymmetrical, casual cottage look. It represents a practical and picturesque country home.

DESIGN ELEMENTS

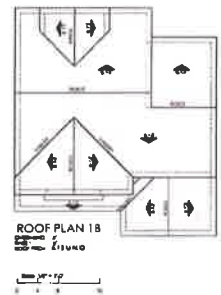
Two Story Massing
Stucco Exterior Finish
Flat Concrete Tile
Steeper Pitched Roofs

ENHANCED DESIGN ELEMENTS

Board and Batt
Brick Veneer
Shutters



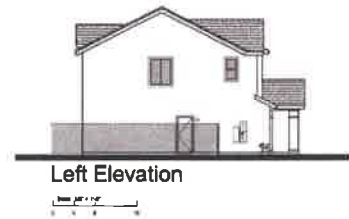
Front Elevations - 1B - Western Farmhouse



Right Elevation



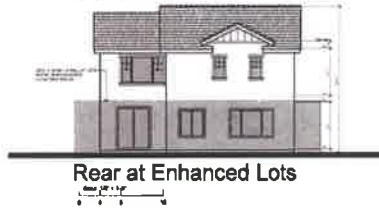
Rear Elevation



Left Elevation



Right at Enhanced Lots



Rear at Enhanced Lots



Architecture + Planning
The Leimington Building
1814 Franklin St. Suite 400
Oakland, CA 94612
510.212.2910
www.ktgy.com



CREEKSTONE
POLSON, CA #2019-0088

SCHEMATIC DESIGN
FEBRUARY 04, 2020



EXTERIOR ELEVATIONS - PLAN 1B

A1.3

ITALIAN VILLA
Characterized by a formal and elegant facade.

DESIGN ELEMENTS

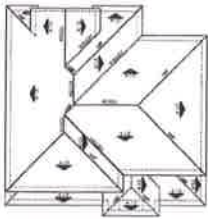
Two Story Massing
Stucco Exterior Finish
Villa Shaped Concrete Tile
Gently Pitched Roofs

ENHANCED DESIGN ELEMENTS

Corbels
Stone Veneer
Faux Clay Outlookers



Front Elevations - 1C - Italian Villa



ROOF PLAN 1C
Scale: 1/8" = 1'-0"



Right Elevation



Rear Elevation



Left Elevation



Right at Enhanced Lots



Rear at Enhanced Lots



Architecture + Planning
The Leaning Tower Building
1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2870
ktgy.com



CREEKSTONE
HOLMDEL, CA #2019-0264

SCHEMATIC DESIGN
FEBRUARY 21, 2020



EXTERIOR ELEVATIONS - PLAN 1C

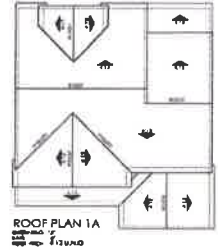
A1.4



Right Elevation - 1A
Opt. Covered Outdoor Room



Rear Elevation - 1A
Opt. Covered Outdoor Room



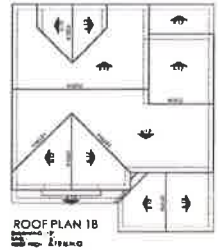
ROOF PLAN 1A
Opt. Covered Outdoor Room



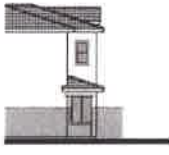
Right Elevation - 1B
Opt. Covered Outdoor Room



Rear Elevation - 1B
Opt. Covered Outdoor Room



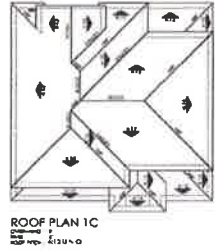
ROOF PLAN 1B
Opt. Covered Outdoor Room



Rear Elevation - 1C
Opt. Covered Outdoor Room



Right Elevation - 1C
Opt. Covered Outdoor Room



ROOF PLAN 1C
Opt. Covered Outdoor Room



CREEKSTONE
COLSON, CA #2018-0906

SCHEMATIC DESIGN
FEBRUARY 24, 2020



OPT. OUTDOOR ROOMS - PLAN 1

A1.5



Front Elevation - 2A - Spanish Colonial



Front Elevation - 2C - Italian Villa



Front Elevation - 2B - Western Farmhouse



Architects + Planning
The Lathrop Building
1814 Exposition Blvd., Suite 400
Oakland, CA 94612
510.577.2518
ktgy.com



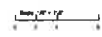
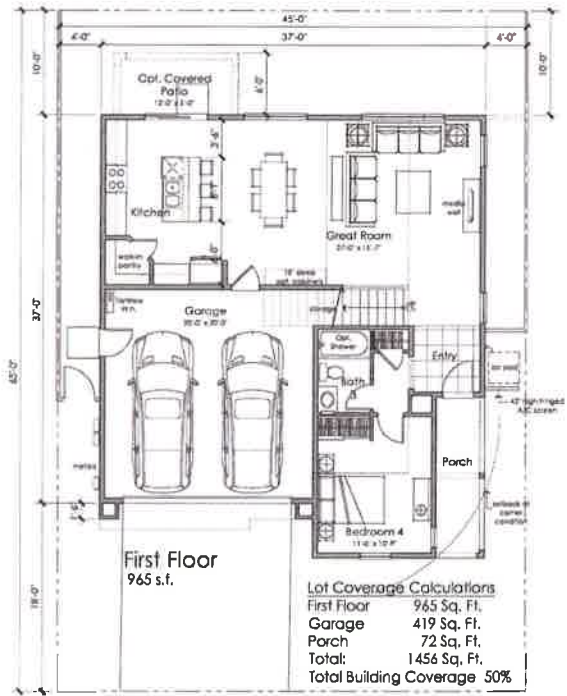
CREEKSTONE
FOLLOM CA # 2018-0959

SCHEMATIC DESIGN
FEBRUARY 24, 2020



PLAN 2 - EXTERIOR ELEVATIONS

A2.0



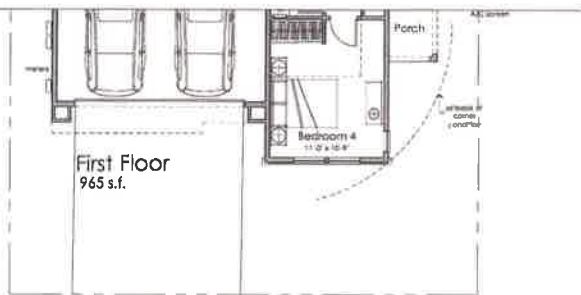
PLAN 2 FLOOR PLAN

A2.1



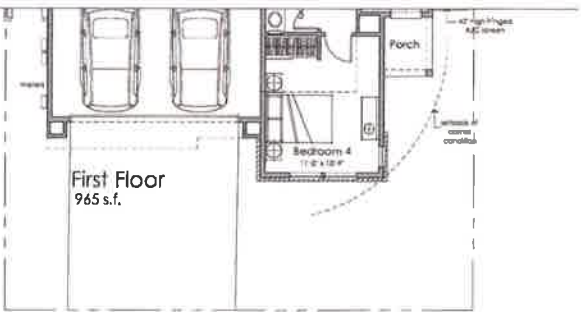
Lot Coverage Calculations 2C

First Floor	965 Sq. Ft.
Garage	419 Sq. Ft.
Porch	27 Sq. Ft.
Total:	1411 Sq. Ft.
Total Building Coverage 48%	

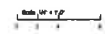


Lot Coverage Calculations 2B

First Floor	965 Sq. Ft.
Garage	419 Sq. Ft.
Porch	27 Sq. Ft.
Total:	1411 Sq. Ft.
Total Building Coverage 48%	



SCHEMATIC DESIGN



PLAN 2 FLOOR PLAN ADDENDA

A2.1.1

SPANISH COLONIAL
Characterized by simply articulated
details and adeptability

DESIGN ELEMENTS

Two Story Massing
Stucco Exterior Finish
Villa Shaped Concrete Tile
Gently Pitched Roofs

ENHANCED DESIGN ELEMENTS

Corbel Details
Shutters
Faux Clay Outlookers



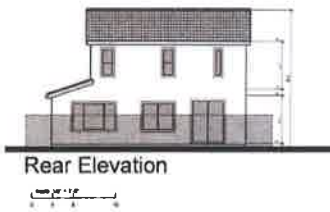
Front Elevations - 2A - Spanish Colonial



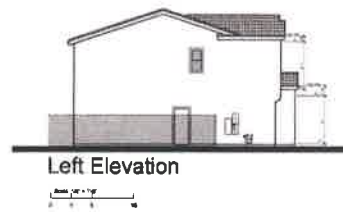
ROOF PLAN 2A
Scale: 1/8" = 1'-0"



Right Elevation



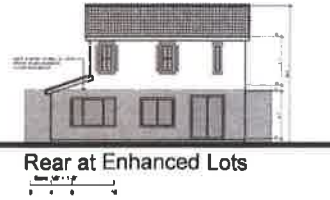
Rear Elevation



Left Elevation



Right at Enhanced Lots



Rear at Enhanced Lots



Architecture + Planning
The Leaning Tower
1814 Folsom St., Suite 402
Oakland, CA 94612
510.273.2049
ktgy.com



CREEKSTONE
FOLSOM, CA # 2013-1008

SCHEMATIC DESIGN
FEBRUARY 24, 2020



EXTERIOR ELEVATIONS - PLAN 2A

A2.2

WESTERN FARMHOUSE
Characterized by an asymmetrical, casual cottage look. It represents a practical and picturesque country home.

DESIGN ELEMENTS

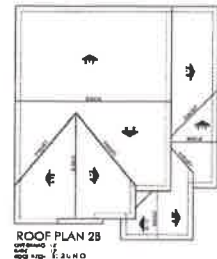
- Two Story Massing
- Stucco Exterior Finish
- Flat Concrete Tile
- Steeper Pitched Roofs

ENHANCED DESIGN ELEMENTS

- Board and Batt
- Brick Veneer
- Shutters



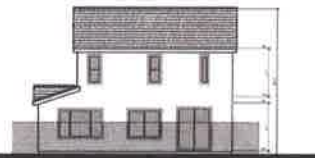
Front Elevations - 2B - Western Farmhouse



ROOF PLAN 2B
OVERALL DIMENSIONS: 28' x 40'



Right Elevation



Rear Elevation



Left Elevation



Right at Enhanced Lots



Rear at Enhanced Lots



Architecture & Planning
1814 Farmington Building
Oakland, CA 94612
510.202.2940
ktgy.com



CREEKSTONE
FOLSOM, CA # 2818-0558

SCHEMATIC DESIGN
FEBRUARY 24, 2020



EXTERIOR ELEVATIONS - PLAN 2B

A2.3

ITALIAN VILLA
Characterized by a formal and elegant facade.

DESIGN ELEMENTS

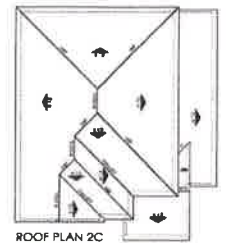
- Two Story Massing
- Stucco Exterior Finish
- Villa Shaped Concrete Tile
- Gently Pitched Roofs

ENHANCED DESIGN ELEMENTS

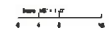
- Corbels
- Stone Veneer
- Faux Clay Outlookers



Front Elevations - 2C - Italian Villa



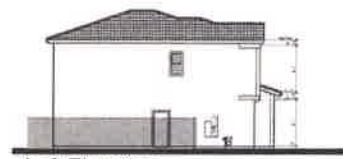
ROOF PLAN 2C
20' x 30' 0"



Right Elevation



Rear Elevation



Left Elevation



Right at Enhanced Lots



Rear at Enhanced Lots



Architecture + Planning
The Learning Building
1814 Folsom St., Suite 402
Oakland, CA 94612
510.272.0519
ktgy.com



CREEKSTONE
FOLSOM, CA 95640-0000

SCHEMATIC DESIGN
FEBRUARY 24, 2020

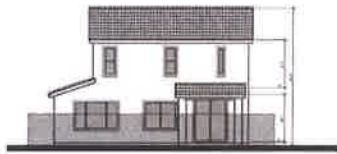


EXTERIOR ELEVATIONS - PLAN 2C

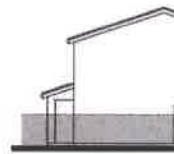
A2.4



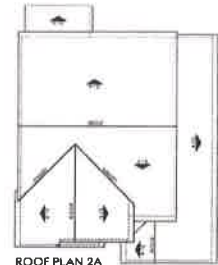
Right Elevation - 2A
Opt. Covered Outdoor Room



Rear Elevation - 2A
Opt. Covered Outdoor Room



Left Elevation - 2A
Opt. Covered Outdoor Room



ROOF PLAN 2A
DATE: 5/26/20
DRAWN BY: J. S. GARDNER



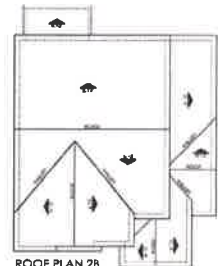
Right Elevation - 2B
Opt. Covered Outdoor Room



Rear Elevation - 2B
Opt. Covered Outdoor Room



Left Elevation - 2B
Opt. Covered Outdoor Room



ROOF PLAN 2B
DATE: 5/26/20
DRAWN BY: J. S. GARDNER



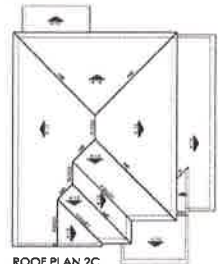
Right Elevation - 2C
Opt. Covered Outdoor Room



Rear Elevation - 2C
Opt. Covered Outdoor Room



Left Elevation - 2C
Opt. Covered Outdoor Room



ROOF PLAN 2C
DATE: 5/26/20
DRAWN BY: J. S. GARDNER

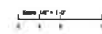


Architecture + Planning
The Lexington Building
1814 Franklin St., Suite 402
Oakland, CA 94612
510.272.2818
www.kitgy.com



CREEKSTONE
701.826.6400 • 8.2019-0808

SCHEMATIC DESIGN
FEBRUARY 24, 2020



OPT. OUTDOOR ROOMS - PLAN 2

A2.5



Front Elevation - 3A - Spanish Colonial

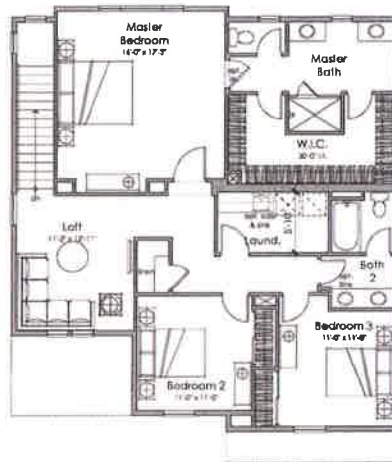
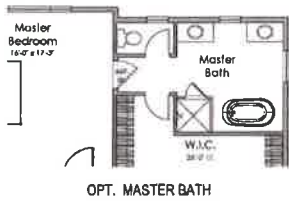


Front Elevation - 3C - Italian Villa



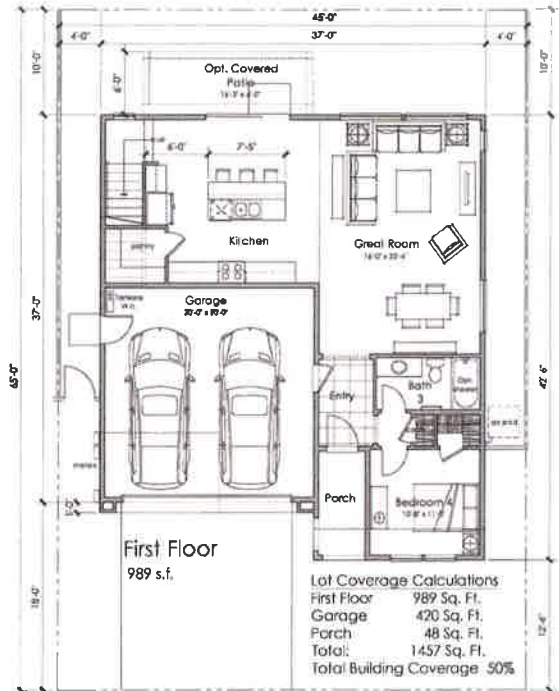
Front Elevation - 3B - Western Farmhouse

This page is intentionally left blank.



Second Floor
1311 s.f.

Floor Plan
4 Bedrooms + Loft
3 Baths
2300 s.f.



Lot Coverage Calculations:

First Floor	989 Sq. Ft.
Garage	420 Sq. Ft.
Porch	48 Sq. Ft.
Total:	1457 Sq. Ft.
Total Building Coverage 50%	

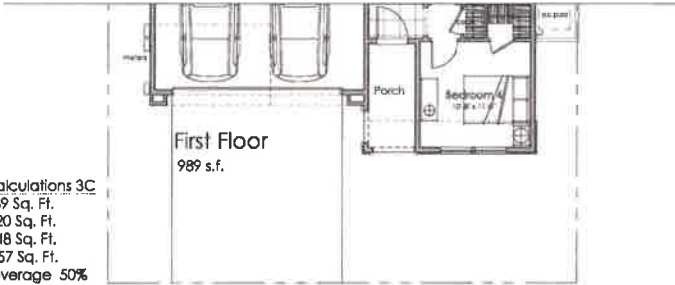


PLAN 3 FLOOR PLAN

A3.1



Second Floor
1311 s.f.

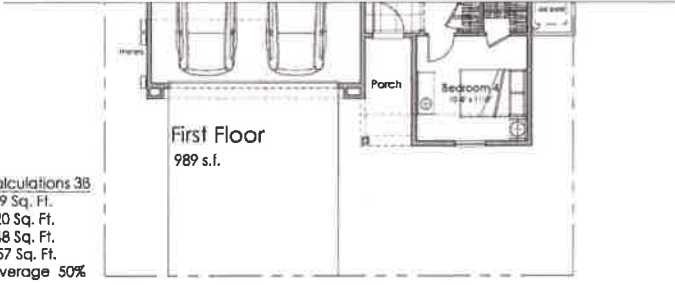


First Floor
989 s.f.

Lot Coverage Calculations 3C
First Floor 989 Sq. Ft.
Garage 420 Sq. Ft.
Porch 48 Sq. Ft.
Total: 1457 Sq. Ft.
Total Building Coverage 50%



Second Floor
1311 s.f.



First Floor
989 s.f.

Lot Coverage Calculations 3B
First Floor 989 Sq. Ft.
Garage 420 Sq. Ft.
Porch 48 Sq. Ft.
Total: 1457 Sq. Ft.
Total Building Coverage 50%



SCHEMATIC DESIGN
FEBRUARY 24, 2020



PLAN 3 FLOOR PLAN ADDENDA

A3.1.2

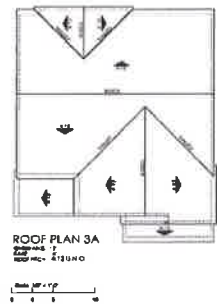
SPANISH COLONIAL
Characterized by simply articulated
details and adaptability

DESIGN ELEMENTS

Two Story Massing
Stucco Exterior Finish
Villa Shaped Concrete Tile
Gently Pitched Roofs

ENHANCED DESIGN ELEMENTS

Corbel Details
Shutters
Faux Clay Outlookers



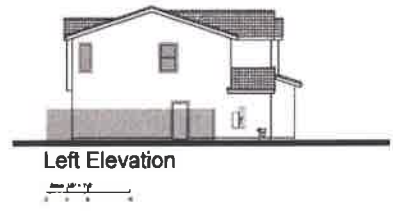
Front Elevations - 3A - Spanish Colonial



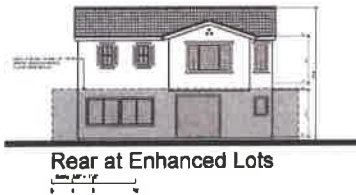
Right Elevation



Rear Elevation



Left Elevation



Rear at Enhanced Lots



EXTERIOR ELEVATIONS - PLAN 3A

A3.2

WESTERN FARMHOUSE
Characterized by an asymmetrical, casual cottage look. It represents a practical and picturesque country home.

DESIGN ELEMENTS

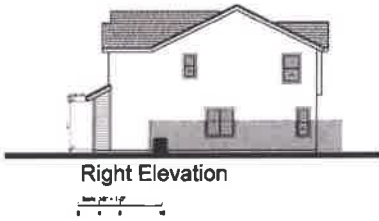
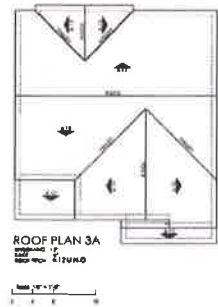
- Two Story Massing
- Stucco Exterior Finish
- Flat Concrete Tile
- Steeper Pitched Roofs

ENHANCED DESIGN ELEMENTS

- Board and Batt
- Shutters



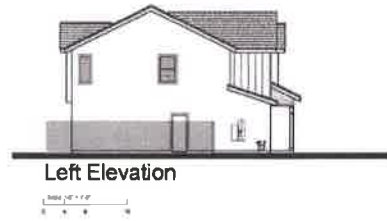
Front Elevations - 3B - Western Farmhouse



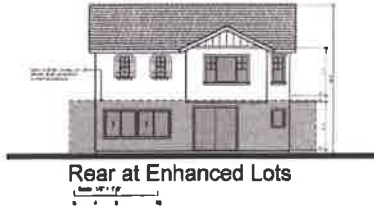
Right Elevation



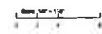
Rear Elevation



Left Elevation



Rear at Enhanced Lots



EXTERIOR ELEVATIONS - PLAN 3B

A3.3

ITALIAN VILLA
Characterized by a formal and elegant facade.

DESIGN ELEMENTS

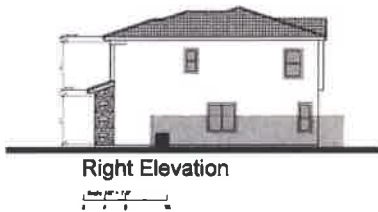
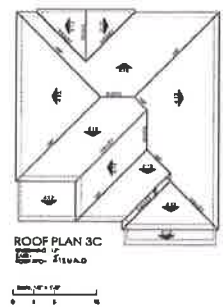
- Two Story Massing
- Stucco Exterior Finish
- Villa Shaped Concrete Tile
- Gently Pitched Roofs

ENHANCED DESIGN ELEMENTS

- Corbels
- Stone Veneer
- Faux Clay Outlookers



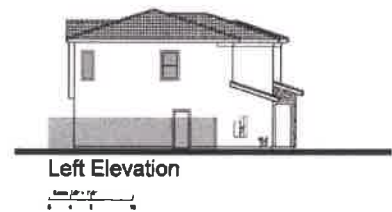
Front Elevations - 3C - Italian Villa



Right Elevation



Rear Elevation



Left Elevation



Rear at Enhanced Lots



Architecture + Planning
The Lakemont Building
1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com



CREEKSTONE
125,000 sq. ft. # 2018-2019

SCHEMATIC DESIGN
FEBRUARY 24, 2020



EXTERIOR ELEVATIONS - PLAN 3C

A3.4



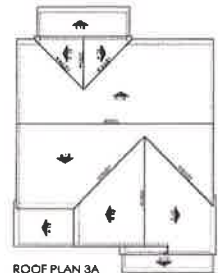
Right Elevation - 3A
Opt. Covered Outdoor Room



Rear Elevation - 3A
Opt. Covered Outdoor Room



Left Elevation - 3A
Opt. Covered Outdoor Room



ROOF PLAN 3A
SCALE: 1/8" = 1'-0"



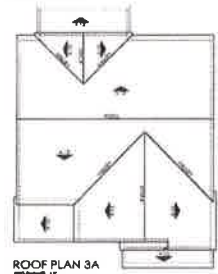
Right Elevation - 3B
Opt. Covered Outdoor Room



Rear Elevation - 3B
Opt. Covered Outdoor Room



Left Elevation - 3B
Opt. Covered Outdoor Room



ROOF PLAN 3B
SCALE: 1/8" = 1'-0"



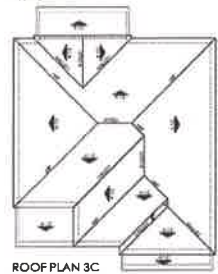
Right Elevation - 3C
Opt. Covered Outdoor Room



Rear Elevation - 3C
Opt. Covered Outdoor Room



Left Elevation - 3C
Opt. Covered Outdoor Room



ROOF PLAN 3C
SCALE: 1/8" = 1'-0"

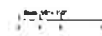


Architecture + Planning
The Lakewood Building
1814 Franklin St., Suite 400
Oakland, CA 94612
916.772.2815
ktgy.com



CREEKSTONE
FOLSOM, CA 95610-9988

SCHEMATIC DESIGN
PERRIN-BY-A-RITE



OPT. OUTDOOR ROOMS - PLAN 3

A3.5

MANUFACTURERS
 Sherwin Williams Paint
 Eagle Roofing
 Eldorado Stone
 Borat Stone
 ORCO Blended Product

	SCHEME 1A	SCHEME 2A	SCHEME 3A	SCHEME 4A	SCHEME 5B	SCHEME 6B	SCHEME 7B	SCHEME 8B
STUCCO BODY	SW 7181 GREZZ VILLA	SW 7288 STUCCO	SW 7342 NATUREL	SW 7327 NANTUCKET OMBE	SW 7711 NATURAL CHOICE	SW 7541 ORDEAN NOIRY	SW 7342 NATUREL	SW 7170 ACER
FASCIA / EAVE / GARAGE DOORS / GABLE SIDING / SIDING TRIM / SHUTTERS / ALL TRIMS	SW 7034 BUTABLE BROWN	SW 7017 PORPOISE	SW 7254 STATUS BRONZE	SW 7380 ATTITUDE GRAY	SW 7081 NIGHT OWL	SW 2843 ROYCROFT GRABE	SW 7053 ADAPTIVE SHADE	SW 6208 HERON PLUM
GARAGE DOORS	SW 7034 BUTABLE BROWN	SW 7017 PORPOISE	SW 7254 STATUS BRONZE	SW 7380 ATTITUDE GRAY	SW 7011 NATURAL CHOICE	SW 7561 GREZZ VILLA	SW 4285 COVER WHITE	SW 6276 HERON PLUM
FRONT DOORS	SW 7081 NIGHT OWL	SW 6281 TANBARK	SW 2841 ROCKWOOD BLUE GREEN	SW 7348 UPHAM BRONZE	SW 7011 NATURAL CHOICE	SW 2843 ROYCROFT GRABE	SW 7053 ADAPTIVE SHADE	SW 6276 HERON PLUM
SHUTTERS	SW 7034 BUTABLE BROWN	SW 7017 PORPOISE	SW 7254 STATUS BRONZE	SW 7380 ATTITUDE GRAY	SW 7214 ROCKWOOD ANTOLE GOLD	SW 7713 BLAMEY WINE	SW 7055 EDURING SPRADE	SW 6285 TOLT RED
FAUX CLAY OUTLOOKERS	SW 6281 TANBARK	SW 6281 TANBARK	SW 6281 TANBARK	SW 6281 TANBARK	SW 7081 NIGHT OWL	SW 7081 NIGHT OWL	SW 7255 EDURING BRONZE	SW 7285 HORN ORE
ROOF MATERIAL - CONCRETE TILE 3" - TILE	3246 CAPSTRAND MARBLE BLEND	3238 CAPSTRAND PEDESTAL BLEND	3228B CAPSTRAND TUCSON BLEND	3248 CAPSTRAND LUNNEY BLEND	SW 7011 NIGHT OWL	SW 7011 NIGHT OWL	SW 7255 EDURING BRONZE	SW 7285 HORN ORE
ROOF MATERIAL - CONCRETE ROOF TILE - SHAKE	SW 7011 NIGHT OWL	SW 7011 NIGHT OWL	SW 7011 NIGHT OWL	SW 7011 NIGHT OWL	SW 7011 NIGHT OWL	SW 7011 NIGHT OWL	SW 7011 NIGHT OWL	SW 7011 NIGHT OWL
BRICK / BRICK MORTAR	SW 7011 NIGHT OWL	SW 7011 NIGHT OWL	SW 7011 NIGHT OWL	SW 7011 NIGHT OWL	SW 7011 NIGHT OWL	SW 7011 NIGHT OWL	SW 7011 NIGHT OWL	SW 7011 NIGHT OWL



Architecture + Planning
 The Leaning Tower Building
 1818 Franklin St. Suite 400
 Oakland, CA 94612
 510.272.2019
 www.kitgy.com



CREEKSTONE
 FOLSOM, CA 95630-0284

SCHEMATIC DESIGN
 FEBRUARY 24, 2020



COLOR / MATERIAL SCHEMES

A4.0

MANUFACTURERS
 Sherwin Williams Paint
 Eagle Roofing
 Eldorado Stone
 Boral Stone
 ORCO Blended Products

	SCHEME 9C	SCHEME 10C	SCHEME 11C	SCHEME 12C
STUCCO BODY	SW 7518 KESTREL WHITE	SW 6157 FAVORITE TAN	SW 6151 SANDS OF TIME	SW 7020 CORN WEDGES
FASCIA / EAVES / GARAGE DOORS / GABLE SIDING / SIDING TRIM / BOARDS / ALL TRIMS	SW 6005 UTRECHT BEIGE	SW 7013 NORRY LACE	SW 7516 KESTREL WHITE	SW 7510 WHITE DUST
GARAGE DOORS	SW 7018 CALMANT GRAY	SW 7013 NORRY LACE	SW 7516 KESTREL WHITE	SW 7322 ADAPTIVE SHADE
FRONT DOORS	SW 7800 BLACK FOX	SW 6201 THUNDEROUS	SW 7811 VAN DYKE BIRCHEN	SW 6120 LAMBER BLUES
FAUX CLAY OUTLOOKERS	SW 6201 THUNDEROUS	SW 6201 THUNDEROUS	SW 6201 THUNDEROUS	SW 6201 THUNDEROUS
ROOF MATERIAL - CONCRETE TILE 3" x 18"	3650 CAPSTRAND SAN REDUTO BLEND	3650 CAPSTRAND DUNNIE BLEND	3990 CAPSTRAND SUNSET BLEND	322838 CAPSTRAND TURCOAN BLEND
STONE / STONE MORTAR	CAST-PT. FRENCH GRAY SANDS	LONGITUDE 34-BRONZDRIFT SOFT WHITE	CAST-PT. PARCHMENT SANDS	LONGITUDE 34-BRONZDRIFT SOFT WHITE



Architecture + Planning
 The Leaning Tower Building
 1818 Poplar St., Suite 900
 Oakland, CA 94612
 510.273.2519
 ktgy.com



CREEKSTONE
 705.509.0400 © 2016-2020

SCHEMATIC DESIGN
 FEBRUARY 24, 2020



COLOR / MATERIAL SCHEMES

A4.1

Attachment 8
Exterior Color/Materials Specifications
Dated January 10, 2020



PLANNING SUBMITTAL

Exterior Color/Material Design

01.10.2020



AT DESIGN CONSULTING, INC
2211 Michelson Drive Suite 450 Irvine, CA 92612
P: 949.724.1619 WWW.ATDESIGNCONSULTING.COM

© Copyright - AT Design Consulting Inc. www.atdesignconsulting.com



All samples are approximate. All photo images only represent the general characteristics and colors of the materials, but may not satisfactorily represent the actual color/material or availability at the time of construction.

In our continuing efforts to improve our communities, these specifications are subject to change without notice. Some colors on this form may be shown with upgrades.



Exterior Color + Material Specifications

These color / material specifications and creative design concepts are the intellectual property of AT Design Consulting, a California Corporation.

This creative work is privileged, confidential, and exempt from disclosure under applicable law. The use of these materials is restricted.

These materials are intended for the use within this specific project only during the course of development and may not be used for any other reason without the expressed written authorization of AT Design Consulting, Inc.

AT Design Consulting, Inc. is responsible for aesthetic choices. All colors and materials listed are for color purposes only. Manufacturer for all products will be designated and appointed by Client.

All unauthorized use, dissemination, distribution, or reproduction of these materials is strictly prohibited. Any unauthorized use, dissemination, distribution or reproductions will be prosecuted to the full extent of the law.

© AT Design Consulting, Inc.

TABLE of CONTENTS

REVISIONS	5
MISCELLANEOUS ITEMS FOR PAINTING	6
EXTERIOR COLOR + MATERIAL SPECIFICATIONS	7
Elevation A, Spanish Colonial	7
Scheme 1	7
Scheme 2	8
Scheme 3	9
Scheme 4	10
Elevation B, Western Farmhouse	11
Scheme 5	11
Scheme 6	12
Scheme 7	13
Scheme 8	14
Elevation C, Italian Villa	15
Scheme 9	15
Scheme 10	16
Scheme 11	17
Scheme 12	18

 **CREEKSTONE**
FOLSOM, CA

Exterior Color/Material Design



©Copyright - All Rights Reserved. www.atdesignconsulting.com

REVISIONS

MISCELLANEOUS ITEMS for PAINTING

PAINT MANUFACTURER All paint to be Sherwin Williams, unless otherwise stated differently.

PAINT APPLICATION Typical, all paint colors should finish in inside corners.

Fascia boards, overhangs, eaves, headers, etc. should be painted their specifically designated colors with the color being applied on all sides of each item, including the undersides.

NON-DECORATIVE ITEMS All non-decorative items such as meter doors, non-decorative vents, etc. to be painted the same color as the adjacent field color.

ROOFTOP METALS All rooftop metals to be painted to match the darkest color from the roof tile blend from the Color Scheme specified for that particular lot.

EXTERIOR COLOR/MATERIAL SPECIFICATIONS

SCHEME 1: Elevation A, Spanish Colonial

Item	Manufacturer	Color # & Name
Main Body (Stucco)	Sherwin Williams	7551, Greek Villa
Trim (Wood Trim, Fascia Boards, Corbels, Window Trim, Garage Man-Door, etc.)	Sherwin Williams	7054, Suitable Brown
Garage Door	Sherwin Williams	7054, Suitable Brown
Front Door	Sherwin Williams	7061, Night Owl
Shutters	Sherwin Williams	7054, Suitable Brown
Faux Clay Outlookers	Sherwin Williams	6061, Tanbark
Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
Windows		White
Concrete Roof Tile ("S"-Tile)	Eagle Roofing	Capistrano - 3645, Sunrise Blend



CREEKSTONE
FOLSOM, CA

Exterior Color/Material Design



EXTERIOR COLOR/MATERIAL SPECIFICATIONS

SCHEME 2: Elevation A, Spanish Colonial

Item	Manufacturer	Color # & Name
Main Body (Stucco)	Sherwin Williams	7569, Stucco
Trim (Wood Trim, Fascia Boards, Corbels, Window Trim, Garage Man-Door, etc.)	Sherwin Williams	7047, Porpoise
Garage Door	Sherwin Williams	7047, Porpoise
Front Door	Sherwin Williams	6061, Tanbark
Shutters	Sherwin Williams	7047, Porpoise
Faux Clay Outlookers	Sherwin Williams	6061, Tanbark
Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
Windows		White
Concrete Roof Tile ("S"-Tile)	Eagle Roofing	Capistrano - 3636, Piedmont Blend



CREEKSTONE

POISOM, CA

Exterior Color/Material Design



EXTERIOR COLOR/MATERIAL SPECIFICATIONS

SCHEME 3: Elevation A, Spanish Colonial

Item	Manufacturer	Color # & Name
Main Body (Stucco)	Sherwin Williams	6133, Muslin
Trim (Wood Trim, Fascia Boards, Corbels, Window Trim, Garage Man-Door, etc.)	Sherwin Williams	7034, Status Bronze
Garage Door	Sherwin Williams	7034, Status Bronze
Front Door	Sherwin Williams	2811, Rookwood Blue Green
Shutters	Sherwin Williams	7034, Status Bronze
Faux Clay Outlookers	Sherwin Williams	6061, Tanbark
Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
Windows		White
Concrete Roof Tile ("S"-Tile)	Eagle Roofing	Capistrano - SCC8806, Tucson Blend




EQUSOM, CA

Exterior Color/Material Design



EXTERIOR COLOR/MATERIAL SPECIFICATIONS

SCHEME 4: Elevation A, Spanish Colonial

Item	Manufacturer	Color # & Name
Main Body (Stucco)	Sherwin Williams	7527, Nantucket Dune
Trim (Wood Trim, Fascia Boards, Corbels, Window Trim, Garage Man-Door, etc.)	Sherwin Williams	7060, Attitude Gray
Garage Door	Sherwin Williams	7060, Attitude Gray
Front Door	Sherwin Williams	7048, Urbane Bronze
Shutters	Sherwin Williams	7060, Attitude Gray
Faux Clay Outlookers	Sherwin Williams	6061, Tanbark
Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
Windows		White
Concrete Roof Tile ("S"-Tile)	Eagle Roofing	Capistrano - 3646, Sunset Blend




CREEKSTONE
FOLSOM, CA

Exterior Color/Material Design



EXTERIOR COLOR/MATERIAL SPECIFICATIONS

SCHEME 5: Elevation B, Western Farmhouse

Item	Manufacturer	Color # & Name
Main Body (Stucco)	Sherwin Williams	7011, Natural Choice
Board & Batten	Sherwin Williams	7061, Night Owl
Trim (Wood Trim, Fascia Boards, Window Trim, Garage Man-Door, etc.)	Sherwin Williams	7011, Natural Choice
Garage Door	Sherwin Williams	7011, Natural Choice
Front Door	Sherwin Williams	2814, Rookwood Antique Gold
Shutters	Sherwin Williams	7061, Night Owl
Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
Windows		White
Concrete Roof Tile (Shake)	Eagle Roofing	Ponderosa - 5690, Pewter Bronze Blend
Brick	Boral Brick, Insignia Series	Stags Creek Crest, Queen
Brick Mortar	ORCO Blended Products (OBP)	Soft White
MASONRY		<p>Bonding Surface: All surfaces must be clean, free of any dirt and loose debris to create an even and flat surface for brick installation.</p> <p>Brick Lay-Up: Brick to be laid in running bond. Unless otherwise directed differently on architectural drawings.</p> <p>Brick Joints: Brick joints should be 1/2". Mortar should be flush with face of brick with minor obscuring of bricks edge detail. Joints should be brushed and sponged to bring out the sand in the mortar.</p> <p>Brick Face: DO NOT cover brick face with mortar. Continually use clean water to brush or sponge the mortar. Brick face should remain clean, not mortar washed or sponged.</p> <p>See sample image to left.</p>



CREEKSTONE


FOLSOM, CA

Exterior Color/Material Design



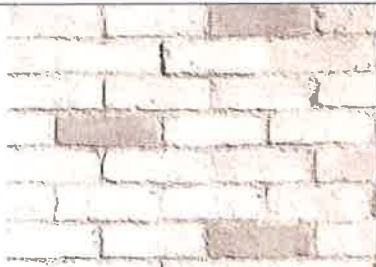
EXTERIOR COLOR/MATERIAL SPECIFICATIONS

SCHEME 6: Elevation B, Western Farmhouse

	Item	Manufacturer	Color # & Name
	Main Body (Stucco)	Sherwin Williams	7541, Grecian Ivory
	Board & Batten	Sherwin Williams	2843, Roycroft Brass
	Trim (Wood Trim, Fascia Boards, Window Trim, Garage Man-Door, etc.)	Sherwin Williams	7551, Greek Villa
	Garage Door	Sherwin Williams	2843, Roycroft Brass
	Front Door	Sherwin Williams	7710, Brandywine
	Shutters	Sherwin Williams	2843, Roycroft Brass
	Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (Shake)	Eagle Roofing	Ponderosa - 5502, Arcadia Canyon Brown
MASONRY	Brick	Eldorado Stone	Tundra Brick - Latigo
	Brick Mortar	ORCO Blended Products (OBP)	Soft White
	Brick Lay-Up	 <p>Bonding Surface: All surfaces must be clean, free of any dirt and loose debris to create an even and flat surface for brick installation.</p> <p>Brick Lay-Up: Brick to be laid in running bond. Unless otherwise directed differently on architectural drawings.</p> <p>Brick Joints: Brick joints should be 1/2". Mortar should be flush with face of brick with minor obscuring of bricks edge detail. Joints should be brushed and sponged to bring out the sand in the mortar.</p> <p>Brick Face: DO NOT cover brick face with mortar. Continually use clean water to brush or sponge the mortar. Brick face should remain clean, not mortar washed or sponged.</p> <p>See sample image to left.</p>	

EXTERIOR COLOR/MATERIAL SPECIFICATIONS

SCHEME 7: Elevation B, Western Farmhouse

	Item	Manufacturer	Color # & Name
	Main Body (Stucco)	Sherwin Williams	7542, Naturel
	Board & Batten	Sherwin Williams	7053, Adaptive Shade
	Trim (Wood Trim, Fascia Boards, Window Trim, Garage Man-Door, etc.)	Sherwin Williams	6385, Dover White
	Garage Door	Sherwin Williams	7053, Adaptive Shade
	Front Door	Sherwin Williams	7055, Enduring Bronze
	Shutters	Sherwin Williams	7055, Enduring Bronze
	Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (Shake)	Eagle Roofing	Ponderosa - 5582, Fawn Gray Flashed
MASONRY	Brick	Eldorado Stone	Tundra Brick - Chalk Dust
	Brick Mortar	ORCO Blended Products (OBP)	Soft White
	Brick Lay-Up	 <p>Bonding Surface: All surfaces must be clean, free of any dirt and loose debris to create an even and flat surface for brick installation.</p> <p>Brick Lay-Up: Brick to be laid in running bond. Unless otherwise directed differently on architectural drawings.</p> <p>Brick Joints: Brick joints should be 1/2". Mortar should be flush with face of brick with minor obscuring of bricks edge detail. Joints should be brushed and sponged to bring out the sand in the mortar.</p> <p>Brick Face: DO NOT cover brick face with mortar. Continually use clean water to brush or sponge the mortar. Brick face should remain clean, not mortar washed or sponged.</p> <p>See sample image to left.</p>	

EXTERIOR COLOR/MATERIAL SPECIFICATIONS

SCHEME 8: Elevation B, Western Farmhouse

	Item	Manufacturer	Color # & Name
	Main Body (Stucco)	Sherwin Williams	9170, Acier
	Board & Batten	Sherwin Williams	6070, Heron Plume
	Trim (Wood Trim, Fascia Boards, Window Trim, Garage Man-Door, etc.)	Sherwin Williams	6070, Heron Plume
	Garage Door	Sherwin Williams	6070, Heron Plume
	Front Door	Sherwin Williams	0006, Taile Red
	Shutters	Sherwin Williams	7069, Iron Ore
	Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (Shake)	Eagle Roofing	Ponderosa - 5679, Light Gray Range
MASONRY	Brick	Eldorado Stone	Tundra Brick - Ashland
	Brick Mortar	ORCO Blended Products (OBP)	Chloe
	Brick Lay-Up		<p>Bonding Surface: All surfaces must be clean, free of any dirt and loose debris to create an even and flat surface for brick installation.</p> <p>Brick Lay-Up: Brick to be laid in running bond. Unless otherwise directed differently on architectural drawings.</p> <p>Brick Joints: Brick joints should be 1/2". Mortar should be flush with face of brick with minor obscuring of bricks edge detail. Joints should be brushed and sponged to bring out the sand in the mortar.</p> <p>Brick Face: DO NOT cover brick face with mortar. Continually use clean water to brush or sponge the mortar. Brick face should remain clean, not mortar washed or sponged.</p> <p>See sample image to left.</p>




CREEKSTONE
FOLSOM, CA

Exterior Color/Material Design



EXTERIOR COLOR/MATERIAL SPECIFICATIONS

SCHEME 9: Elevation C, Italian Villa

	Item	Manufacturer	Color # & Name
	Main Body (Stucco)	Sherwin Williams	7516, Kestrel White
	Trim (Wood Trim, Fascia Boards, etc.)	Sherwin Williams	6080, Utterly Beige
	Garage Door	Sherwin Williams	7019, Gauntlet Gray
	Front Door	Sherwin Williams	7020, Black Fox
	Faux Clay Outlookers	Sherwin Williams	6061, Tanbark
	Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile ("S"-Tile)	Eagle Roofing	Capistrano - 3605, San Benito Blend
MASONRY	Stone	Boral Stone (Cultured Stone)	Cast-Fit - French Gray
	Stone Mortar	ORCO Blended Products (OBP)	Smoke
	Stone Lay-Up		<p>Bonding Surface: All surfaces must be clean, free of any dirt and loose debris to create an even and flat surface for stone installation.</p> <p>Stone Lay-Up: Stones should be laid in a horizontal orientation. Stone offset should be 50%.</p> <p>Stone Joints: Stone joints should be 1/4".</p> <p>Stone Face: Stone face must remain clean, not mortar washed or sponged. Use only clean water to sponge off the mortar from face of stone. DO NOT cover stone face and edge with mortar.</p> <p>See sample Lay-Up image to left.</p>



CREEKSTONE


FOLSOM, CA

Exterior Color/Material Design



EXTERIOR COLOR/MATERIAL SPECIFICATIONS

SCHEME 10: Elevation C, Italian Villa

	Item	Manufacturer	Color # & Name
	Main Body (Stucco)	Sherwin Williams	6157, Favorite Tan
	Trim (Wood Trim, Fascia Boards, etc.)	Sherwin Williams	7013, Ivory Lace
	Garage Door	Sherwin Williams	7013, Ivory Lace
	Front Door	Sherwin Williams	6201, Thunderous
	Faux Clay Outlookers	Sherwin Williams	6061, Tanbark
	Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile ("S"-Tile)	Eagle Roofing	Capistrano - 3645, Sunrise Blend
MASONRY	Stone	Eldorado Stone	Longitude24 - Snowdrift
	Stone Mortar	ORCO Blended Products (OBP)	Soft White
	Stone Lay-Up		<p>Bonding Surface: All surfaces must be clean, free of any dirt and loose debris to create an even and flat surface for stone installation.</p> <p>Stone Lay-Up: Stones should be laid in a horizontal orientation. Stone offset should be 50%.</p> <p>Stone Joints: Stone joints should be 1/4".</p> <p>Stone Face: Stone face must remain clean, not mortar washed or sponged. Use only clean water to sponge off the mortar from face of stone. DO NOT cover stone face and edge with mortar.</p> <p>See sample Lay-Up image to left.</p>



CREEKSTONE


FOLOSUM, CA

Exterior Color/Material Design



EXTERIOR COLOR/MATERIAL SPECIFICATIONS

SCHEME 11: Elevation C, Italian Villa

	Item	Manufacturer	Color # & Name
	Main Body (Stucco)	Sherwin Williams	6101, Sands of Time
	Trim (Wood Trim, Fascia Boards, etc.)	Sherwin Williams	7516, Kestrel White
	Garage Door	Sherwin Williams	7516, Kestrel White
	Front Door	Sherwin Williams	7041, Van Dyke Brown
	Faux Clay Outlookers	Sherwin Williams	6061, Tanbark
	Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile ("S"-Tile)	Eagle Roofing	Capistrano - 3646, Sunset Blend
MASONRY	Stone	Boral Stone (Cultured Stone)	Cast-Fit - Parchment
	Stone Mortar	ORCO Blended Products (OBP)	Smoke
	 <p>Stone Lay-Up</p>	<p>Bonding Surface: All surfaces must be clean, free of any dirt and loose debris to create an even and flat surface for stone installation.</p> <p>Stone Lay-Up: Stones should be laid in a horizontal orientation. Stone offset should be 50%.</p> <p>Stone Joints: Stone joints should be 1/4".</p> <p>Stone Face: Stone face must remain clean, not mortar washed or sponged. Use only clean water to sponge off the mortar from face of stone. DO NOT cover stone face and edge with mortar.</p> <p>See sample Lay-Up image to left.</p>	



CREEKSTONE

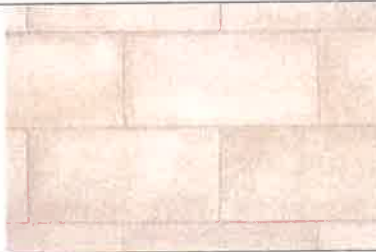
YOLSON, CA

Exterior Color/Material Design



EXTERIOR COLOR/MATERIAL SPECIFICATIONS

SCHEME 12: Elevation C, Italian Villa

	Item	Manufacturer	Color # & Name
	Main Body (Stucco)	Sherwin Williams	7539, Cork Wedge
	Trim (Wood Trim, Fascia Boards, etc.)	Sherwin Williams	7010, White Duck
	Garage Door	Sherwin Williams	7053, Adaptive Shade
	Front Door	Sherwin Williams	9100, Umber Rust
	Faux Clay Outlookers	Sherwin Williams	6061, Tanbark
	Gutters & Downspouts	Sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile ("S"-Tile)	Eagle Roofing	Capistrano - SCC8806, Tucson Blend
MASONRY	Stone	Eldorado Stone	Longitude24 - Snowdrift
	Stone Mortar	ORCO Blended Products (OBP)	Soft White
	Stone Lay-Up	 <p>Bonding Surface: All surfaces must be clean, free of any dirt and loose debris to create an even and flat surface for stone installation.</p> <p>Stone Lay-Up: Stones should be laid in a horizontal orientation. Stone offset should be 50%.</p> <p>Stone Joints: Stone joints should be 1/4".</p> <p>Stone Face: Stone face must remain clean, not mortar washed or sponged. Use only clean water to sponge off the mortar from face of stone. DO NOT cover stone face and edge with mortar.</p> <p>See sample Lay-Up image to left.</p>	



CREEKSTONE
PORSOW, CA

Exterior Color/Material Design



Attachment 9
CEQA Exemption and Streamlining Analysis

CITY OF FOLSOM
CEQA Exemption and Streamlining Analysis
for Creekstone Phase 1 (Mangini Ranch Phase 1 Lot 10)

1. Application No: PN 16-026
2. Project Title: Creekstone Phase 1 (Mangini Ranch Phase 1 Lot 10)
3. Lead Agency Name and Address:
City of Folsom
50 Natoma Street
Folsom, CA 95630
4. Contact Person and Phone Number:
Scott Johnson, AICP, Planning Manager
Community Development Department
(916) 355-7222

Steven Banks, Principal Planner
(916) 355-7385
5. Project Location:
9.88 acres located south of Mangini Parkway and east of East Bidwell Street
APN: 072-3370-013 (9.88 acres, Mangini Improvement Company, Inc.)
6. Project Applicant's/Sponsor's Name and Address:

Mangini Improvement Company, Inc.
c/o Bill Bunce, Managing Member
4370 Town Center Boulevard, Suite 100
El Dorado Hills, CA 95762
7. General Plan Designation: MLD
8. Zoning: SP-MLD
9. Other public agencies whose approval may be required or agencies that may rely on this document for implementing project:

California Department of Fish and Wildlife (for Section 1602 agreement)
Capital Southeast Connector Joint Powers Authority
Central Valley Regional Water Quality Control Board
Folsom-Cordova Unified School District
Sacramento Metropolitan Air Quality Management District

- I. INTRODUCTION3
- II. PROJECT DESCRIPTION3
 - A. PROJECT OVERVIEW3
 - B. PROJECT LOCATION 4
 - C. EXISTING SITE CONDITIONS 4
 - D. PROJECT OBJECTIVES AND FPASP OBJECTIVES.....4
 - E. PROJECT CHARACTERISTICS..... 4
 - 1. Small Lot Vesting Tentative Subdivision Map..... 5
 - 2. Circulation..... 5
 - 3. Water, Sewer, and Storm Drainage Infrastructure 6
- III. EXEMPTION AND STREAMLINING ANALYSIS 6
 - A. Folsom Plan Area Specific Plan..... 6
 - B. Documents Incorporated by Reference..... 7
 - C. Introduction to CEQA Exemption and Streamlining Provisions 9
 - 1. Exemption provided by Government Code, § 65457, and CEQA Guidelines, § 15182 9
 - 2. Streamlining provided by Public Resources Code, § 21083.3 and CEQA Guidelines, § 15183..10
 - D. Environmental Checklist Review..... 10
 - 1. Where Impact Was Analyzed..... 11
 - 2. Do Proposed Changes Involve New or More Severe Impacts? 11
 - 3. Any New Circumstances Involving New or More Severe Impacts?..... 12
 - 4. Any New Information of Substantial Importance Requiring New Analysis or Verification? ...12
 - 5. Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In A Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent? 13
 - 6. Are There Effects Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?..... 13
 - 7. Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent? 15
 - 8. Are There Potentially Significant Off-Site Impacts And Cumulative Impacts That Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan, Or Zoning Action?15
 - 9. Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?..... 16
 - 10. Mitigation Measures Addressing Impacts.....16
 - E. Checklist and Discussion 18
 - 1. AESTHETICS..... 18
 - Discussion: 19
 - 2. AGRICULTURE AND FOREST RESOURCES..... 20
 - Discussion:21

3. AIR QUALITY.....22
Discussion:.....24

4. BIOLOGICAL RESOURCES.....26
Discussion:.....29

5. CULTURAL RESOURCES.....31
Discussion:.....32

6. GEOLOGY AND SOILS.....33
Discussion:.....36

7. GREENHOUSE GAS EMISSIONS.....37
Discussion:.....38

8. HAZARDS AND HAZARDOUS MATERIALS.....39
Discussion:.....43

9. HYDROLOGY AND WATER QUALITY.....45
Discussion:.....49

10. LAND USE AND PLANNING.....50
Discussion:.....52

11. MINERAL RESOURCES.....53
Discussion:.....54

12. NOISE.....55
Discussion:.....58

13. POPULATION AND HOUSING.....60
Discussion:.....61

14. PUBLIC SERVICES.....62
Discussion:.....64

15. RECREATION.....65
Discussion:.....66

16. TRANSPORTATION/ TRAFFIC.....67
Discussion:.....71

17. UTILITIES.....73
Discussion:.....76

18. MANDATORY FINDINGS OF SIGNIFICANCE.....78
Discussion:.....80
The City finds that:.....80

F. Conclusion.....81

IV. REFERENCES.....82

I. INTRODUCTION

The Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) development proposal is located in the Folsom Plan Area Specific Plan (FPASP). As discussed later in this document, the project is consistent with the FPASP.

As a project that is consistent with an existing Specific Plan, the Creekstone Phase 1 development is eligible for the exemption from review under the California Environmental Quality Act¹ (“CEQA”) provided in Government Code section 65457 and CEQA Guidelines² section 15182, subdivision (c), as well as the streamlining provisions in Public Resources Code section 21083.3 and CEQA Guidelines section 15183.

Because the Project is exempt from CEQA, the City is not required to provide the following CEQA analysis. Nonetheless, the City provides the following checklist exploring considerations raised by sections 15182 and 15183 to disclose the City’s evidence and reasoning for determining the project’s consistency with the Folsom Plan Area Specific Plan (“FPASP”) and eligibility for the claimed CEQA exemption.

II. PROJECT DESCRIPTION

A. PROJECT OVERVIEW

The Creekstone Phase 1 project proposes the development of 71 single-family residential lots on 7.25 acres of the 9.88-acre project area.

The requested land use entitlements for the Creekstone Phase 1 project are:

- (1) a Vesting Tentative Small Lot Subdivision Map;
- (2) a Minor Administrative Amendment – Transfer of Development Rights to designate a new location in the Specific Plan at which these units will be built; and
- (3) a Planned Development Permit Residential Architecture and Development Standards.

The holding capacity under existing plans and zoning for this parcel is 86 dwelling units. The 15 residential units not proposed to be built at this site (86 – 71 = 15) are the subject of the proposed Minor Administrative Amendment – Transfer of Development Rights. No change to the overall FPASP unit allocation, total population, will occur. The proposed project does not affect the overall amount of non-residential development in the FPASP.

The Project will connect to the City’s infrastructure.
Creekstone Phase 1 (Mangini Ranch Phase 1 Lot 10)
CEQA Exemption and Streamlining Analysis

December 2019

The Creekstone Phase 1 project is located within the Folsom Ranch Central District and is designed to comply with the Folsom Ranch Central District Design Guidelines (approved 2015, amended 2018).

¹ California Environmental Quality Act, Pub. Resources Code, § 21000 et seq. (hereafter "CEQA").

² The Guidelines for the Implementation of the California Environmental Quality Act, Cal. Code Regs., tit. 14, § 15000 et seq. (hereafter "CEQA Guidelines" or "Guidelines").

B. PROJECT LOCATION

The Project site consists of a 9.88-acre parcel in the FPASP plan area that is within the Westland Eagle Specific Plan Amendment Area, south of U.S. Highway 50 and west of Placerville Road. The project site has been known as Mangini Ranch Phase 1 Lot 10.

The FPASP is a 3,513.4-acre comprehensively planned community that creates new development patterns based on the principles of smart growth and transit-oriented development.

See the Creekstone Phase 1 Project Narrative for the regional location of the project site. The narrative includes maps depicting the project location and surrounding land uses.

C. EXISTING SITE CONDITIONS

Currently, the 9.88 acres of the Project site is undeveloped, but was pad-graded as part of the Mangini Ranch Phase 1 Grading Plan.

The Specific Plan zoning for the Project site is Multi-Family Low Density (SP-MLD).

D. CONSISTENCY WITH THE FPASP

The Project is consistent with and aims to fulfill the specific policies and objectives in the Folsom Plan Area Specific Plan. An analysis of the proposed project's consistency with the FPASP is provided in Exhibit 3, the Applicant's FPASP Policy Consistency Analysis.

1. Land Use Designation and Unit Types

The proposed small lot vesting tentative subdivision map would subdivide 7.25 acres of the parcel into 71 residential lots suited for single-family dwellings. The residential density achieved is 9.84 du/acre, which is within the range allowed for the MLD zone (range of 7-12 du/acre). The site plan includes 0.81 acres of Backbone Landscape Corridor on Lots A, B, & C along East Bidwell Street and Mangini

Creekstone Phase 1 (Mangini Ranch Phase 1 Lot 10)
CEQA Exemption and Streamlining Analysis

December 2019

Parkway. The site plan also includes 1.82 acres of Backbone Right-of-Way.

The vesting small lot tentative subdivision map proposes to create 71 residential lots on the parcel. The Creekstone Phase 1 project site is designated for Multi-family Low Density (SP-MLD) land uses by the FPASP.

Creekstone Phase 1 proposes to create 71 residential lots for detached single-family dwellings.) The FPASP defines the MLD residential designation to include “single family dwellings (small lot detached, zero-lot-line and patio homes), two-family dwellings and multi-family dwellings.” (FPASP, p. 4-14, emphasis added.) Therefore, land which is designated SP-MLD can be subdivided into residential lots suited for single-family dwellings in conformance with the FPASP.

The single-family homes proposed by the Creekstone Phase 1 Project are permitted uses as shown on Table 4.3 of the FPASP. (See also FPASP DEIR, Table 3A.10-4.)

In summary, the proposed land uses and the density of residential uses in the small lot vesting tentative map are consistent with the FPASP and the Westland Eagle FPASP Plan Amendment.

2. Circulation

Creekstone Phase 1 includes a street pattern, which includes a primary connection (“A” Drive) between East Bidwell Street at the south-west corner of the parcel and Mangini Parkway at the north-east corner of the parcel. A second street (“B” Drive) creates an interior loop by connecting to “A” Drive in two places, as depicted on the site plan. Two entries are provided: (a) a north-western entry located off Mangini Parkway, and (b) a south-eastern entry located at East Bidwell Street.

The street sections used in the Plan include the same pavement widths as specified in the FPASP and the Folsom Municipal Code. As depicted in the Vesting Tentative Subdivision Map, most of the sidewalks on one side of the street frontages on “A” Drive and “B” Drive have been removed due to site grading constraints (large slope bank resulting from the development of approved subdivision to the east). Lots A, B, and C provide Backbone Landscape Corridors along East Bidwell Street and Mangini Parkway.

Traffic signals are planned at the intersection of East Bidwell Street and Mangini Parkway.

Creekstone Phase 1 is located on a planned Transit Corridor, as identified in the FPASP. The Project is located south and east of the Transit Corridor. This design complements the downtown core of the FPASP land use plan and provides a compact development pattern near transit opportunities.

Every single-family dwelling will have a standard two-car garage and a typical full-length driveway, accommodating two off-street parking spaces per unit. On-street parking is provided on both sides of the internal streets.

The proposed project is consistent with roadway and transit master plans for the FPASP.

3. Water, Sewer, and Storm Drainage Infrastructure

Water infrastructure

Creekstone Phase 1 is being served by Zone 3 water from the north via Mangini Parkway and from the west via East Bidwell Street. The project is located within the Zone 3 pressure zone. Water mains are provided within the perimeter streets, including Mangini Parkway and East Bidwell Street, along project frontage in order to serve the site.

Sewer infrastructure

Creekstone Phase 1 will be served by the sewer infrastructure within Mangini Parkway and East Bidwell Street.

Storm drainage infrastructure

Creekstone Phase 1 will connect to the existing storm drain infrastructure within Mangini Parkway and East Bidwell Street.

The proposed project is consistent with planned infrastructure for the FPASP.

III. EXEMPTION AND STREAMLINING ANALYSIS

A. Folsom Plan Area Specific Plan

The City adopted the Folsom Plan Area Specific Plan on June 28, 2011 (Resolution No. 8863).

The City of Folsom and the U.S. Army Corps of Engineers prepared a joint environmental impact report/environmental impact statement ("EIR/EIS" or "EIR") for the Folsom South of U.S. Highway 50 Specific Plan Project ("FPASP"). (See FPASP EIR/EIS, SCH #2008092051). The Draft EIR/EIS (DEIR) was released on June 28, 2010. The City certified the Final EIR/EIS (FEIR) on June 14, 2011 (Resolution No. 8860). For each impact category requiring environmental analysis, the EIR provided two separate analyses: one for the "Land" component of the FPASP project, and a second for the "Water" component. (FPASP DEIR, p. 1-1 to 1-2.) The analysis in this document is largely focused on and cites to the "Land" sections of the FPASP EIR.

On December 7, 2012, the City certified an Addendum to the EIR for the FPASP for purposes of analyzing an alternative water supply for the project. The revisions to the "Water" component of the FPASP project included: (1) Leak Fixes, (2) Implementation of Metered Rates, (3) Exchange of Water
Creekstone Phase 1 (Mangini Ranch Phase 1 Lot 10)
 CEQA Exemption and Streamlining Analysis

December 2019

Supplies, (4) New Water Conveyance Facilities. (Water Addendum, pp. 3-1 to 3-4.) The City concluded that, with implementation of certain mitigation measures from the FPASP EIR's "Water" sections, the water supply and infrastructure changes would not result in any new significant impacts, substantially increase the severity of previously disclosed impacts or involve any of the other conditions related to changed circumstances or new information that can require a subsequent or supplemental EIR. (See Pub. Resources Code, § 21166; Guidelines, § 15162.) The analysis in portions of the FPASP EIR's "Water" sections that have not been superseded by the Water Addendum are still applicable.

The FPASP includes the Westland Eagle development, which is located in the central portion of the FPASP flanking Scott Road and Easton Valley Parkway. Since approval of the FPASP, the Westland Eagle development was transferred to new owners: Westland Capital Partners, Eagle Commercial Partners (applicant), and Eagle Office Properties. The new owners subsequently evaluated the approved land use plan and determined that many of the assumptions underlying the type and distribution of retail commercial and residential land uses in this area needed to be reevaluated to respond to current and future market conditions for retail commercial and residential development. Accordingly, the applicants proposed an amendment to the FPASP that would significantly reduce the area of commercial retail land use in the Westland Eagle plan area and increase the number of allowed residential dwelling units. The City adopted an amendment to the FPASP for the Westland Eagle Properties in June 2015 (Westland/Eagle SPA) that reduced the amount of commercial, industrial/office park and mixed-use acreage from 451.8 acres to 302.3 acres and the potential building area from approximately 4.5 million square feet to approximately 3.4 million square feet. The Westland/Eagle SPA also increased the number of proposed residential dwelling units from 9,895 to 10,817.

B. Documents Incorporated by Reference

The analysis in this document incorporates by reference the following environmental documents that have been certified by the Folsom City Council:

- i. Folsom South of U.S. Highway 50 Specific Plan Project EIR/EIS and Findings of Fact and Statement of Overriding Considerations, certified by the Folsom City Council on June 14, 2011, a copy of which is available for viewing at the City of Folsom Planning Public Counter located on the 2nd floor of the City Hall Building at 50 Natoma Street in Folsom, CA (from 8:00 a.m. to 1:00 p.m. Monday through Friday).
- ii. CEQA Addendum for the Folsom South of U.S. 50 Specific Plan Project- Revised Proposed Off-site Water Facility Alternative prepared November, 2012, ("Water Addendum"), certified by the Folsom City Council on December 11, 2012, a copy of which is available for viewing at the City of Folsom Planning Public Counter located on the 2nd floor of the City Hall Building at 50 Natoma Street in Folsom, CA (from 8:00 a.m. to 1:00 p.m. Monday through Friday);
- iii. South of Highway 50 Backbone Infrastructure Project Initial Study/Mitigated Negative

Creekstone Phase 1 (Mangini Ranch Phase 1 Lot 10)
CEQA Exemption and Streamlining Analysis

December 2019

Declaration (Backbone Infrastructure MND), dated December 9, 2014, adopted by the City Council on February 24, 2015, a copy of which is available for viewing at the City of Folsom Planning Public Counter located on the 2nd floor of the City Hall Building at 50 Natoma Street in Folsom, CA (from 8:00 a.m. to 1:00 p.m. Monday through Friday).

- iv. CEQA Addendum and Environmental Checklist for the Westland Eagle Specific Plan Amendment, dated June 2015, (“Westland Eagle Addendum”), a copy of which is available for viewing at the City of Folsom Planning Public Counter located on the 2nd floor of the City Hall Building at 50 Natoma Street in Folsom, CA (from 8:00 a.m. to 1:00 p.m. Monday through Friday).

Each of the environmental documents listed above includes mitigation measures imposed on the FPASP and activities authorized therein and in subsequent projects to mitigate plan-level environmental impacts, which are, therefore, applicable to the proposed project. The mitigation measures are referenced specifically throughout this document and are incorporated by reference in the environmental analysis. The Applicant will be required to agree, as part of the conditions of approval for the proposed project, to comply with each of those mitigation measures.

Pursuant to Public Resources Code section 21083.3, subdivision (c), the City will make a finding at a public hearing that the feasible mitigation measures specified in the FPASP EIR will be undertaken.

Moreover, for those mitigation measures with a financial component that apply plan-wide, the approved Public Facilities Financing Plan and Amended and Restated Development Agreement bind the Applicant to a fair share contribution for funding those mitigation measures.

The May 22, 2014, Record of Decision (ROD) for the Folsom South of U.S. Highway 50 Specific Plan Project – City of Folsom Backbone Infrastructure (Exhibit 2) by the U.S. Army Corps of Engineers is also incorporated by reference.

All impacts from both on-site and off-site features of the Creekstone Phase 1 project have been analyzed and addressed in the CEQA analysis and other regulatory permits required for the Creekstone Phase 1 project and/or the Backbone Infrastructure project.

C. Introduction to CEQA Exemption and Streamlining Provisions

The City finds that the Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) development proposal is consistent with the FPASP and therefore exempt from CEQA under Government Code section 65457 and CEQA Guidelines section 15182, subdivision (c), as a residential project undertaken pursuant to and in conformity with a specific plan.

The City also finds that the Creekstone Phase 1 project is eligible for streamlined CEQA review provided in Public Resources Code section 21083.3, and CEQA Guidelines section 15183 for projects

Creekstone Phase 1 (Mangini Ranch Phase 1 Lot 10)
CEQA Exemption and Streamlining Analysis

December 2019

consistent with a community plan, general plan, or zoning. Because the Project is exempt from CEQA, the City is not required to provide the following streamlined CEQA analysis. Nonetheless, the City provides the following checklist exploring considerations raised by sections 15182 and 15183 because the checklist provides a convenient vehicle for disclosing the City's substantial evidence and reasoning underlying its consistency determination.

As mentioned above, the City prepared an addendum to the FPASP EIR in December 2012 for purposes of analyzing an alternative water supply for the FPASP. Although this Water Addendum was prepared and adopted by the City after the certification of the FPASP EIR/EIS, it would not change any of the analysis under Public Resources Code section 21083.3 and CEQA Guidelines section 15183 because it gave the Plan Area a more feasible and reliable water supply.

The City also prepared an addendum to the FPASP EIR in June 2015 for the purposes of analyzing the effects of an increase in residentially-designated land and a substantial decrease in commercially-designated land in the Westland Eagle development area. The Westland Eagle Addendum supplemented and updated the analysis in the FPASP EIR that is relevant to the Creekstone Phase 1 Project.

The City has prepared or will be completing site-specific studies pursuant to the requirements set forth in the mitigation measures and conditions of approval adopted for the FPASP under the FPASP EIR, Water Addendum, and Westland Eagle Addendum for subsequent development projects. (See Exhibits 4 [Noise Assessment] and 5 [Transportation/ Trip Generation Consistency Letter Memo].) These studies support the conclusion that the Creekstone Phase 1 development proposal would not have any new significant or substantially more severe impacts (CEQA Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (CEQA Guidelines, § 15183).

1. Exemption provided by Government Code, § 65457, and CEQA Guidelines, § 15182, subdivision (c)

Government Code section 65457 and CEQA Guidelines section 15182, subdivision (c) exempt residential projects that are undertaken pursuant to a specific plan for which an EIR was previously prepared if the projects are in conformity with that specific plan and the conditions described in CEQA Guidelines section 15162 (relating to the preparation of a supplemental EIR) are not present. (Gov. Code, § 65457, subd. (a); CEQA Guidelines, §§ 15182, subd. (c), 15162, subd. (a).)

The Applicant's FPASP Policy Consistency Analysis attached as Exhibit 3 provides exhaustive analysis that supports the determination that the Project is undertaken pursuant to and in conformity with the FPASP.

2. Streamlining provided by Public Resources Code, § 21083.3 and CEQA Guidelines, § 15183

Creekstone Phase 1 (Mangini Ranch Phase 1 Lot 10)
CEQA Exemption and Streamlining Analysis

December 2019

Public Resources Code section 21083.3 provides a streamlined CEQA process where a subdivision map application is made for a parcel for which prior environmental review of a zoning or planning approval was adopted. If the proposed development is consistent with that zoning or plan, any further environmental review of the development shall be limited to effects upon the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior EIR or which substantial new information shows will be more significant than described in the prior EIR. Effects are not to be considered peculiar to the parcel or the project if uniformly applied development policies or standards have been previously adopted by the city, which were found to substantially mitigate that effect when applied to future projects.

CEQA Guidelines section 15183 provides further detail and guidance for the implementation of the exemption set forth in Public Resources Code section 21083.3.

D. Environmental Checklist Review

The row titles of the checklist include the full range of environmental topics, as presented in Appendix G of the CEQA Guidelines.

The column titles of the checklist have been modified from the Appendix G presentation to assess the Project's qualifications for streamlining provided by Public Resources Code section 21083.3 and CEQA Guidelines sections 15183, as well as to evaluate whether the conditions described in Guidelines section 15162 are present.

Pursuant to Guidelines section 15162, one of the purposes of this checklist is to evaluate the categories in terms of any "changed condition" (i.e. changed circumstances, project changes, or new information of substantial importance) that may result in a different environmental impact significance conclusion. If the situations described in Guidelines section 15162 are not present, then the exemption provided by Government Code section 65457 and Guidelines section 15182 can be applied to the Project. Therefore, the checklist does the following: a) identifies the earlier analyses and states where they are available for review; b) discusses whether proposed changes to the previously-analyzed program, including new site specific operations, would involve new or substantially more severe significant impacts; c) discusses whether new circumstances surrounding the previously-analyzed program would involve new or substantially more severe significant impacts; d) discusses any substantially important new information requiring new analysis; and e) describes the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project. (Guidelines, § 15162, subd. (a).)

The checklist serves a second purpose. Public Resources Code section 21083.3 and its parallel Guidelines provision, section 15183, provide for streamlined environmental review for projects consistent with the development densities established by existing zoning, general plan, or community plan policies for which an EIR was certified. Such projects require no further environmental review except as might be necessary to address effects that (a) are peculiar to the project or the parcel on which **Creekstone Phase 1 (Mangini Ranch Phase 1 Lot 10)**
CEQA Exemption and Streamlining Analysis

December 2019

the project would be located, (b) were not analyzed as significant effects in the prior EIR, (c) are potentially significant off-site impacts or cumulative impacts not discussed in the prior EIR, or (d) were previously identified significant effects but are more severe than previously assumed in light of substantial new information not known when the prior EIR was certified. If an impact is not peculiar to the parcel or to the project, has been addressed as a significant impact in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for the project solely on the basis of that impact.

A “no” answer does not necessarily mean that there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed with mitigation measures in the prior environmental documents approved for the zoning action, general plan, or community plan. The environmental categories might be answered with a “no” in the checklist since the Creekstone Phase 1 project does not introduce changes that would result in a modification to the conclusion of the FPASP EIR.

The purpose of each column of the checklist is described below.

1. Where Impact Was Analyzed

This column provides a cross-reference to the pages of the environmental documents for the zoning action, general plan, or community plan where information and analysis may be found relative to the environmental issue listed under each topic.

2. Do Proposed Changes Involve New or More Severe Impacts?

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the proposed project will result in new significant impacts not disclosed in the prior EIR or negative declaration or that the proposed project will result in substantial increases the severity of a previously identified significant impact. A yes answer is only required if such new or worsened significant impacts will require “major revisions of the previous EIR or negative declaration.” If a “yes” answer is given, additional mitigation measures or alternatives may be needed.

3. Any New Circumstances Involving New or More Severe Impacts?

Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether changed circumstances affecting the proposed project will result in new significant impacts not disclosed in the prior EIR or negative declaration or will result in substantial increases the severity of a previously identified significant impact. A yes answer is only required if such new or worsened significant impacts will require “major revisions of the previous EIR or negative declaration.” If a “yes” answer is given, additional mitigation measures or alternatives may be needed.

4. Any New Information of Substantial Importance Requiring New Analysis or Verification?

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether new

information “of substantial importance” is available requiring an update to the analysis of a previous EIR to verify that the environmental conclusions and mitigations remain valid. Any such information is only relevant if it “was not known and could not have been known with reasonable diligence at the time of the previous EIR.” To be relevant in this context, such new information must show one or more of the following:

- (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
- (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

This category of new information may apply to any new regulations, enacted after certification of the prior EIR or adoption of the prior negative declaration, which might change the nature of analysis of impacts or the specifications of a mitigation measure. If the new information shows the existence of new significant effects or significant effects that are substantially more severe than were previously disclosed, then new mitigation measures should be considered. If the new information shows that previously rejected mitigation measures or alternatives are now feasible, such measures or alternatives should be considered anew. If the new information shows the existence of mitigation measures or alternatives that are (i) considerably different from those included in the prior EIR, (ii) able to substantially reduce one or more significant effects, and (iii) unacceptable to the project proponents, then such mitigation measures or alternatives should also be considered.

5. Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In A Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?

Pursuant to Section 15183, subdivision (b)(1), of the CEQA Guidelines, this column indicates whether there are project-specific significant effects that are peculiar to the project or its site. Although neither section 21083.3 nor section 15183 defines the term “effects on the environment which are peculiar to the parcel or to the project,” a definition can be gleaned from what is now the leading case interpreting section 21083.3, *Wal-Mart Stores, Inc. v. City of Turlock* (2006) 138 Cal.App.4th 273 (*Wal-Mart Stores*). In that case, the court upheld the respondent city’s decision to adopt an ordinance banning discount “superstores.” The city appropriately found that the adoption of the ordinance was wholly exempt from CEQA review under CEQA Guidelines section 15183 as a zoning action consistent with the general plan, where there were no project-specific impacts – of any kind – associated with the

ordinance that were peculiar to the project. The court concluded that “a physical change in the environment will be peculiar to [a project] if that physical change belongs exclusively and especially to the [project] or it is characteristic of only the [project].” (*Id.* at p. 294.) As noted by the court, this definition “illustrate[s] how difficult it will be for a zoning amendment or other land use regulation that does not have a physical component to have a sufficiently close connection to a physical change to allow the physical change to be regarded as ‘peculiar to’ the zoning amendment or other land use regulation.” (*Ibid.*)

A “yes” answer in the checklist indicates that the project has effects peculiar to the project relative to the environmental category that were not discussed in the prior environmental documentation for the zoning action, general plan or community plan. A “yes” answer will be followed by an indication of whether the impact is “potentially significant”, “less than significant with mitigation incorporated”, or “less than significant”. An analysis of the determination will appear in the Discussion section following the checklist.

6. Are There Effects Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?

Sections 21083.3 and 15183 include a separate, though complementary, means of defining the term “effects on the environment which are peculiar to the parcel or to the project.” Subdivision (f) of section 15183 provides as follows:

An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. The finding shall be based on substantial evidence which need not include an EIR.

This language explains that an agency can dispense with CEQA compliance for environmental impacts that will be “substantially mitigated” by the uniform application of “development policies or standards” adopted as part of, or in connection with, previous plan-level or zoning-level decisions, or otherwise – unless “substantial new information” shows that the standards or policies will not be effective in “substantially mitigating” the effects in question. Section 15183, subdivision (f), goes on to add the following considerations regarding the kinds of policies and standards at issue:

Such development policies or standards need not apply throughout the entire city or county, but can apply only within the zoning district in which the project is located, or within the area subject to the community plan on which the lead agency is relying. Moreover, such policies or standards need not be

Creekstone Phase 1 (Mangini Ranch Phase 1 Lot 10)
CEQA Exemption and Streamlining Analysis

December 2019

part of the general plan or any community plan, but can be found within another pertinent planning document such as a zoning ordinance. Where a city or county, in previously adopting uniformly applied development policies or standards for imposition on future projects, failed to make a finding as to whether such policies or standards would substantially mitigate the effects of future projects, the decision-making body of the city or county, prior to approving such a future project pursuant to this section, may hold a public hearing for the purpose of considering whether, as applied to the project, such standards or policies would substantially mitigate the effects of the project. Such a public hearing need only be held if the city or county decides to apply the standards or policies as permitted in this section.

Subdivision (g) provides concrete examples of “uniformly applied development policies or standards”: (1) parking ordinances; (2) public access requirements; (3) grading ordinances; (4) hillside development ordinances; (5) flood plain ordinances; (6) habitat protection or conservation ordinances; (7) view protection ordinances.

A “yes” answer in the checklist indicates that the project has effects peculiar to the project relative to the environmental category that were not discussed in the prior environmental documentation for the zoning action, general plan or community plan and that cannot be mitigated through application of uniformly applied development policies or standards that have been previously adopted by the agency. A “yes” answer will be followed by an indication of whether the impact is “potentially significant”, “less than significant with mitigation incorporated”, or “less than significant”. An analysis of the determination will appear in the Discussion section following the checklist.

7. Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?

Pursuant to Section 15183, subdivision (b)(2) of the CEQA Guidelines, this column indicates whether there are any effects that were not analyzed as significant effects in the prior EIR for the zoning action, general plan, or community plan with which the project is consistent.

This provision indicates that, if the prior EIR for a general plan, community plan, or zoning action failed to analyze a potentially significant effect then such effects must be addressed in the site-specific CEQA analysis.

A “yes” answer in the checklist indicates that the project has effects relative to the environmental category that were not analyzed as significant effects in the prior environmental documentation for the zoning action, general plan or community plan. A “yes” answer will be followed by an indication of whether the impact is “potentially significant”, “less than significant with mitigation incorporated”, or “less than significant”. An analysis of the determination will appear in the Discussion section following the checklist.

8. Are There Potentially Significant Off-Site Impacts and Cumulative Impacts That Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan, Or Zoning Action?

Pursuant to Section 15183, subdivision (b)(3), of the CEQA Guidelines, this column indicates whether there are any potentially significant off-site impacts and cumulative impacts that were not discussed in the prior EIR prepared for the general plan, community plan or zoning action with which the project is consistent.

Subdivision (j) of CEQA Guidelines section 15183 makes it clear that, where the prior EIR has adequately discussed potentially significant offsite or cumulative impacts, the project-specific analysis need not revisit such impacts:

This section does not affect any requirement to analyze potentially significant offsite or cumulative impacts if those impacts were not adequately discussed in the prior EIR. If a significant offsite or cumulative impact was adequately discussed in the prior EIR, then this section may be used as a basis for excluding further analysis of that offsite or cumulative impact.

This provision indicates that, if the prior EIR for a general plan, community plan, or zoning action failed to analyze the “potentially significant offsite impacts and cumulative impacts of the [new site-specific] project,” then such effects must be addressed in the site-specific CEQA analysis. (Pub. Resources Code, § 21083.3, subd. (c); see also CEQA Guidelines, § 15183, subd. (j).)

A “yes” answer in the checklist indicates that the project has potentially significant off-site impacts or cumulative impacts relative to the environmental category that were not discussed in the prior environmental documentation for the zoning action, general plan or community plan. A “yes” answer will be followed by an indication of whether the impact is “potentially significant”, “less than significant with mitigation incorporated”, or “less than significant”. An analysis of the determination will appear in the Discussion section following the checklist.

9. Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?

Pursuant to Section (b)(4) of the CEQA Guidelines, this column indicates whether there are previously identified significant effects that are now determined to be more severe than previously assumed based on substantial information not known at the time the EIR for the zoning action, general plan or community plan was certified.

This provision indicates that, if substantial new information has arisen since preparation of the prior EIR for a general plan, community plan, or zoning action with respect to an effect that the prior EIR identified as significant, and the new information indicates that the adverse impact will be more severe, then such effects must be addressed in the site-specific CEQA analysis.

A “yes” answer in the checklist indicates that the project has significant impacts relative to the environmental category that were previously identified in the prior environmental documentation for

the zoning action, general plan or community plan but, as a result of new information not previously known, are now determined to be more severe than previously assumed. A “yes” answer will be followed by an indication of whether the impact is “potentially significant”, “less than significant with mitigation incorporated”, or “less than significant”. An analysis of the determination will appear in the Discussion section following the checklist.

10. Mitigation Measures Addressing Impacts.

Pursuant to Public Resources Code section 21083.3, this column indicates whether the prior environmental document and/or the findings adopted by the lead agency decision-making body provides mitigation measures to address effects in the related impact category. In some cases, the mitigation measures have already been implemented. A “yes” response will be provided in either instance. If “NA” is indicated, this Environmental Review concludes that the impact does not occur with this project and therefore no mitigations are needed.

Subdivision (c) of Public Resources Code section 21083.3 further limits the partial exemption for projects consistent with general plans, community plans, and zoning by providing that:

[A]ll public agencies with authority to mitigate the significant effects shall undertake or require the undertaking of any feasible mitigation measures specified in the prior [EIR] relevant to a significant effect which the project will have on the environment or, if not, then the provisions of this section shall have no application to that effect. The lead agency shall make a finding, at a public hearing, as to whether those mitigation measures will be undertaken.

(Pub. Resources Code, § 21083.3, subd. (c).) Accordingly, to avoid having to address a previously identified significant effect in a site-specific CEQA document, a lead agency must “undertake or require the undertaking of any feasible mitigation measures specified in the prior [EIR] relevant to a significant effect which the project will have on the environment.” (Pub. Resources Code, § 21083.3, subd. (c).) Thus, the mere fact that a prior EIR has analyzed certain significant cumulative or off-site effects does not mean that site-specific CEQA analysis can proceed as though such effects do not exist. Rather, in order to take advantage of the streamlining provisions of section 21083.3, a lead agency must commit itself to carry out all relevant feasible mitigation measures adopted in connection with the general plan, community plan, or zoning action for which the prior EIR was prepared. This commitment must be expressed as a finding adopted at a public hearing. (See *Gentry v. City of Murrieta* (1995) 36 Cal.App.4th 1359, 1408 [court rejected respondent city’s argument that it had complied with this requirement because it made a finding at the time of project approval “that the Project complied with all ‘applicable’ laws”; such a finding “was not the equivalent of a finding that the mitigation measures in the [pertinent] Plan EIR were actually being undertaken”].)

E. Checklist and Discussion

1. AESTHETICS

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project Is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
1. Aesthetics. Would the Project:	FPASP Draft EIR pp. 3A.1-1 to -34									
a. Have a substantial adverse effect on a scenic vista?	pp. 3A.1-24 to -25	No	No	No	No	No	No	No	No	MM 3A.1-1
b. Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	pp. 3A.1-26 to -27	No	No	No	No	No	No	No	No	No feasible MM
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	pp. 3A.1-27 to -30	No	No	No	No	No	No	No	No	MM 3A.1-1 3A.7-4 3A.1-4
d. Create a new source of substantial light or glare which would	pp. 3A.1-31 to -33	No	No	No	No	No	No	No	No	MM 3A.1-5

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed in a Prior EIR Or The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects in A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Documents' Mitigation Measures Addressing Impacts.
1. Aesthetics, Would the Project adversely affect day or nighttime views in the area?	FPASP Draft EIR pp. 3A.1-1 to -34									
<p>Discussion: The FPASP EIR concluded that implementation of the mitigation measures in the EIR would reduce all except the following aesthetic and visual impacts to less than significant levels: Impact 3A.1-1 (Substantial Adverse Effect on a Scenic Vista); Impact 3A.1-2 (Damage to Scenic Resources Within a Designated Scenic Corridor); Impact 3A.1-4 (Temporary, Short-Term Degradation of Visual Character for Developed Project Land Uses During Construction); Impact 3A.1-6 (New Skyglow Effects); and impacts from the off-site improvements constructed in areas under the jurisdiction of El Dorado and Sacramento Counties (Impacts 3A.1-4 and 3A.1-5). (FEIR, pp. 1-15 to 1-19; DEIR, p. 3A.1-34.) The pages indicated in the table above contain the relevant analysis of the potential impacts.</p> <p>Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less impacts to aesthetic resources when compared to the FPASP project as analyzed in the 2011 EIR after implementation of the following mitigation measures: MM 3B.1-2a, MM 3B.1-2b, MM 3B.1-3a, and MM 3B.1-3b. (Water Addendum, p. 3-5.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced impacts to aesthetic resources when compared to the FPASP project as analyzed in the 2011 EIR with implementation of the following mitigation measures from the FPASP EIR: MM 3A.1-1, MM 3A.1-4, MM 3A.1-5. (Westland Eagle Addendum, pp. 4.1-4.3.)</p> <p>See Exhibit 3 for discussion of the Creekstone Phase 1 project's consistency with landscaping policies in the FPASP that may be relevant to aesthetic and visual impacts. (Exh. 3, p. 27.) See Exhibit 1 (the Folsom Ranch Central District Design Guidelines) for more discussion of the architectural design guidelines and landscape design guidelines that apply to the Project. (Exh. 1, pp. 15-94.)</p> <p>Mitigation Measures:</p> <ul style="list-style-type: none"> • MM 3A.1-1 • MM 3A.1-4 • MM 3A.1-5 • MM 3A.7-4 • MM 3B.1-2a • MM 3B.1-2b • MM 3B.1-3a • MM 3B.1-3b <p>Conclusion:</p> <p>With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, Creekstone Phase 1 would not have any new significant or substantially more severe aesthetic impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).</p>										

2. AGRICULTURE AND FOREST RESOURCES

Environmental Issue Area	Where Impact Was Analyzed In Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In A Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project Is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
2. Agriculture. Would the project:	FPASP Draft EIR pp. 3A.10-1 to -49									
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	p. 3A.10-29	No	No	No	No	No	No	No	No	None required
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	pp. 3A.10-41 to -43	No	No	No	No	No	No	No	No	No feasible MM
c. Involve other changes in the existing environment which, due to their location or nature,	p. 3A.10-29	No	No	No	No	No	No	No	No	None required

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
2. Agriculture. Would the project could result in conversion of Farmland, to non-agricultural use?	FPASP Draft EIR pp. 3A.10-1 to -49									
<p>Discussion:</p> <p>The FPASP EIR concluded that there were no feasible mitigation measures that would reduce the two agriculture impacts to less than significant levels. Impacts 3A.10-3 (Cancellation of Existing On-Site Williamson Act Contracts) and 3.10-4 (Potential Conflict with Existing Off-Site Williamson Act Contracts) remain significant and unavoidable. (FEIR, pp. 1-123 to 1- 124; DEIR, pp. 3A.10-41 to -43.) The pages indicated in the table above contain the relevant analysis of the potential impacts.</p> <p>Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less impacts to agricultural resources when compared to the FPASP project as analyzed in the 2011 EIR after implementation of the following mitigation measures: MM 3B.10-5. (Water Addendum, p. 3-12.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced impacts to agricultural resources when compared to the FPASP project as analyzed in the 2011 EIR. (Westland Eagle Addendum, pp. 4.4-4.5.)</p> <p>See Exhibit 3 for discussion of the Creekstone Phase 1 project's consistency with open space policies in the FPASP that may be relevant to agriculture and forest resources impacts. (Exh. 3, pp. 3, 12-14.)</p> <p>Mitigation Measures:</p> <ul style="list-style-type: none"> MM 3B.10-5 <p>Conclusion:</p> <p>With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, Creekstone Phase 1 would not have any new significant or substantially more severe agriculture and forest resources impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183)</p>										

3. AIR QUALITY

Environmental Issue Area	Where Impact Was Analyzed In Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In A Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Documents' Mitigation Measures Addressing Impacts.
3. Air Quality. Would the project	FPASP Draft EIR pp. 3A.2-1 to -63									
a. Conflict with or obstruct implementation of the applicable air quality plan?	pp. 3A.2-23 to -59	No	No	No	No	No	No	No	No	MM 3A.2-1a 3A.2-1b 3A.2-1c 3A.2-1d 3A.2-1e 3A.2-1f 3A.2-1g 3A.2-1h 3A.2-2 3A.2-4a 3A.2-4b 3A.2-5
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Same as (a) above	No	No	No	No	No	No	No	No	Same as (a) above
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an	Same as (a) above	No	No	No	No	No	No	No	No	Same as (a) above

Environmental Issue Area	Where Impact Was Analyzed In Prior Environmental Documents,	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
3. Air Quality. Would the project:	FPASF Draft EIR pp. 3A.2-1 to -63									
applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?										
d. Expose sensitive receptors to substantial pollutant concentrations?	Same as (a) above	No	No	No	No	No	No	No	No	Same as (a) above
e. Create objectionable odors affecting a substantial number of people?	pp. 3A.2-59 to -63	No	No	No	No	No	No	No	No	MM 3A.2-6

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In A Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts
3. Air Quality. Would the project:	FPASP Draft EIR pp. 3A.2-1 to -63									
<p>Discussion:</p> <p>The FPASP EIR concluded that implementation of the mitigation measures in the EIR would reduce all except the following air quality impacts to less than significant levels: temporary short-term construction-related emissions of criteria air pollutants and precursors (Impact 3A.2-1, for PM₁₀ concentrations); long-term operation-related, regional emissions of criteria air pollutants and precursors (Impact 3A.2-2); exposure to TACs (Impact 3A.2-4); and exposure to odorous emissions from construction activity (Impact 3A.2-6, for construction diesel odors and for corporation yard odors); and exposure to odorous emissions from operation of the proposed corporation yard (Impact 3A.2-6). (FEIR, pp. 1-22 to 1-34; DEIR, p. 3A.2-63.) The pages indicated in the table above contain the relevant analysis of the potential impacts.</p> <p>Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less impacts to air quality when compared to the FPASP project as analyzed in the 2011 EIR after implementation of the following mitigation measures: MM 3B.2-1a, MM 3B.2-1b, MM 3B.2-1c, MM 3B.2-3a, MM 3B.2-3b. (Water Addendum, pp. 3-5 to 3-6.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced impacts to air quality when compared to the FPASP project as analyzed in the 2011 EIR with implementation of the following mitigation measures from the FPASP EIR: MM 3A.2-1a, MM 3A.2-1b, MM 3A.2-1c, MM 3A.2-1f, MM 3A.2-2, MM 3A.2-4a, MM 3A.2-4b, MM 3A.2-5, MM 3A.2-6. (Westland Eagle Addendum, pp. 4-6-4.17.)</p> <p>See Exhibit 3 for discussion of the Creekstone Phase 1 project's consistency with air quality, energy efficiency, and environmental quality policies in the FPASP that may be relevant to air quality impacts. (Exh. 3, pp. 24, 27-29, 31-32.) The land use mix in the Creekstone Phase 1 project is consistent with the FPASP, and the mitigation measures in the MMRP for the FPASP EIR are applicable to and will be implemented for the Creekstone Phase 1 development. Mitigation</p> <p>Measures:</p> <ul style="list-style-type: none"> • MM 3A.2-1a • MM 3A.2-1b • MM 3A.2-1c • MM 3A.2-1d • MM 3A.2-1e • MM 3A.2-1f • MM 3A.2-1g • MM 3A.2-1h • MM 3A.2-2 • MM 3A.2-4a • MM 3A.2-4b • MM 3A.2-5 • MM 3A.2-6 • MM 3B.2-1a 										

Environmental Issue Area	Where Impact Was Analyzed In Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
3. Air Quality. Would the project: <ul style="list-style-type: none"> * MM3B.2-1b * MM3B.2-1c * MM3B.2-3a * MM3B.2-3b 	FPASP Draft EIR pp. 3A 2-1 to -63									
Conclusion: With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, Creekstone Phase 1 would not have any new significant or substantially more severe air quality impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).										

4. BIOLOGICAL RESOURCES

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
4. Biological Resources. Would the project:	FPASP Draft EIR pp. 3A.3-1 to -94									
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	pp. 3A.3-50 to -72	No	No	No	No	No	No	No	No	MM 3A.3-1a 3A.3-1b 3A.3-2a 3A.3-2b 3A.3-2c 3A.3-2d 3A.3-2g 3A.3-2h 3A.3-3
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans.	pp. 3A.3-72 to -75	No	No	No	No	No	No	No	No	MM 3A.3-1a 3A.3-1b 3A.3-4a 3A.3-4b

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project Is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
4. Biological Resources. Would the project policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	FPASP Draft EIR pp. 3A.3-1 to -94									
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	pp. 3A.3-28 to -50	No	No	No	No	No	No	No	No	MM 3A.3-1a 3A.3-1b
d. Interfere substantially with the movement of any native resident or migratory fish and wildlife	pp. 3A.3-88 to -93	No	No	No	No	No	No	No	No	None required

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Discussed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan, Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
4. Biological Resources. Would the project:	FPASP Draft EIR pp. 3A.3-1 to -94									
species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?										
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	pp. 3A.3-75 to -88 (oak woodland and trees)	No	No	No	No	No	No	No	No	MM 3A.3-5
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	pp. 3A.3-93 to -94	No	No	No	No	No	No	No	No	None required

Environmental Issue Area	Where Impact Was Analyzed In Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan Or Standards That Have Been Previously Adopted?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
4. Biological Resources. Would the project:	FPASP Draft EIR pp. 3A.3-1 to -94									
<p>Discussion:</p> <p>The FPASP EIR concluded that implementation of the mitigation measures in the EIR would reduce all except the following biological resources impacts to less than significant levels: impacts on jurisdictional waters of the United States, including wetlands (Impact 3A.3-1); cumulative impacts on aquatic resources, oak woodlands, nesting and foraging habitat for raptors, including Swainson's hawk, and potential habitat for special-status plant species (Impact 3A.3-2); impacts on blue oak woodlands and on trees protected under Folsom Municipal Code and County Tree Preservation Ordinance (Impact 3A.3-5); as well as the impacts of off-site improvements which would be located in the jurisdiction of El Dorado County, Sacramento County, or Caltrans. (FEIR, pp. 1-38 to 1-63; DEIR, p. 3A.3-94)</p> <p>The pages indicated in the table above contain the relevant analysis of the potential impacts.</p> <p>Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less impacts to biological resources when compared to the FPASP project as analyzed in the 2011 EIR after implementation of the following mitigation measures: MM 3B.3-1a, MM 3B.3-1b, MM 3B.3-1c, MM 3A.3-1a, and MM 3B.3-2. (Water Addendum, p. 3-7.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced impacts to biological resources when compared to the FPASP project as analyzed in the 2011 EIR with implementation of the following mitigation measures that include updated versions of some mitigation measures in the FPASP EIR as well as new mitigation measures: MM 3A.3-1a, MM 3A.3-1b, MM 3A.3-2c, MM 3A.3-2d, MM 3A.3-2h, MM 3A.3-4a, MM 3A.3-4b, MM 3A.3-5, MM 4.4-1, MM 4.4-3, MM 4.4-4, MM 4.4-5, MM 4.4-6, and MM 4.4-7. (Westland Eagle Addendum, pp. 4.18-4.30.)</p> <p>See Exhibit 3 for discussion of the Creekstone Phase 1 project's consistency with wetlands and wildlife policies in the FPASP that may be relevant to biological resources impacts. (Exh. 3, pp. 15-18.)</p> <p>There are ongoing efforts to complete the South Sacramento HCP, which is referenced in the FPASP EIR. But the South Sacramento HCP is not relevant to the Creekstone Phase 1 Project because the City did not choose to participate in the HCP and the project site is outside of the boundaries of the proposed HCP plan area. (See South Sacramento HCP, available at https://www.southsacchcp.com/shcp-chapters-final.html (last visited June 13, 2019).)</p> <p>Mitigation Measures:</p> <ul style="list-style-type: none"> • MM 3A.3-1a • MM 3A.3-1b • MM 3A.3-2a • MM 3A.3-2b • MM 3A.3-2c • MM 3A.3-2d • MM 3A.3-2e • MM 3A.3-2f • MM 3A.3-2g 										

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
4. Biological Resources. Would the project:	FPASP Draft EIR pp. 3A.3-1 to -94									
<ul style="list-style-type: none"> • MM 3A.3-2h • MM 3A.3-3 • MM 3A.3-4a • MM 3A.3-4b • MM 3A.3-5 • MM 3B.3-1a • MM 3B.3-1b • MM 3B.3-1c • MM 3A.3-1a • MM 3B.3-2 • MM 4.4-1 • MM 4.4-2 • MM 4.4-3 • MM 4.4-4 • MM 4.4-5 • MM 4.4-6 • MM 4.4-7 <p>Conclusion:</p> <p>With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Wetland Eagle Addendum, Creekstone Phase 1 would not have any new significant or substantially more severe biological resources impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).</p>										

5. CULTURAL RESOURCES

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In A Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
5. Cultural Resources. Would the project:	FPASP Draft EIR pp. 3A.5-1 to -25									
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	pp. 3A.5-17 to -23	No	No	No	No	No	No	No	No	MM 3A.5-1a 3A.5-1b 3A.5-2
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	Same as (a) above	No	No	No	No	No	No	No	No	Same as (a) above
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Same as (a) above	No	No	No	No	No	No	No	No	Same as (a) above
d. Disturb any human remains, including those interred outside the formal cemeteries?	pp. 3A.5-23 to -24	No	No	No	No	No	No	No	No	MM 3A.5-3

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In A Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
5. Cultural Resources. Would the project:	FPASP Draft EIR pp. 3A.5-1 to -25									
<p>Discussion:</p> <p>The FPASP EIR concluded that implementation of the mitigation measures in the EIR would reduce all except the following cultural resources impacts to less than significant levels: impacts on identified and previously undiscovered cultural resources (Impacts 3A.5-1 and 3A.5-2); and impacts from off-site improvements constructed in areas under the jurisdiction of El Dorado County, Sacramento County, or Caltrans (Impacts 3A.5-1 through 3A.5-3). (FEIR, pp. 1-81 to 1-86; DEIR, p. 3A.5-25.) The pages indicated in the table above contain the relevant analysis of the potential impacts.</p> <p>Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less impacts to cultural resources when compared to the FPASP project as analyzed in the 2011 EIR after implementation of the following mitigation measures: MM 3A.5-1a, MM 3A.5-1b, MM 3A.5-2, MM 3A.5-3. (Water Addendum, pp. 3-8 to 3-9.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced impacts to cultural resources when compared to the FPASP project as analyzed in the 2011 EIR with implementation of the following mitigation measures from the FPASP EIR, some of which have been updated in the Westland Eagle Addendum: MM 3A.7-10, MM 3A.5-1a, MM 3A.5-1b, MM 3A.5-2, MM 3A.5-3. (Westland Eagle Addendum, pp. 4.31-4.39.)</p> <p>See Exhibit 3 for discussion of the Creekstone Phase 1 project's consistency with cultural resources policies in the FPASP that may be relevant to cultural resources impacts. (Exh. 3, p. 21.)</p> <p>Mitigation Measures:</p> <ul style="list-style-type: none"> • MM 3A.5-1a • MM 3A.5-1b • MM 3A.5-2 • MM 3A.5-3 <p>Conclusion:</p> <p>With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, Creekstone Phase 1 would not have any new significant or substantially more severe cultural resources impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).</p>										

6. GEOLOGY AND SOILS

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In A Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project Is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan, Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
6. Geology and Soils. Would the project:	FPASP Draft EIR pp. 3A.7-1 to -40									
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: 1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. 2. Strong seismic ground shaking?	pp. 3A.7-24 to -28	No	No	No	No	No	No	No	No	MM 3A.7-1a 3A.7-1b

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
6. Geology and Soils. Would the project:	FPASP Draft EIR pp. 3A.7-1 to -40									
3. Seismic-related ground failure, including liquefaction?										
4. Landslides?										
b. Result in substantial soil erosion or the loss of topsoil?	pp. 3A.7-28 to -31	No	No	No	No	No	No	No	No	MM 3A.7-3
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse?	pp. 3A.7-31 to -34	No	No	No	No	No	No	No	No	MM 3A.7-1a 3A.7-4 3A.7-5
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994).	pp. 3A.7-34 to -35	No	No	No	No	No	No	No	No	MM 3A.7-1a 3A.7-1b

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
6. Geology and Soils. Would the project creating subetantial risks to life or property?	PPASP Draft EIR pp. 3A.7-1 to -40									
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	pp. 3A.7-35 to -36	No	No	No	No	No	No	No	No	None required

Environmental Issue Area	Where Impact Was Analyzed In Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In A Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
6. Geology and Soils. Would the project:	FPASP Draft EIR pp. 3A.7-1 to -40									
<p>Discussion:</p> <p>The FPASP EIR concluded that implementation of the mitigation measures in the EIR would reduce all except the following geology impacts to less than significant levels: impacts from off-site elements under the jurisdiction of El Dorado and Sacramento Counties and Caltrans. (FEIR, pp. 1-89 to 1-95; DEIR, p. 3A.7-40.) The pages indicated in the table above contain the relevant analysis of the potential impacts.</p> <p>Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less impacts to geology and soils resources when compared to the FPASP project as analyzed in the 2011 EIR after implementation of the following mitigation measures: MM 3B.7-1a, MM 3B.7-1b, MM 3B.7-4, MM 3B.7-5. (Water Addendum, p. 3-10.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced impacts to geology and soils when compared to the FPASP project as analyzed in the 2011 EIR with implementation of the following mitigation measures from the FPASP EIR: MM 3A.7-1a, MM 3A.7-1b, MM 3A.7-3, MM 3A.7-4, MM 3A.7-5 (Westland Eagle Addendum, pp. 4.40-4.43.)</p> <p>See Exhibit 3 for discussion of the Creekstone Phase 1 project's consistency with floodplain protection policies in the FPASP that may be relevant to geology and soils impacts. (Exh. 3, pp. 22-24.)</p> <p>Mitigation Measures:</p> <ul style="list-style-type: none"> • MM 3A.7-1a • MM 3A.7-1b • MM 3A.7-3 • MM 3A.7-4 • MM 3A.7-5 • MM 3B.7-1a • MM 3B.7-1b • MM 3B.7-4 • MM 3B.7-5 <p>Conclusion:</p> <p>With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, Creekstone Phase 1 would not have any new significant or substantially more severe geology and soils impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).</p>										

7. GREENHOUSE GAS EMISSIONS

Environmental Issue Area	Where Impact Was Analyzed In Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In A Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project Is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
7. Greenhouse Gas Emissions. Would the project:	FPASP Draft EIR pp. 3A.4-1 to -49									
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment??	pp. 3A.4-13 to -30	No	No	No	No	No	No	No	No	MM 3A.2-1a 3A.2-1b 3A.4-1 3A.2-2 3A.4-2a 3A.4-2b
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	pp. 3A.4-10 to -13	No	No	No	No	No	No	No	No	None required

Environmental Issue Area	Where Impact Was Analyzed In Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Discussed In A Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project Is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan, Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
7. Greenhouse Gas Emissions. Would the project:	FPASP Draft EIR pp. 3A.4-1 to -49									
<p>Discussion:</p> <p>The FPASP EIR concluded that FPASP project's incremental contributions to greenhouse gas (GHG) emissions from project-related construction (Impact 3A.4-1) and from long-term operation (Impact 3A.4-2) are cumulatively considerable and significant and unavoidable. (FEIR, pp. 1-70 to 1-79; DEIR, pp. 3A.4-23, 3A.4-30.) The pages indicated in the table above contain the relevant analysis of the potential impacts.</p> <p>Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less impacts to GHG emissions and climate change when compared to the FPASP project as analyzed in the 2011 EIR after implementation of the following mitigation measures: MM 3B.4-1a, MM 3B.4-1b. (Water Addendum, p. 3-8.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or fewer impacts to GHG emissions and climate change when compared to the FPASP project as analyzed in the 2011 EIR with implementation of the following mitigation measures from the FPASP EIR: MM 3A.4-1, MM 3A.4-2a, MM 3A.4-2b. (Westland Eagle Addendum, pp. 4.44-4.52.)</p> <p>See Exhibit 3 for discussion of the Creekstone Phase 1 project's consistency with energy efficiency policies in the FPASP that may be relevant to GHG emissions and climate change impacts. (Exh. 3, pp. 27-29.)</p> <p>Mitigation Measures:</p> <ul style="list-style-type: none"> • MM 3A.2-1a • MM 3A.2-1b • MM 3A.4-1 • MM 3A.2-2 • MM 3A.4-2a • MM 3A.4-2b • MM 3B.4-1a • MM 3B.4-1b <p>Conclusion:</p> <p>With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, Creekstone Phase 1 would not have any new significant or substantially more severe GHG emissions and climate change impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).</p>										

8. HAZARDS AND HAZARDOUS MATERIALS

Environmental Issue Area	Where Impact Was Analyzed In Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project Is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
8. Hazards and Hazardous Materials. Would the project:	FPASP Draft EIR pp. 3A.8-1 to -36									
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	pp. 3A.8-19 to -20	No	No	No	No	No	No	No	No	None required
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	pp. 3A.8-20 to -22	No	No	No	No	No	No	No	No	MM 3A.8-2 3A.9-1

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Discussed In a Prior EIR Or The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
b. Hazards and Hazardous Materials. Would the project:	FPASP Draft EIR pp. 3A.8-1 to -36									
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	pp. 3A.8-31 to -33	No	No	No	No	No	No	No	No	MM 3A.8-6
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	pp. 3A.8-22 to -28	No	No	No	No	No	No	No	No	MM 3A.8-3a 3A.8-3b 3A.8-3c
e. For a project located within an airport land use plan or, where	pp. 3A.8-18 to -19	No	No	No	No	No	No	No	No	None required

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
8. Hazards and Hazardous Materials. Would the project:	FPASP Draft EIR pp. 3A.8-1 to -36									
such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?										
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working on the project area?	pp. 3A.8-18 to -19	No	No	No	No	No	No	No	No	None required
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	p. 3A.8-29	No	No	No	No	No	No	No	No	None required

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
8. Hazards and Hazardous Materials. Would the project:	FPASP Draft EIR pp. 3A.8-1 to -36									
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	pp. 3A.8-18 to -19	No	No	No	No	No	No	No	No	None require

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In A Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project Is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Documents' Mitigation Measures Addressing Impacts.
8. Hazards and Hazardous Materials. Would the project:	FPASP Draft EIR pp. 3A.8-1 to -36									
<p>Discussion:</p> <p>The FPASP EIR concluded that implementation of the mitigation measures in the EIR would reduce all hazards and hazardous materials impacts to less than significant levels, except for the impacts from off-site elements that fall under the jurisdiction of El Dorado and Sacramento Counties (Impacts 3A.8-2, 3A.8-3, 3A.8-5, 3A.8-7). (FEIR, pp. 1-99 to 1-108; DEIR, pp. 3A.8-35 to -36.) The pages indicated in the table above contain the relevant analysis of the potential impacts. The DEIR also analyzes Impact 3A.8-7 related to mosquito and vector control. (See pp. 3A.8-33 to -35; MM 3A.8-7.)</p> <p>Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less hazards and hazardous materials impacts when compared to the FPASP project as analyzed in the 2011 EIR after implementation of the following mitigation measures: MM 3B.8-1a, MM 3B.8-1b, MM 3B.16-3a, MM 3B.16-3b, MM 3B.8-5a, MM 3B.8-5b. (Water Addendum, pp. 3-10 to 3-11.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced hazards and hazardous materials impacts when compared to the FPASP project as analyzed in the 2011 EIR with implementation of the following mitigation measures from the FPASP EIR: MM 3A.8-2, MM 3A.8-3, MM 3A.8-7. (Westland Eagle Addendum, pp. 4.53-4.57.)</p> <p>Mitigation Measures:</p> <ul style="list-style-type: none"> • MM 3A.8-2 • MM 3A.8-1 • MM 3A.8-6 • MM 3A.8-3a • MM 3A.8-3b • MM 3A.8-3c • MM 3A.8-7 • MM 3B.8-1a • MM 3B.8-1b • MM 3B.16-3a • MM 3B.16-3b • MM 3B.8-5a • MM 3B.8-5b <p>Conclusion:</p> <p>With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, <u>Creekstone Phase 1</u> would not have any new significant or substantially more severe hazards and</p>										

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
8. Hazards and Hazardous Materials. Would the project	FPASP Draft EIR pp. 3A.6-1 to -36									
hazardous materials impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).										

9. HYDROLOGY AND WATER QUALITY

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
9. Hydrology and Water Quality. Would the Project	FPASP Draft EIR pp. 3A.9-1 to -61									
a. Violate any water quality standards or waste discharge requirements?	pp. 3A.9-24 to -28	No	No	No	No	No	No	No	No	MM3A.9-1
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have	pp. 3A.9-45 to -50	No	No	No	No	No	No	No	No	None required

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts
9. Hydrology and Water Quality. Would the Project be granted?	FPASF Draft EIR pp. 3A.9-1 to-51									
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	pp. 3A.9-24 to -28	No	No	No	No	No	No	No	No	MM 3A.9-1
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	pp. 3A.9-28 to -37	No	No	No	No	No	No	No	No	MM 3A.9-2

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project Is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts
9. Hydrology and Water Quality. Would the Project:	FPASP Draft EIR pp. 3A.9-1 to -51									
e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	pp. 3A.9-28-42 Also see generally Backbone Infrastructure MND	No	No	No	No	No	No	No	No	MM 3A.9-1 MM 3A.9-2
f. Otherwise substantially degrade water quality?	See generally pp. 3A.9-1 to -51	No	No	No	No	No	No	No	No	None required
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	p. 3A.9-45	No	No	No	No	No	No	No	No	None required
h. Place within a 100-year flood hazard area structures which:	p. 3A.9-45	No	No	No	No	No	No	No	No	None required

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
9. Hydrology and Water Quality. Would the Project would impede or redirect flood flows?	PPASP Draft EIR pp. 3A.9-1 to -51									
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	pp. 3A.9-43 to -44	No	No	No	No	No	No	No	No	MM3A.9-4
j. Inundation by seiche, tsunami, or mudflow?	Not relevant	No	No	No	No	No	No	No	No	None required

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
9. Hydrology and Water Quality. Would the Project	FPASP Draft EIR pp. 3A.9-1 to -51									
<p>Discussion: The FPASP EIR concluded that implementation of the mitigation measures in the EIR would reduce all hydrology and water quality impacts to less than significant levels, except for the impacts from off-site elements that fall under the jurisdiction of El Dorado and Sacramento Counties and Caltrans (Impacts 3.10-1, 3.10-2, 3.10-3, 3.10-5) (FEIR, pp. 1-113 to 1-118; DEIR, p. 3A.9-51.) The pages indicated in the table above contain the relevant analysis of the potential impacts.</p> <p>Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less impacts to hydrology and water quality when compared to the FPASP project as analyzed in the 2011 EIR after implementation of the following mitigation measures: MM 3B.9-1a, MM 3B.9-1b, MM 3A.3-1a, MM 3A.3-1b, MM 3B.9-3a, MM 3B.9-3b (Water Addendum, pp. 3-11 to 3-12) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced impacts to hydrology and water quality when compared to the FPASP project as analyzed in the 2011 EIR with implementation of the following mitigation measures from the FPASP EIR: MM 3A.9-1, MM 3A.9-2, MM 3A.9-3 MM 3A.9-4. (Westland Eagle Addendum, pp. 4.58-4.62.)</p> <p>See Exhibit 3 for discussion of the Creekstone Phase 1 project's consistency with water efficiency and floodplain protection policies in the FPASP that may be relevant to hydrology and water quality impacts. (Exh. 3, pp. 21-24)</p> <p>Mitigation Measures:</p> <ul style="list-style-type: none"> * MM 3A.9-1 * MM 3A.9-2 * MM 3A.9-4 * MM 3B.9-1a * MM 3B.9-1b * MM 3A.3-1a * MM 3A.3-1b * MM 3B.9-3a * MM 3B.9-3b <p>Conclusion: With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, Creekstone Phase 1 would not have any new significant or substantially more severe hydrology and water quality impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).</p>										

10. LAND USE AND PLANNING

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In A Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
10. Land Use and Planning. Would the project:	FPASP Draft EIR pp. 3A.10-1 to -49									
a. Physically divide an established community?	p. 3A.10-29	No	No	No	No	No	No	No	No	None required
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	pp. 3A.10-34 to -41	No	No	No	No	No	No	No	No	None require

Environmental Issue Area	Where Impact Was Analyzed In Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In A Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
10. Land Use and Planning. Would the project:	FPASP Draft EIR pp.3A.10-1 to -49									
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	pp. 3A 3-93 to -94	No	No	No	No	No	No	No	No	None required
d. Contribute to the decay of an existing urban center?	Not relevant; also see Folsom South of U.S. Highway 50 Specific Plan Project's CEQA Findings of Fact and Statement of Overriding Considerations, pp. 361-363	No	No	No	No	No	No	No	No	

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
3d. Land Use and Planning. Would the project	FPASP Draft EIR pp. 3A.10-1 to -49									
<p>Discussion:</p> <p>The FPASP EIR concluded that the following land use impacts were less than significant and no mitigation was required: Impacts 3A.10-1 (Consistency with Sacramento LAFCo Guidelines) and 3.10-2 (Consistency with the SACOG Sacramento Region Blueprint). (FEIR, pp. 1-123 to 1-124; DEIR, pp. 3A.10-36, 3A.10-39.) But impacts from off-site elements that fall under the jurisdiction of El Dorado and Sacramento Counties and Caltrans would be potentially significant and unavoidable. The pages indicated in the table above contain the relevant analysis of the potential impacts.</p> <p>Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less impacts to land use when compared to the FPASP project as analyzed in the 2011 EIR after implementation of the following mitigation measures: MM 3B.10-5. (Water Addendum, p. 3-12.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced impacts to land use when compared to the FPASP project as analyzed in the 2011 EIR. (Westland Eagle Addendum, pp. 4.63-4.64.)</p> <p>See Exhibit 3 for discussion of the Creekstone Phase 1 project's consistency with land use policies in the FPASP that may be relevant to land use impacts. (Exh. 3, pp. 1-5.) The Folsom Ranch Central District Design Guidelines (Exhibit 1) is a complementary document to the Folsom Plan Area Specific Plan and the Folsom Plan Area Specific Plan Community Guidelines.</p> <p>There are ongoing efforts to complete the South Sacramento HCP, which is referenced in the FPASP EIR. But the South Sacramento HCP is not relevant to the Creekstone Phase 1 Project because the City did not choose to participate in the HCP and the project site is outside of the boundaries of the proposed HCP plan area. (See South Sacramento HCP, available at https://www.southsachcp.com/sshcp-chapters-final.html (last visited June 13, 2019).) In any event, the Creekstone Phase 1 Project would not impede the implementation of the South Sacramento HCP.</p> <p>Mitigation Measures:</p> <ul style="list-style-type: none"> MM 3B.10-5 <p>Conclusion:</p> <p>With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, Creekstone Phase 1 would not have any new significant or substantially more severe land use impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).</p>										

11. MINERAL RESOURCES

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project Is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
11. Mineral Resources. Would the Project	FPASP Draft EIR pp. 3A.7-1 to -40									
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	pp. 3A.7-36 to -38	No	No	No	No	No	No	No	No	MM 3A.7-9
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Same as (a) above	No	No	No	No	No	No	No	No	Same as (a) above

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project Is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan Or Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
11. Mineral Resources. Would the Project	FPASP Draft EIR pp. 3A.7-1 to -40									
<p>Discussion:</p> <p>The FPASP EIR concluded that implementation of the mitigation measures in the EIR would reduce all except one of the Impacts to mineral resources to less than significant levels. Impact 3A.7-9 (Possible Loss of Mineral Resources-Kaolin Clay) remains significant and unavoidable. (FEIR, pp. 1-89 to 1-95; DEIR, pp. 3A.7-37 to -38.) The pages indicated in the table above contain the relevant analysis of the potential impacts.</p> <p>Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less impacts to mineral resources when compared to the FPASP project as analyzed in the 2011 EIR and that no mitigation measures were necessary to address the water supply and water facilities aspect of the FPASP project. (Water Addendum, p. 3-13.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced impacts to mineral resources when compared to the FPASP project as analyzed in the 2011 EIR. (Westland Eagle Addendum, p. 4.65.)</p> <p>Mitigation Measures:</p> <ul style="list-style-type: none"> None required <p>Conclusion:</p> <p>With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, Creekstone Phase 1 would not have any new significant or substantially more severe mineral resources impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).</p>										

12. NOISE

Environmental Issue Area	Where Impact Was Analyzed In Prior Environmental Documents.	Do Proposal Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts
12. Noise. Would the project result in:	PPASP Draft EIR pp. 3A.11-1 to -32									
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	pp. 3A.11-30 to -31	No	No	No	No	No	No	No	No	MM 3A.11-4
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	pp. 3A.11-33 to -35	No	No	No	No	No	No	No	No	MM 3A.11-3
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	pp. 3A.11-36 to -46	No	No	No	No	No	No	No	No	MM 3A.11-4 3A.11-5

Environmental Issue Area	Where Impact Was Analyzed In Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In A Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project Is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
12. Noise. Would the project result in:	FPASP Draft EIR pp 3A.11-1 to -32									
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	pp. 3A.11-27 to -35	No	No	No	No	No	No	No	No	MM 3A.11-1 3A.11-3
e. For a project located within an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	pp. 3A.11-27 and 3A.11-49	No	No	No	No	No	No	No	No	None required

Environmental Issue Area	Where Impact Was Analyzed In Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
12. Noise. Would the project result in:	FPASP Draft EIR pp. 3A.11-1 to -52									
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	pp. 3A.11-27	No	No	No	No	No	No	No	No	None required

Environmental Issue Area	Where Impact Was Analyzed In Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In A Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project Is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
12. Noise. Would the project result in:	FPASP Draft EIR pp. 3A.11-1 to -52									

Discussion:

The FPASP EIR concluded that implementation of the mitigation measures in the EIR would reduce all except the following noise impacts to less than significant levels: temporary, short-term exposure of sensitive receptors to increased equipment noise and groundborne noise and vibration from project construction (Impacts 3A.11-1, 3A.11-3); long-term exposure of sensitive receptors to increased operational traffic noise levels from project operation (Impact 3A.11-4); and impacts from off-site elements that are under the jurisdiction of El Dorado County, Sacramento County, or Caltrans. (FEIR, pp. 1-127 to 1-132; DEIR, pp. 3A.11-31 to -52.) The pages indicated in the table above contain the relevant analysis of the potential impacts.

Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less noise impacts when compared to the FPASP project as analyzed in the 2011 EIR after implementation of the following mitigation measures: MM 3B.11-1a, MM 3B.11-1b, MM 3B.11-1c, MM 3B.11-1d, MM 3B.11-1e, and MM 3B.11-3. (Water Addendum, p. 3-14.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced noise impacts when compared to the FPASP project as analyzed in the 2011 EIR with implementation of the following mitigation measures from the FPASP EIR and one additional mitigation measure from the Westland Eagle Addendum: MM 3A.11-1, MM 3A.11-3, MM 3A.11-4, MM 3A.11-5, MM 4.12-1. (Westland Eagle Addendum, pp. 4.66-4.74.)

See Exhibit 3 for discussion of the Creekstone Phase 1 project's consistency with noise policies in the FPASP that may be relevant to noise impacts. (Exh. 3, p. 25)

Mitigation Measures:

- MM 3A.11-1
- MM 3A.11-3
- MM 3A.11-4
- MM 3A.11-5
- MM 3B.11-1a
- MM 3B.11-1b
- MM 3B.11-1c
- MM 3B.11-1d
- MM 3B.11-1e
- MM 3B.11-3
- MM 4.12-1

The August 15, 2019 Noise Study completed by Bollard Acoustical Consultants (attached as Exhibit 4) found that, consistent with the noise impact analysis in the FPASP EIR, a portion of the Creekstone Phase 1 Residential Development project site will be exposed to future traffic noise levels in excess of the City of Folsom's 45 dB Ldn interior noise level standard. The impacts analyzed in the Noise Study are of the same type, scope, and scale as those impacts addressed in the FPASP EIR. In other words, the Noise Study did not find any new impacts, any effects that are peculiar to the project or project site, or any substantially more severe impacts than those analyzed in the FPASP EIR. The Noise Study provides

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
12. Noise. Would the project result in:	FPASP Draft EIR pp. 3A.11-1 to-52									
<p>recommendations for how to implement the FPASP EIR's mitigation measures to achieve compliance with the City's exterior and interior noise standards. These recommendations, which are listed below, are consistent with the mitigation measures in the FPASP EIR and simply add new details about noise barriers (e.g., required height and materials) and building materials required in the previously adopted mitigation measures.</p> <p>The following Noise Study recommendations for how to implement the FPASP EIR's mitigation measures will be required as conditions of approval:</p> <ul style="list-style-type: none"> For the first row of homes located along East Bidwell Street, the north-, west-, and south-facing upper-floor building facades should maintain minimum window assembly STC ratings of 32. Figure 2 illustrates the facades requiring improved STC rated windows. Mechanical ventilation (air conditioning) should be provided for all residences in this development to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria. (Exh. 4, p. 16.) Additionally, Bollard noted that its conclusions were based in part on proposed Project Design Features, including 6-foot noise barriers along East Bidwell Street and Mangini Parkway. (Exh. 4, p. 12.) <p>Conclusions:</p> <p>With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, Creekstone Phase 1 would not have any new significant or substantially more severe noise impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).</p>										

13. POPULATION AND HOUSING

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
13. Population and Housing, Would the Project:	FPASP Draft EIR pp. 3A.13-1 to -16									
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	pp. 3A.13-11 to -15	No	No	No	No	No	No	No	No	None required
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	p. 3A.13-16	No	No	No	No	No	No	No	No	None required

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project Is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts
13. Population and Housing. Would the Project	FPASP Draft EIR pp. 3A.13-1 to -16									
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	p. 3A.13-16	No	No	No	No	No	No	No	No	None required
<p>Discussion:</p> <p>The FPASP EIR concluded that all population, employment and housing impacts are less than significant and do not require mitigation. (FEIR, pp. 1-137 to 1- 138; DEIR, p. 3A.13-16.) The pages indicated in the table above contain the relevant analysis of the potential impacts.</p> <p>Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less impacts to population and housing when compared to the FPASP project as analyzed in the 2011 EIR and, thus, no new mitigation was required. (Water Addendum, p. 3-15.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced impacts to population and housing when compared to the FPASP project as analyzed in the 2011 EIR. (Westland Eagle Addendum, pp. 4-75-4-76.)</p> <p>See Exhibit 3 for discussion of the Creekstone Phase 1 project's consistency with housing policies in the FPASP that may be relevant to population and housing impacts. (Exh. 3, pp. 6-8.)</p> <p>Mitigation Measures:</p> <ul style="list-style-type: none"> • None required <p>Conclusion:</p> <p>With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, Creekstone Phase 1 would not have any new significant or substantially more severe population and housing impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).</p>										

14. PUBLIC SERVICES

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
14. Public Services	FPASP Draft EIR pp. 3A.14-1 to -30									
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any the public services:	pp. 3A.14-12 to -13	No	No	No	No	No	No	No	No	MM3A.14-1
Fire protection?	pp. 3A.14-13 to -20	No	No	No	No	No	No	No	No	MM3A.14-2 3A.14-3

Environmental Issue Area	Where Impact Was Analyzed In Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In A Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
14. Public Services.	FPASP Draft EIR pp. 3A.14-1 to -30									
Police protection?	pp. 3A.14-20 to -23	No	No	No	No	No	No	No	No	None required
Schools?	pp. 3A.14-24 to -30	No	No	No	No	No	No	No	No	None required
Parks?	pp. 3A.12-14 to -17 (in Parks and Recreation chapter, not the Public Services chapter)	No	No	No	No	No	No	No	No	None required
Other public facilities?	Same as (a) above	No	No	No	No	No	No	No	No	Same as (a) above

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Discussed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts
14. Public Services	FPASP Draft EIR pp. 3A.14-1 to -30									
<p>Discussion:</p> <p>The FPASP EIR concluded that implementation of the mitigation measures in the EIR would reduce all public services impacts to less than significant levels, except for impacts from off-site elements constructed in areas under the jurisdiction of El Dorado and Sacramento Counties, or Caltrans (Impact 3A.14-1). (FEIR, pp. 1-138 to 1-141; DEIR, p. 3A.14-30.) The pages indicated in the table above contain the relevant analysis of the potential impacts.</p> <p>Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less impacts to public services when compared to the FPASP project as analyzed in the 2011 EIR and, thus, no new mitigation was required. (Water Addendum, p. 3-16.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced impacts to public services when compared to the FPASP project as analyzed in the 2011 EIR with implementation of the following mitigation measures from the FPASP EIR: MM 3A-14-1, MM 3A.14-2, MM 3A.14-3. (Westland Eagle Addendum, pp. 4-77-4-78.)</p> <p>See Exhibit 3 for discussion of the Creekstone Phase 1 project's consistency with public services policies in the FPASP that may be relevant to public services impacts. (Exh. 3, pp. 32-33.)</p> <p>Mitigation Measures:</p> <ul style="list-style-type: none"> • MM 3A.14-1 • MM 3A.14-2 • MM 3A.14-3 <p>Conclusion:</p> <p>With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, Creekstone Phase 1 would not have any new significant or substantially more severe public services impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).</p>										

15. RECREATION

Environmental Issue Area	Where Impact Was Analyzed In Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
15. Recreation.	FPASP Draft EIR pp. 3A.12-1 to -17									
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	pp. 3A.12-12 to -17	No	No	No	No	No	No	No	No	None required
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Same as (a) above	No	No	No	No	No	No	No	No	Same as (a) above

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
15. Recreation.	FPASP Draft EIR pp. 3A.12-1 to -17									
<p>Discussion:</p> <p>The FPASP EIR concluded that all parks and recreation impacts are less than significant and, thus, no mitigation was necessary. (FEIR, p. 1-136; DEIR, p. 3A.12-17.) The pages indicated in the table above contain the relevant analysis of the potential impacts.</p> <p>Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less impacts to recreation when compared to the FPASP project as analyzed in the 2011 EIR after implementation of the following mitigation measure: MM 3B.12-1. (Water Addendum, p. 3-15.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced impacts to recreation when compared to the FPASP project as analyzed in the 2011 EIR. (Westland Eagle Addendum, p. 4.79.)</p> <p>See Exhibit 3 for discussion of the Creekstone Phase 1 project's consistency with parks and open space policies in the FPASP that may be relevant to recreation impacts. (Exh. 3, pp. 3-4, 12-15.)</p> <p>Mitigation Measures:</p> <ul style="list-style-type: none"> MM 3B.12-1 <p>Conclusion:</p> <p>With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, Creekstone Phase 1 would not have any new significant or substantially more severe recreation impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).</p>										

16. TRANSPORTATION/TRAFFIC

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In A Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project Is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
16. Transportation/Traffic. Would the project:	EPASP Draft EIR pp. 3A.15-1 to -157									
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ration on roads, or congestion at intersections)?	pp. 3A.15-25 to -157	No	No	No	No	No	No	No	No	MM3A.15-1a 3A.15-1b 3A.15-1c 3A.15-1f 3A.15-1l 3A.15-1j 3A.15-1i 3A.15-1o 3A.15-1p 3A.15-1q 3A.15-1r 3A.15-1s 3A.15-1u 3A.15-1v 3A.15-1w 3A.15-1x 3A.15-1y 3A.15-1z 3A.15-1aa 3A.15-1dd 3A.15-1ee 3A.15-1ff 3A.15-1gg 3A.15-1hh 3A.15-1il 3A.15-2a 3A.15-2b

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Discussed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
16. Transportation/Traffic. Would the project	FPASP Draft EIR pp. 3A.15-1 to -157									
										3A.15-3 3A.15-4a 3A.15-4b 3A.15-4c 3A.15-4d 3A.15-4f 3A.15-4g 3A.15-4i 3A.15-4j 3A.15-4k 3A.15-4l 3A.15-4m 3A.15-4n 3A.15-4o 3A.15-4p 3A.15-4q 3A.15-4r 3A.15-4s 3A.15-4t 3A.15-4u 3A.15-4v 3A.15-4w 3A.15-4x 3A.15-4y
b. Exceed, either individually or cumulatively, a level of service standard established by the	Same as (a) above	No	No	No	No	No	No	No	No	Same as (a) above

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project Is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
16. Transportation/Traffic. Would the project:	FPASP Draft EIR pp. 3A.15-1 to -157									
county congestion management agency for designated roads or highways?										
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	Not relevant; no changes to air traffic would result from the Project	No	No	No	No	No	No	No	No	
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	No significant traffic hazards were identified in the EIR	No	No	No	No	No	No	No	No	
e. Result in inadequate emergency access?	3A.14-12 to -13 (in Public Services chapter, not Transportation chapter)	No	No	No	No	No	No	No	No	MM 3A.14-1

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
16. Transportation/Traffic. Would the project:	FPASP Draft EIR pp. 3A.15-1 to -157									
f. Result in inadequate parking capacity?	Development will be required to follow City parking standards	No	No	No	No	No	No	No	No	
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	3A.15-27	No	No	No	No	No	No	No	No	None required

Environmental Issue Area	Where Impact Was Analyzed In Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In A Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project Is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts
16. Transportation/Traffic. Would the project:	FPASP Draft EIR pp. 3A.15-1 to -157									
<p>Discussion:</p> <p>The FPASP EIR concluded that implementation of the mitigation measures in the EIR would reduce all except the following traffic and transportation impacts to less than significant levels: Impacts 3A.15-1j, 3A.15-1k, 3A.15-1l, 3A.15-1m, 3A.15-1n, 3A.15-1o, 3A.15-1p, 3A.15-1q, 3A.15-1r, 3A.15-1s, 3A.15-1t, 3A.15-1u, 3A.15-1v, 3A.15-1w, 3A.15-1x, 3A.15-1y, 3A.15-1z, 3A.15-1aa, 3A.15-1ad, 3A.15-1ae, 3A.15-1af, 3A.15-1ag, 3A.15-1ah, 3A.15-1ai, 3A.15-2, 3A.15-4b, 3A.15-4d, 3A.15-4l, 3A.15-4m, 3A.15-4n, 3A.15-4o, 3A.15-4p, 3A.15-4r, 3A.15-4s, 3A.15-4t, 3A.15-4u, 3A.15-4v, 3A.15-4w, 3A.15-4x, 3A.15-4y. (FEIR, pp. 1-142 to 1-175) These impacts include intersection impacts, such as the intersections at Oak Avenue Parkway/East Bidwell Street and East Bidwell Street/Iron Point Road; and impacts at roadway segments, such as on eastbound U.S. 50, including the Zinfandel Drive to Sunrise Boulevard segment, the Rancho Cordova Parkway to Hazel Avenue segment, and the Folsom Boulevard to Prairie City Road segment. (DEIR, pp. 3A.15-157.) The pages indicated in the table above contain the relevant analysis of the potential impacts.</p> <p>Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less transportation and traffic impacts when compared to the FPASP project as analyzed in the 2011 EIR after implementation of the following mitigation measures: MM 3B.15-1a, MM 3B.15-1b. (Water Addendum, p. 3-16.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced impacts to transportation and traffic when compared to the FPASP project as analyzed in the 2011 EIR with implementation of the mitigation measures from the FPASP EIR listed below, as well as two new mitigation measures: MM 4.16-1, MM 4.16-2. (Westland Eagle Addendum, pp. 4.80-4.90.)</p> <p>See Exhibit 3 for discussion of the Creekstone Phase 1 project's consistency with circulation policies in the FPASP that may be relevant to traffic and transportation impacts. (Exh. 3, pp. 8-12.)</p> <p>The September 6, 2019 Supplemental Traffic Evaluation Memo by Kimley-Horn (attached as Exhibit 5) updates the intersection and roadway segment analysis performed for the Mangini Phase 1 project, approved in 2013, and determined that the addition of the Creekstone Phase 1 project would not result in any additional significant impacts. (Exh. 5, p. 3.) The Kimley-Horn Memo reached this conclusion, in part, based on already constructed improvements to lane geometry at the intersections of East Bidwell Street and Mangini Parkway, and East Bidwell Street and White Rock Road. (Exh. 5, p. 3.) The memo also performed a signal warrant analysis, which found that, with the addition of the Creekstone Phase 1 project, a.m. peak hour traffic at the intersection of East Bidwell Street and White Rock Road warranted signalization. (Exh. 5, pp. 2-3, 5.) This is not a new significant impact, however, because that intersection already warranted signalization, without the addition of the project, based on p.m. hour peak traffic. (Exh. 5, pp. 2-3, 5.) Thus, Creekstone Phase 1 would not result in any new or substantially more severe significant transportation and traffic impacts. (Exh. 5, p. 3.)</p> <p>Mitigation Measures:</p> <ul style="list-style-type: none"> • MM 3A.14-1 • MM 3A.15-1a through MM 3A.15-1c • MM 3A.15-1f • MM 3A.15-1i through MM 3A.15-1j • MM 3A.15-1l • MM 3A.15-1o through MM 3A.15-1s • MM 3A.15-1u through MM 3A.15-1z • MM 3A.15-1aa 										

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts
16. Transportation/Traffic. Would the project:	FPASP Draft EIR pp. 3A.15-1 to -157									
<ul style="list-style-type: none"> • MM 3A.15-1dd through MM 3A.15-1ii • MM 3A.15-2a through MM 3A.15-2b • MM 3A.15-3 • MM 3A.15-4a through MM 3A.15-4d • MM 3A.15-4f through MM 3A.15-4g • MM 3A.15-4i through MM 3A.15-4y • MM 3B.15-1a • MM 3B.15-1b • MM 4.16-1 • MM 4.16-2 <p>Conclusion: With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, Creekstone Phase 1 would not have any new significant or substantially more severe transportation/traffic impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15103).</p>										

17. UTILITIES

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
17. Utilities and Service Systems. Would the Project	FPASP Draft EIR pp. 3A.16-1 to -43									
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	pp. 3A.16-13 to -28	No	No	No	No	No	No	No	No	MM 3A.16-1 3A.16-3 3A.16-4 3A.16-5
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Same as (a) above	No	No	No	No	No	No	No	No	Same as (a) above
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities.	pp. 3A.9-28 to -43 Also see generally Backbone Infrastructure MND	No	No	No	No	No	No	No	No	

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
17. Utilities and Service Systems. Would the Project the construction of which could cause significant environmental effects?	FPASP Draft EIR pp. 3A.16-1 to -43									
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Water Addendum, pp. 2-1 to 4-1. See generally DEIR, pp. 3A.18-7 to -53	No	No	No	No	No	No	No	No	
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Same as (a) above	No	No	No	No	No	No	No	No	Same as (a) above

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan, Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
17. Utilities and Services Systems. Would the Project	FPASP Draft EIR pp. 3A.16-1 to -43									
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	pp. 3A.16-28 to -32	No	No	No	No	No	No	No	No	None required
g. Comply with federal, state, and local statutes and regulations related to solid waste?	pp. 3A.16-28 to -32	No	No	No	No	No	No	No	No	None required

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed in a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project Is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts
17. Utilities and Service Systems. Would the Project:	FPASP Draft EIR pp. 3A.16-1 to -43									
<p>Discussion:</p> <p>The FPASP EIR concluded that implementation of the mitigation measures in the EIR would reduce all except the following utilities impacts to less than significant levels: impacts that result from increased demand for SRWTP facilities and that are related to air quality impacts identified in the 2020 Master Plan EIR (Impact 3A.16-3); and impacts associated with improvements to treatment plant facilities for which feasible mitigation may not be available to reduce impacts to a less-than-significant level (Impacts 3A.16-4, 3A.16-5). (FEIR, pp. 1-177 to 1-182; DEIR, p. 3A.16-43.) The pages indicated in the table above contain the relevant analysis of the potential impacts.</p> <p>In the Utilities and Service Systems chapter, the DEIR also addresses energy impacts, citing Appendix F of the CEQA Guidelines. See Impact 3A.16-8 (Electricity Demand and Infrastructure, pp. 3A.16-33 to -36); Impact 3A.16-9 (Natural Gas, pp. 3A.16-36 to -39); Impact 3A.16-10 (Telecommunications, pp. 3A.16-39 to -40); Impact 3A.16-11 (Cable TV, pp. 3A.16-40 to -41); Impact 3A.16-12 (Increased Energy Demand, pp. 3A.16-41 to -43).</p> <p>Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less impacts to utilities and service systems when compared to the FPASP project as analyzed in the 2011 EIR after implementation of the following mitigation measures: MM 3B.16-3a, MM 3B.16-3b. (Water Addendum, p. 3-17.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced impacts to utilities and service systems when compared to the FPASP project as analyzed in the 2011 EIR with implementation of the following mitigation measures from the FPASP EIRMM 3A.16-1, MM 3A.16-3, MM 3A.16-4, MM 3A.16-5, MM 3A.18-1, MM 3A.18-2a, MM 3A.18-2b. (Westland Eagle Addendum, pp. 4.91-4.95.)</p> <p>See Exhibit 3 for discussion of the Creekstone Phase 1 project's consistency with utilities, water efficiency, and energy efficiency policies in the FPASP that may be relevant to utilities and service systems impacts. (Exh. 3, pp. 27-29, 33.) All of the permanent, offsite water and storm drainage infrastructure elements are consistent with and were included in pre-existing City plans – such as the Backbone Infrastructure Project – that have been considered in the FPASP EIR, 2012 Water Addendum, and/or 2015 Westland Eagle Addendum.</p> <p>Mitigation Measures:</p> <ul style="list-style-type: none"> • MM 3A.16-1 • MM 3A.16-3 • MM 3A.16-4 • MM 3A.16-5 • MM 3B.16-3a • MM 3B.16-3b <p>Conclusion:</p>										

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
17. Utilities and Service Systems. Would the Project:	FPASP Draft EIR pp. 3A.16-1 to -43									
<p>With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, Creekstone Phase 1 would not have any new significant or substantially more severe utilities and service systems impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).</p>										

18. MANDATORY FINDINGS OF SIGNIFICANCE

Environmental Issue Area	Where Impact Was Analyzed In Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In A Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
18. Mandatory Findings of Significance										
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species, or eliminate important examples of the	See Palsom South of U.S. Highway 50 Specific Plan Project's CEQA Findings of Fact and Statement of Overriding Considerations, pp. 45-316	No	No	No	No	No	No	No	No	n/a

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
1A. Mandatory Findings of Significance.										
major periods of California history or prehistory?										
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when view in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	Folsom South of U.S. Highway 90 Specific Plan Project's CEQA Findings of Fact and Statement of Overriding Considerations, pp. 316-345	No	No	No	No	No	No	No	No	n/a

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project Is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts
18. Mandatory Findings of Significance.										
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Folsom South of U.S. Highway 50 Specific Plan Project's CEQA Findings of Fact and Statement of Overriding Considerations, pp. 45-316	No	No	No	No	No	No	No	No	n/a
<p>Discussion:</p> <p>The City finds that:</p> <p>(a) impacts on the environment under a wide range of topics, including extensive detail regarding on-site biological resources and their habitats, were analyzed and disclosed in the FPASP EIR;</p> <p>(b) cumulative impacts were analyzed for each impact topic throughout the FPASP EIR; and</p> <p>(c) adverse impacts on humans were included and analyzed where relevant as part of the environmental impact analysis of all required topics under CEQA in the FPASP EIR (e.g., air quality, hazards, noise, etc.)</p> <p>Mitigation Measures:</p> <p>See those listed in sections E.1 (Aesthetics) to E.17 (Utilities) above.</p>										

F. Conclusion

As indicated above, the City finds that the Creekstone Phase 1 Project is exempt from CEQA under Government Code section 65457 and Guidelines section 15182, subdivision (c).

Though not required to do so, the City also makes the following additional findings to facilitate informed decision-making:

- Based on the preceding review, the City's FPASP EIR, Water Addendum, and Westland Eagle Addendum have adequately addressed the following issues, and no further environmental review is required pursuant to CEQA Guidelines section 15183: Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Population and Housing, Public Services, and Recreation.
- The following site-specific impacts have been analyzed and determined to be less than significant: Land Use and Planning, Noise, and Transportation/Traffic. Thus, pursuant to CEQA Guidelines section 15183, no further environmental analysis is required.
- The following site-specific issues reviewed in this document were within the scope of issues and impacts analyzed in the FPASP EIR, and site-specific analyses did not identify new significant impacts: Land Use and Planning, Noise, and Transportation/Traffic.

IV. REFERENCES

1. City of Folsom. City of Folsom General Plan. January 1993.
2. City of Folsom. Folsom Plan Area Specific Plan. June 28, 2011.
3. City of Folsom. Folsom South of U.S. Highway 50 Specific Plan Project Public Draft EIR/EIS (June 2010) and Final EIR/EIS (May 2011).
4. City of Folsom. Folsom South of U.S. Highway 50 Specific Plan Project's CEQA Findings of Fact and Statement of Overriding Considerations (May 2011).
5. City of Folsom. CEQA Addendum for the Folsom South of U.S. 50 Specific Plan Project- Revised Proposed Off-site Water Facility Alternative. November, 2012.
6. City of Folsom. South of Highway 50 Backbone Infrastructure Project Initial Study/Mitigated Negative Declaration. December 9, 2014.
7. City of Folsom. FPASP Amendment: Westland/Eagle Properties. June 2015.
8. City of Folsom. CEQA Addendum and Environmental Checklist for the Westland Eagle Specific Plan Amendment. June 2015.
 - a. Including Appendices and Attachments:
 - AQ/GHG Calculations
 - Transportation Impact Study
 - Cultural Resources Study
 - Biological Resources Technical Memo
 - Water, Sewer, Storm Drainage Memos
 - Tri-Colored Blackbird Memo
 - Urban Decay Analysis

Exhibit 1: Folsom Ranch Central District Design Guidelines (Amended 2018)

Exhibit 2: ROD for the Folsom South of U.S. Highway 50 Specific Plan Project—City of Folsom Backbone Infrastructure (May 22, 2014)

Exhibit 3: Applicant's FPASP Policy Consistency Analysis (August 2019)

Exhibit 4: Noise Assessment by Bollard Acoustical Consultants (August 15, 2019)

Exhibit 5: Mangini Ranch Phase 1 Supplemental Traffic Memo by Kimley-Horn (September 6, 2019)

Exhibit 1
Folsom Ranch Central District Design Guidelines
(See Attachment 16)

Exhibit 2
ROD for Folsom South of U.S. Highway 50
Specific Plan Project



**DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922**

RECORD OF DECISION

ACTION ID: SPK-2007-02159

APPLICANT: City of Folsom

PROJECT NAME: Folsom South of U.S. Highway 50 Specific Plan Project – City of Folsom Backbone Infrastructure

I have reviewed and evaluated, in light of the overall public interest, the documents and factors concerning the permit application for the City of Folsom Backbone Infrastructure Project, as well as the stated views of interested agencies and the public. In doing so, I have considered the possible consequences of the proposed action in accordance with regulations published in 33 Code of Federal Regulations (CFR) Parts 320 through 332 and 40 CFR Part 230.

An Environmental Impact Report/Environmental Impact Statement (EIR/EIS) was prepared by the U.S. Army Corps of Engineers, Sacramento District (Corps) and the City of Folsom (City) for the Folsom South of U.S. Highway 50 Specific Plan Area (SPA) for compliance with the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA). The EIR/EIS evaluated the environmental impacts of the proposed SPA, as well as 5 on-site, and 11 off-site water supply alternatives. A Notice of Availability of the Draft EIR/EIS was published in the Federal Register on July 2, 2010 (Federal Register, Vol. 75, No. 127, 38500). Each of the 5 on-site alternatives included the Original Backbone Infrastructure Alternative as described in Section III.a.2 below. A public notice for the Draft EIR/EIS was issued on July 9, 2010. A public meeting was held with the City of Folsom on August 2, 2010 at the Folsom Community Center. During the Draft EIR/EIS public review period, 79 comment letters were received.

In May 2011 the Final EIR/EIS was released by the Corps and the City. A Notice of Availability was published in the Federal Register on May 26, 2011 (Federal Register, Vol. 76, no. 102, 30679). A public notice announcing the Final EIR/EIS was issued May 26, 2011.

On August 12, 2011, a Record of Decision (ROD) was issued, addressing each of the 9 properties located within the SPA, as well as the on-site and off-site infrastructure. The ROD did not include any decision regarding the backbone infrastructure. In accordance with Finding B of Section IX of the ROD, on February 12, 2013, a public notice was issued on February 12, 2013, for the Originally Proposed Backbone Infrastructure Project, which is the focus of this document, and the Carpenter Ranch and Folsom South sites, which will be evaluated in future RODs or supplemental decision documents for those projects.

This document is a ROD specifically for the backbone infrastructure portion of the SPA as described in the EIR/EIS, and addresses only those impacts associated with the construction of the on-site and off-site infrastructure within and adjacent to the SPA. Impacts to waters of the U.S. would be further avoided and minimized as a result of the Amended Proposed Backbone

Permit Decision ID: SPK-2007-02159

Infrastructure Alternative (as described in Section III.a.3 below), and there is no substantial change in environmental impacts that warrant the preparation of a supplemental Environmental Assessment or EIS. Separate RODs or supplemental decision documents will be completed in the future for the 9 properties proposed for development within the SPA. The Originally Proposed Backbone Infrastructure Alternative involves the discharge of fill material into 14.97 acres of on-site and off-site waters of the U.S. As such, a Department of the Army permit under the Regulatory Program is required.

I. **Background:** See Section I of the August 12, 2011, ROD for a complete background of the SPA, including the proposed Backbone Infrastructure Project.

II. **Project Purpose and Need**

a. **Purpose:** Construct on-site and off-site backbone infrastructure, consisting of roads, utility lines, and water supply infrastructure, to serve the future needs of a large-scale, mixed-use development on the SPA.

b. **Need:** Sacramento County has been undergoing continuous growth, and increased housing needs have been identified within eastern Sacramento County. In addition, the City of Folsom is near build-out within its existing limits and believes that additional lands for its future growth would be required. In accordance with the planned growth in south-eastern Sacramento County, developers purchased property in the Folsom Sphere of Influence area, and the City of Folsom signed an MOU with the Sacramento LAFCo for future development of the proposed project area, to meet identified and expected housing demands. Backbone Infrastructure (e.g. roads, trails, water and sewer infrastructure, and storm drain infrastructure) is needed to accommodate the mixed-use development with the SPA.

(ii). **Alternatives:** A reasonable range of alternatives were considered in the EIR/EIS for both land-use and water-supply, including backbone infrastructure. The August 12, 2011, ROD for the SPA evaluated the practicability of the on-site alternatives for the SPA, but did not make any decisions regarding the backbone infrastructure. On September 9, 2012, the applicant submitted Alternatives Information for 6 backbone infrastructure alternatives, which could further refine the Originally Proposed Backbone Infrastructure Alternative as analyzed in the EIR/EIS by avoiding and minimizing waters of the U.S. The applicant's Alternatives Information also serves to provide information necessary to determine compliance with the U.S. Environmental Protection Agency's Section 404(b)(1) Guidelines (Guidelines). These alternatives were not evaluated in the EIR/EIS or ROD for the SPA. Any one of the applicant's alternatives for the backbone infrastructure, except for one, appear to be practicable based on cost, logistics, and existing technology. However, four of the six alternatives would result in avoidance of less than 1/3 acre of waters of the U.S. In order to maximize the avoidance of waters of the U.S. and to determine which combination of these alternatives is practicable, the 6 alternatives provided by the applicant have been combined into 4 alternatives, based on location and maximizing avoidance of waters of the U.S. and include: the Amended Proposed Backbone Infrastructure Alternative (Easton Valley Parkway (West) and Scott Road Alternative); Easton Valley Parkway (East) and Empire Ranch Road Alternative; Street "A" and Oak Avenue Alternative; and Easton Valley Parkway (West), Easton Valley Parkway (East), Scott Road, Empire Ranch Road, Street "A" and Oak Avenue Alternative. The following backbone alternatives are being evaluated for compliance with the Guidelines.

a. **Alternatives Considered:**

Permit Decision ID: SPK-2007-02159

1. Alternative 1: No Action Alternative: This alternative would result in no impacts to waters of the U.S. as a result of the construction of on-site and off-site infrastructure. This alternative would be accomplished through the construction of bridges over all waters of the U.S. for roads and trails, and directional drilling beneath all waters of the U.S. for the installation of utility lines. Because of the location of the waters of the U.S. within the proposed Backbone Infrastructure area, a minimum of 30 additional bridges would need to be constructed to fulfill this alternative. The Corps has determined that this alternative is not practicable, due to the cost for the construction of additional bridges and directional drilling for utility lines.

2. Alternative 2: Original Proposed Backbone Infrastructure Alternative: This alternative was analyzed in the EIR/EIS and would allow for phased implementation of the SPA to serve the comprehensive needs of the entire plan area in a segmented, phased manner. The proposed Backbone Infrastructure project includes major roads and trails, water and sewer infrastructure, and storm drain infrastructure. Because of the uncertainty of adjacent development, this alternative incorporates the phased implementation of the proposed backbone infrastructure. The impacts for each specific phase would be determined prior to initiation of construction activities in waters of the U.S. This alternative would result in impacts to 14.97 acres of waters of the U.S., including 12.62 acres on-site and 2.349 acres off-site.

Roads: This alternative would include major circulation roads that would serve the entire SPA and region.

Pedestrian/Bicycle Trails: This alternative would include a network of Class I and II bicycle trails that would provide connectivity to trails in Sacramento and El Dorado Counties. A multi-use trail system would provide pedestrian and bicycle linkage throughout the SPA area. The proposed trails would typically consist of 8- to 12-foot wide paved trails. Only those trails occurring within open space areas have been incorporated within the proposed Backbone Infrastructure application. Proposed trails located within specific project areas (e.g. the Carpenter Ranch or Folsom South site) have been incorporated into those applications.

Sanitary Sewer: This alternative includes main sanitary sewer system planned for the SPA, those sewers located in major roadways as well as separate sewer lines and off-site connections under Highway 50.

Drainage and Flood Control: This alternative includes detention and water quality basins that serve areas greater than the individual properties on which they are located, including one basin located off-site, just west of the SPA, on the west side of the existing Prairie City Road.

Water Supply: This alternative would include the construction of water lines and a water treatment plant, which would be located in the southwest portion of the SPA.

According to information submitted by the applicant, this alternative would result in construction costs of approximately \$15,781,000.

3. Alternative 3: Amended Proposed Backbone Infrastructure Alternative (Easton Valley Parkway (West) and Scott Road Alternative): This alternative would incorporate the majority of the features of Alternative 2, but would result in additional avoidance of waters of the U.S. through the realignment of the proposed Easton Valley Parkway on the Carpenter Ranch site on the western side of the SPA, and realignment of the existing Scott Road on the Folsom South Site, and would avoid impacts to an additional 1.06 acres of a

Permit Decision ID: SPK-2007-02159

seasonal wetland located north of the proposed Easton Valley Parkway, and 0.26 acres of intermittent drainage on the Folsom South site. Realignment of Easton Valley Parkway (West) would result in the loss of 2.20 acres of developable land proposed on the Carpenter Ranch site, and realignment of Scott Road would result in the loss of 1.50 acres of developable land proposed on the Folsom South Site. This alternative would be accomplished through the construction of slope embankments and two retaining walls along the proposed Easton Valley Parkway (West), and shifting the centerline of the existing Scott Road 80-feet to the east so the proposed edge of pavement matches the existing edge of pavement, replacement of existing undersized culverts, and the construction of a large retaining wall. Similar as Alternative 2, because of the uncertainty of adjacent development, this alternative incorporates the phased implementation of the proposed backbone infrastructure. The impacts for each specific phase would be determined prior to initiation of construction activities in waters of the U.S. Based on information submitted by the applicant, this alternative would result in additional construction costs of \$1,254,000 (approximately 7.9% greater than the Original Proposed Backbone Infrastructure Project).

4. Alternative 4: Easton Valley Parkway (East) and Empire Ranch Road

Alternative: This alternative would incorporate the majority of the features of Alternative 2, but would result in additional avoidance of waters of the U.S. through the realignment of the proposed Easton Valley Parkway on the Folsom South site, and realignment of the proposed Empire Ranch Road site, on the Folsom Heights property, on the eastern side of the SPA, and would result in the avoidance of an additional 0.021 acre of seep, vernal pool, and intermittent drainage on the south side of the proposed Easton Valley Parkway, and 0.07 acre of seasonal wetland to the east of the proposed Empire Ranch Road. This alternative would result in the loss of 0.40 acres of developable land proposed on the Folsom South site. Realignment of Easton Valley Parkway (East) would be accomplished through adjusting the horizontal and vertical alignment of Easton Valley Parkway, and constructing a retaining wall and slope embankments near the wetland feature, and realignment of the proposed Empire Ranch Road would occur through the construction of a retaining wall. Based on information submitted by the applicant, this alternative would result in additional construction costs of up to \$750,000 (approximately 4.75% greater than the Original Proposed Backbone Infrastructure Project).

5. Alternative 5: Street "A" and Oak Avenue Alternative:

This alternative would incorporate the majority of the features of Alternative 2, but would result in additional avoidance of waters of the U.S. through the realignment of the proposed Street "A" on the northern border of the proposed Sacramento Country Day School site, in the south-western portion of the SPA, and realignment of the proposed Oak Avenue located near the eastern boundary of the proposed Folsom 560 site, in the south-western portion of the SPA. This alternative would avoid an additional 0.07 acre of seasonal wetland and intermittent drainage south of the proposed Street "A," and 0.78 acre of seasonal wetland swales west of the proposed Oak Avenue. This alternative would result in the loss 1.10 acres of developable land proposed on the Folsom South and Sacramento Country Day School sites, and the loss of 36.7 acres of developable land proposed on the Folsom 560 site. Realignment of Street "A" would avoid portions of a seasonal wetland swale and intermittent drainage through the construction a retaining wall, which would impact a portion of the intermittent drainage, and realignment of Oak Avenue to the east involve the construction of a bridge and an additional water quality detention basin. Based on information submitted by the applicant, this alternative would result in additional construction costs of \$5,830,000 (approximately 36.9% greater than the Original Proposed Backbone Infrastructure Project).

6. Alternative 6: Easton Valley Parkway (West), Scott Road, Easton Valley Parkway (East), Empire Ranch Road, Street (A) and Oak Avenue Alternative: This alternative is a combination of all of the alternative described in III(a)(3) – (5) above, and would avoid an additional 2.45 acres of waters of the U.S. over the Original Proposed Backbone Infrastructure Alternative through realignment of six existing and proposed roads throughout the SPA. This alternative would result in the loss of 41.9 acres of development proposed on the Folsom South, Carpenter Ranch, Sacramento Country Day School, and Folsom 560 sites. This alternative would result in additional construction costs of approximately \$7,834,000 (approximately 49.6% greater than the Original Proposed Backbone Infrastructure Project).

b. Determination of Practicable Alternatives: The Corps has determined that Alternatives 1, 5, and 6 are not practicable due to the costs associated with the construction of additional bridges, directional drilling of utility lines, and the construction of an additional storm water quality detention basin. In addition, the Corps has determined that alternatives 2, 3, and 4 meet the purpose and need of the proposed action, and are practicable based on costs, logistics, and existing technology.

c. Environmentally Preferred Alternative: The environmentally preferred alternative is Alternative 3, the Amended Backbone Infrastructure Alternative, which consists of the original proposed project, with the incorporation of avoidance of waters of the U.S. included in the Easton Valley Parkway (West) Alternative and the Scott Road Alternative. This alternative would result in fewer impacts to aquatic resources than practicable alternatives 2 and 4. Impacts to waters of the U.S. from the environmentally preferred alternative would be as follows:

<u>Wetlands/Waters</u>	<u>On-Site Waters (ac)</u>	<u>Off-Site Waters (ac)</u>	<u>Total Waters (ac)</u>
Vernal Pool	0.624	0.316	0.940
Seasonal Wetland	1.231	0.061	1.292
Seasonal Wetland Swale	4.930	0.055	4.985
Seep	0.617	0.000	0.617
Marsh	0.017	1.440	1.457
Creek/Channel	1.181	0.428	1.607
Intermittent Drainage	1.494	0.044	1.538
Ditch	0.356	0.007	0.363
Pond	0.852	0	0.852
Total:	11.302	2.349	13.651

IV. Comments on the February 12, 2013, Public Notice for the Proposed Backbone Infrastructure, Carpenter Ranch, and Folsom South Projects and Corps Response

a. Public Notice Comments

1. U.S. Environmental Protection Agency (EPA): On March 11, 2013, EPA provided the comments via email on the February 12, 2013, public notice for the proposed Backbone Infrastructure, Carpenter Ranch, and Folsom South Projects. EPA's comments related to development of each of the 3 projects in the public notice, and the entire SPA, but were not related to specifically the proposed Backbone Infrastructure Project being evaluated in

Permit Decision ID: SPK-2007-02159

this ROD. EPA expressed concerns about the "challenges the applicants face in finding appropriate kinds and quantities of wetland habitat to offset the nearly 30 acres of impact." EPA stated that they believe that there is a lack of suitable compensatory mitigation available for impacts in the SPA. EPA also expressed concern that there is "inadequate inventory [of aquatic resources] in existing banks to meet the demands" of all of the projects currently proposed within eastern Sacramento County (e.g. SunCreek, Cordova Hills, Mather Specific Plan). In addition, EPA expressed their belief that a mitigation ratio of 1:1 in California is inadequate, and after applying the Corps mitigation ratio setting checklist, they believe that the ratio would be "well over 1:1." EPA also stated that it is unacceptable to offset the loss of the types of waters on the SPA site with "distinctively different" waters types such as those found at the Cosumnes River Mitigation Bank. EPA's comments further stated that while it "might be reasonable to offset some of the project impacts (e.g. some of the "riverine wetlands"), the resources at the Cosumnes River mitigation bank are functionally and structurally different from the low gradient grassland habitats of the Folsom area."

In addition, EPA attached their comments on the Final EIR/EIS for the SPA, which contained the following comments:

(a) EPA expressed concern that the applicants and the City of Folsom have not shown a need for the proposed project in light of changes in regional housing markets, and recommended that the Corps more thoroughly examine the basis for the City of Folsom's predictions regarding population growth and development needs.

(b) EPA expressed their belief that the No USACE Permit Alternative and the Resource Impact Minimization Alternative evaluated in the EIR/EIS provide significantly reduced adverse environmental impacts and recommended that these two alternatives be refined to meet the Sacramento Area Council of Governments (SACOG) density and smart growth goals, and that with these design modification, the less damaging alternatives may prove to be practicable.

(c) EPA stated that project-level alternatives may be inconsistent with the programmatic nature of the EIR/EIS in that "more avoidance and minimization may be necessary at the project level to make a finding that the proposed project is the LEDPA." In addition, EPA expressed concern that "once the larger avoidance and minimization steps have been taken through the NEPA process, the scope of change that could occur at the project level may be limited." EPA also continued to express the objection they raised in the Draft EIR/EIS, stating that the cost criteria used within the Draft EIR/EIS to eliminate some alternatives for the Carpenter Ranch site were inappropriate.

(d) EPA stated that, given the information provided in the Final EIR/EIS, that it has not yet been demonstrated that additional avoidance and minimization is impracticable, and until the determination of the LEDPA is made, discussion of compensatory mitigation is premature. EPA further commented that the Final EIR/EIS was deficient in that it did not contain a discussion of the competing needs on mitigation bank credits in the region. EPA expressed the belief that the South Sacramento County Habitat Conservation Plan (SSHCP) would require as many, if not more, of the credits that are available at the approved mitigation banks in the area. EPA asserted that the statement within the Final EIR/EIS that ample credits are available to compensate for the impacts of the proposed project, without taking into account additional future demand is not adequate. In addition, EPA commented that the proposed mitigation ratio of 1:1 is inadequate, citing studies that have found that there are few mitigation projects with constructed vernal pools that compare favorably to natural plant communities. Therefore, EPA

Permit Decision ID: SPK-2007-02159

stated that a compensatory mitigation ratio of greater than 1:1 is needed to realistically offset losses and meet the no-net-loss of functions threshold. EPA also asserted that several of the listed mitigation banks are located far from the project area and out of the immediate watershed, and many of the available credits are out-of-kind.

Corps Response: With regards to EPA's comments regarding suitable compensatory mitigation for impacts associated with the proposed project, the applicant has offered to compensate for impacts to waters of the U.S. through the purchase of credits from the Cosumnes River Floodplain Mitigation Bank for impacts to seasonal wetlands, seasonal wetland swales, seeps, marshes, creeks, intermittent drainages, ditches, and ponds, and through the purchase of credits from the Toad Hill Ranch mitigation bank for impacts to vernal pools. Both Cosumnes River Floodplain Mitigation Bank and Toad Hill Ranch contain the proposed project on-site and off-site infrastructure within their service area. In order to determine the appropriate amount of compensatory mitigation required, the Corps has utilized the South Pacific Division Mitigation Ratio Setting Checklist for each type of water proposed to be impacted, which is located in Appendix A.

We concur with the EPA's comment that in some cases compensatory mitigation would be out-of-kind, particularly for impacted seeps, ditches, and ponds. In accordance with 33 CFR 332.3(b)(6), the Corps has determined that on-site, in-kind mitigation is not practicable or is unlikely to compensate for the proposed impacts. The purchase of floodplain mosaic credits to compensate for impacts to jurisdictional ditches and ponds would result in conversion from a relatively common water type to a rarer water type, and is therefore appropriate. In addition, because seeps cannot be replaced through permittee responsible construction or mitigation bank purchase, the Corps has determined that it is appropriate to allow out-of-kind compensatory mitigation through the purchase of floodplain mosaic credits at an increased ratio. The Corps has determined that in-kind compensatory mitigation can occur for seasonal wetlands, seasonal wetland swales, marshes, creek, and intermittent drainage impacts with the purchase of floodplain mosaic and floodplain riparian credits at the Cosumnes Floodplain Mitigation Bank, and for vernal pools at the Toad Hill Ranch Mitigation Bank. Because the proposed on-site and off-site Backbone Infrastructure would occur within two different 8-digit HUC watershed, different mitigation ratios were determined for the waters of the U.S. within each of these watersheds.

The Corps has determined that the following compensatory mitigation is required in order to compensate for impacts to waters of the U.S. as a result of the proposed backbone infrastructure permit:

a. To compensate for the loss of jurisdictional ditches, ponds, and marshes, the applicant would be required to purchase floodplain mosaic re-establishment credits from the Cosumnes Floodplain Mitigation Bank at a ratio of 1:1.

b. Creeks/channels and intermittent drainages:

1. To compensate for the loss of creeks/channels and intermittent drainages located in the Lower American River 8-digit hydrologic unit code (HUC) watershed (018020111), the applicant would be required to purchase floodplain riparian re-establishment credits from the Cosumnes Floodplain Mitigation Bank at a ratio of 2:1.

2. To compensate for the loss of creeks/channels and intermittent drainages located in the Upper Cosumnes River 8-digit HUC watershed (18040013), the applicant would be

Permit Decision ID: SPK-2007-02159

required to purchase floodplain riparian re-establishment credits from the Cosumnes Floodplain Mitigation Bank at a ratio of 1:1

c. Seasonal wetlands and seasonal wetland swales:

1. To compensate for the loss of seasonal wetlands and seasonal wetland swales located in the Lower American River 8-digit HUC watershed, the applicant would be required to purchase floodplain mosaic re-establishment credits from the Cosumnes Floodplain Mitigation Bank at a ratio of 1.3:1

2. To compensate for the loss of seasonal wetlands and seasonal wetland swales located in the Upper Cosumnes River 8-digit HUC watershed, the applicant would be required to purchase floodplain mosaic re-establishment credits from the Cosumnes Floodplain Mitigation Bank at a ratio of 1:1

d. Seeps

1. To compensate for the loss of seeps located in the Lower American River 8-digit HUC watershed, the applicant would be required to purchase floodplain mosaic re-establishment credits from the Cosumnes Floodplain Mitigation Bank at a ratio of 4:1

2. To compensate for the loss of seeps located in the Upper Cosumnes River 8-digit HUC watershed, the applicant would be required to purchase floodplain mosaic re-establishment credits from the Cosumnes Floodplain Mitigation Bank at a ratio of 3:1

e. To compensate for the loss of vernal pools, the applicant would be required purchase vernal pool creation credits from the Toad Hill Mitigation Bank at a ratio of 1:1

Based on the above mitigation ratios, the applicant would be required to purchase the following credits to compensate for impacts associated with the proposed Backbone Infrastructure Project:

<u>Wetlands/Waters</u>	<u>Impacted Amount (ac)</u>	<u>Required Credits</u>	<u>Credit Type</u>	<u>Bank</u>
Vernal Pool	0.940	0.940	Vernal Pool	Toad Hill
Seasonal Wetland	1.292	1.668	Floodplain Mosaic	Cosumnes
Seasonal Wetland Swale	4.985	6.319	Floodplain Mosaic	Cosumnes
Seep	0.617	2.432	Floodplain Mosaic	Cosumnes
Marsh	1.457	1.464	Floodplain Mosaic	Cosumnes
Creek/Channel	1.610	3.178	Floodplain Riparian	Cosumnes
Intermittent Drainage	1.538	2.971	Floodplain Riparian	Cosumnes
Ditch	0.363	0.363	Floodplain Mosaic	Cosumnes
Pond	0.852	0.852	Floodplain Mosaic	Cosumnes
Total:	13.654	20.187		

Permit Decision ID: SPK-2007-02159

Based on an April 24, 2014, review of the Regulatory In-Lieu Fee and Bank information Tracking System (RIBITS), the Cosumnes Floodplain Mitigation Bank has 113.96 available floodplain mosaic credits, and 19.465 available floodplain riparian credits, and the Toad Hill Ranch Mitigation Bank has 8.97 available vernal pool establishment credits. Therefore, the Corps has determined that the impacts of the proposed Backbone Infrastructure permit can be appropriately mitigated through the purchase of mitigation bank credits as described above, and that both the Cosumnes River Floodplain Mitigation Bank and the Toad Hill Ranch Mitigation Bank have sufficient credits available to compensate for these impacts.

In response to EPA's comment (a) on the Final EIR/EIS, based on future growth projections, the City of Folsom and the applicant have determined that there is a need for housing and commercial development within south-eastern Sacramento County. In addition, on January 18, 2012, the Local Agency Formation Commission (LAFCo), approved the application by the City of Folsom to annex the proposed SPA area into the City of Folsom. In addition, the certification of the EIR and approval of the Specific Plan and zoning entitlements by the City of Folsom indicate a future need for residential and commercial uses in the SPA. EPA has not provided information to indicate that there is not a future need for development in south-eastern Sacramento County. Therefore, based on available information, the Corps has determined that there is a need for residential and commercial development within south-eastern Sacramento County in order to meet future growth projections.

In response to EPA's comment (b) on the Final EIR/EIS, the project under consideration is not the residential and commercial development evaluated in the EIR/EIS, but is the proposed backbone infrastructure to support these proposed developments. The backbone infrastructure was included as part of each of the development alternatives evaluated in the EIR/EIS. As stated above, the Corps has determined that the No Action Alternative for the backbone infrastructure, which is the same as the No USACE Permit Alternative evaluated in the EIR/EIS, is not practicable, due to the number of bridges that would be required, and the directional drilling required for the installation of utility lines. With regards to the Resource Impact Minimization Alternative evaluated in the EIR/EIS, the backbone infrastructure associated with this alternative would result in the same impacts to waters of the U.S. as the Originally Proposed Backbone Infrastructure Alternative. The currently proposed Backbone Infrastructure Project would result in fewer impacts to waters of the U.S. than the backbone infrastructure would for the Resource Impact Minimization Alternative evaluated in the EIR/EIS, as the Resource Impact Minimization Alternative included the same impacts to waters of the U.S. for backbone infrastructure as the Originally Proposed Backbone Infrastructure Alternative.

With regards to EPA's comment (c) on the Final EIR/EIS, the applicant has incorporated additional avoidance of waters as a result of additional evaluation of alternatives. The Corps has determined that while these additional alternatives were not evaluated in the EIR/EIS, they still fall within the reasonable range of alternatives evaluated in the EIR/EIS, and do not represent an increase in environmental impacts beyond those addressed in the EIR/EIS. Therefore, a supplemental decision document is not required to analyze these effects. EPA's comment regarding the proposed Carpenter Ranch site is noted, and will be addressed within the ROD or supplemental decision document for that project.

With regards to EPA's comment (d) on the Final EIR/EIS, we concur with EPA's statement that at the time the Final EIR/EIS was published, the applicant's for the SPA had not demonstrated that additional avoidance and minimization is impracticable, and therefore discussions of compensatory mitigation were premature. The February 12, 2013, Public Notice for the proposed Backbone Infrastructure project included alternatives information prepared by

Permit Decision ID: SPK-2007-02159

the applicant for review and approval by EPA. EPA did not provide any specific comments regarding this alternatives information. With regards to EPA's comment that the Final EIR/EIS is deficient in that it did not discuss competing needs on mitigation bank credits in the region, as stated above, sufficient compensatory mitigation credits are available at the Cosumnes River Mitigation Bank and Toad Hill Ranch Mitigation bank to compensate for impacts of the proposed project on waters of the U.S. We acknowledge that if all proposed actions in the region are approved, there are not sufficient credits available at the existing mitigation banks. However, it is not our responsibility to ensure that sufficient credits are available for all projects that are currently proposed, nor is it feasible for us to make this determination, as there may be additional mitigation banks approved in the future, and we do not yet know whether all proposed projects would be approved or what the required compensatory mitigation would be for those projects. If there are not sufficient credits available for future projects that are permitted within the region, the applicant for those projects would need to either propose and have approved permittee-responsible compensatory mitigation, or would not be able to commence construction until sufficient credits are available.

2. Ms. Karri Smith, President, K.A. Smith Consulting, Inc; Sandy, Utah: On February 13, 2013, Ms. Smith commented that "(f)illing almost 30 acres of wetlands in the year 2013 is absurd regardless of how good a compensatory mitigation plan is." In addition, Ms. Smith stated that "simple purchase of mitigation credits from wetland mitigation banks is only making mitigation bank developers and residential/industrial developers rich while the wildlife continues to lose critical habitat necessary to sustain their continued survival." Ms. Smith also provided her belief that only a small percentage of wetland mitigation projects are successful in the long-term, especially following the 5-year monitoring program required as part of a 404 permit. Finally, Ms. Smith commented that "vernal pool sensitive and endangered species and migratory birds need their natural habitat in their original areas of historic flyways and other areas to be preserved for their continued survival."

Corps Response: Ms. Smith's comment objecting to the placement of fill material into "almost 30 acres of wetlands," is noted. In accordance with the Section 404(b)(1) Guidelines, no permit will be issued for a project unless it is shown to be the least environmentally damaging practicable alternative. With regards to Ms. Smith's comment regarding wetland mitigation projects, both the Cosumnes Floodplain Mitigation Bank and the Toad Hill Mitigation Bank have gone through the mitigation bank review process required under 33 CFR Part 332, which included extensive review by the Interagency Review Team, requirements for short-term and long-term monitoring, and requirements for financial assurances to ensure success. Therefore, the Corps has determined that there is a likelihood that the established and re-established habitat on these sites will be successful, and that the use of these banks is appropriate for compensatory mitigation for the proposed Backbone Infrastructure project.

V. Consideration of Applicable Laws and Policies

a. **National Environmental Policy Act (NEPA):** The EIR/EIS was completed to evaluate a reasonable range of land-use (including backbone infrastructure) and water-supply alternatives and the cumulative impacts associated with nine projects in the SPA. Each of the land use alternatives included the Originally Proposed Backbone Infrastructure Alternative, as described in Section III.a.2 above. The Corps followed the NEPA process, including noticing and timeline requirements, to produce a document that discloses to the public the probable impacts of the Proposed Action, taking into account mitigation. The EIR/EIS was used in the preparation of this ROD for the on-site and off-site Backbone Infrastructure project.

Permit Decision ID: SPK-2007-02159

b. Section 401 of the Clean Water Act Section 401 of the CWA: A Section 401 Water Quality Certification (WQC) was issued by the Central Valley Regional Water Quality Control Board on October 18, 2013, for the proposed Backbone Infrastructure project. The WQC will be a condition of the permit.

c. Endangered Species Act of 1973: On December 6, 2010, we initiated consultation with the United States Fish and Wildlife Service (USFWS) for potential impacts of the proposed project on the Federally-listed vernal pool fairy shrimp (*Branchinecta lynchi*), vernal pool tadpole shrimp (*Lepidurus packardii*), conservancy fairy shrimp (*Branchinecta conservatio*), Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), Sacramento Orcutt grass (*Orcuttia viscida*), and Slender Orcutt grass (*Orcuttia tenuis*). USFWS determined in the April 2, 2014, Biological Opinion (BO, File Number 81420-2010-F-0620-1) that habitat for conservancy fairy shrimp, Sacramento Orcutt grass, and Slender Orcutt grass does not occur in the on-site or off-site infrastructure area, and authorized the take of 0.294 acres of habitat for vernal pool fairy shrimp and vernal pool tadpole shrimp, and six elderberry shrubs. A special condition will be added to the permit, requiring compliance with the issued BO.

d. Fish and Wildlife Coordination Act: The Corps has worked with the USFWS on the proposed project, including meetings to obtain input. During EIR/EIS preparation, the Corps requested USFWS be a cooperating agency. Although it declined, the USFWS reviewed the draft of the EIR/EIS and provided comments.

e. Magnuson-Stevens Fishery Conservation and Management Act (Magnuson-Stevens Act): The proposed project is in compliance with the Magnuson-Stevens Act. The proposed project and other land-use and water-supply alternatives would not result in any impacts to essential fish habitat.

f. Section 106 of the National Historic Preservation Act: The Corps has consulted with the State Historic Preservation Officer (SHPO) and the Advisory Council on Historic Preservation (ACHP). Through consultation with the SHPO, a Programmatic Agreement (PA) between the Corps and the California Office of Historic Preservation was prepared and was executed on July 6, 2011. In addition, on October 3, 2013, an amended PA was executed by the Corps and SHPO. A special condition will be added to the permit, requiring compliance with the PA.

g. Section 176(C) of the Clean Air Act (CAA) General Conformity Rule Review: The proposed action has been analyzed for conformity applicability pursuant to regulations implementing Section 176(c) of the Clean Air Act. The Corps has determined that direct emissions from the proposed activities that require a DA permit will not exceed de minimis levels of a criteria pollutant or its precursors and are exempted by 40 CFR 93.153. Any later indirect emissions are generally not within the Corps' continuing program responsibility and generally cannot be practicably controlled by the Corps. For these reasons, a conformity determination is not required for this action.

h. Executive Order 11988 (Floodplain Management): The area along Alder Creek which flows through the SPA has been identified by the California Department of Water Resources as lying within a 100-year floodplain. While the proposed mixed-use development would avoid the 100-year floodplain of Alder Creek, there is some backbone infrastructure that would need to be located within the floodplain, particularly roads and bridges. As explained in Section 3A.9 of the Draft EIR/EIS, these impacts would be reduced to less-than-significant, provided Mitigation Measure 3A.9-2 is implemented. The proposed Backbone Infrastructure

Permit Decision ID: SPK-2007-02159

project would result in minimal impacts to the floodplain of Alder Creek, and has been approved by the City of Folsom.

i. **Executive Order 13175 (Consultation with Indian Tribes, Alaska Natives, and Native Hawaiians):** During the development of the PA, and the amended PA, the Corps has consulted with the two tribes that may have an interest in the area, the Shingle Springs Band of Miwok Indians, and the United Auburn Indian Community. Both tribes are concurring parties on the PA, and, per the PA, will be consulted during the development of any Memoranda of Agreement (MOAs) required for individual compliance with Section 106 of the NHPA.

j. **Environmental Justice (Title VI of the Civil Rights Act and Executive Order 12898):** No low-income or minority populations are identified within or adjacent to the SPA or within or adjacent to any of the proposed water-supply alternatives. The proposed action is not expected to negatively impact any community, and therefore is not expected to cause disproportionately high and adverse impacts to minority or low-income communities.

VI. Consideration of Mitigation Measures for the Amended Proposed Backbone Infrastructure Project:

The EIR/EIS included a number of mitigation measures to reduce or offset impacts that fall outside of the Corps responsibility and generally cannot be practicably controlled by the Corps, like traffic, air quality, and noise. Many of the mitigation measures are requirements of the local land use agency (City of Folsom) and were addressed in the EIR/EIS for compliance with CEQA and would be approved through grading and construction permits by the City of Folsom. As such, enforcement of these mitigation measures is the responsibility of the City of Folsom and not the Corps.

The Corps requires mitigation measures to reduce or offset impacts to waters of the U.S. as special conditions of each DA permit issued. These special conditions are identified in Section VIII, and take into account mitigation measures 3A.3-1a, 3A.3-1b, 3B.3-1a, 3B.3-1b and 3B.3-1c, as described in Chapters 3A.3 and 3B.3 of the Draft EIR/EIS, and also include additional conditions that avoid, minimize and compensate for impacts to waters of the U.S. and those that ensure compliance with Section 7 of the Endangered Species Act and Section 106 of the National Historic Preservation Act.

VII: Compliance with 404(b)(1) Guidelines for the Amended Proposed Backbone Infrastructure Project:

Based on the discussion in Section III, are there available, practicable alternatives having less adverse impact on the aquatic ecosystem and without other significant adverse environmental consequences that do not involve discharges into "waters of the U.S." or at other locations within these waters? Yes No

If the project is in a special aquatic site and is not water dependent, has the applicant clearly demonstrated that there are no practicable alternative sites available? Yes No

Will the discharge:

Violate state water quality standards? Yes No

Violate toxic effluent standards under Section 307 of the Clean Water Act? Yes No

Permit Decision ID: SPK-2007-02169

Jeopardize endangered or threatened species or their critical habitat? Yes ___ No XViolate standards set by the Department of Commerce to protect marine sanctuaries?
Yes ___ No X

Evaluation of the information in the EIR/EIS indicates that the proposed discharge material meets testing exclusion criteria for the following reason(s):

 (X) based on the above information, the material is not a carrier of contaminants. () the levels of contaminants are substantially similar at the extraction and disposal sites and the discharge is not likely to result in degradation of the disposal site and pollutants will not be transported to less contaminated areas. () acceptable constraints are available and will be implemented to reduce contamination to acceptable levels within the disposal site and prevent contaminants from being transported beyond the boundaries of the disposal site.

Will the discharge contribute to significant degradation of "waters of the U.S." through adverse impacts to:

Human health or welfare, through pollution of municipal water supplies, fish, shellfish, wildlife and/or special aquatic sites? Yes ___ No XLife stages of aquatic life and/or wildlife? Yes ___ No XDiversity, productivity, and stability of the aquatic life and other wildlife? Or wildlife habitat or loss of the capacity of wetlands to assimilate nutrients, purify water or reduce wave energy? Yes ___ No XRecreational, aesthetic and economic values? Yes ___ No XWill all appropriate and practicable steps be taken to minimize adverse impacts of the discharge on the aquatic ecosystem? Does the proposal include satisfactory compensatory mitigation for losses of aquatic resources? Yes X No ___**VIII. Special Conditions**

The following special conditions will be included in the permit to ensure the project is not contrary to the public interest and complies with the 404 (b)(1) Guidelines and other applicable laws:

1. Prior to the initiation of construction activities in waters of the U.S. associated with each phase of construction of the backbone infrastructure, you shall submit to the Corps, for review and approval, a plan-view drawing of the work proposed to be conducted within that phase, and cross-section view drawings of all crossings of waters of the U.S., as well as pre-construction color photographs of the upstream and downstream area of each crossing. The compass angle and location of each photograph shall be identified on the plan-view drawing. In addition, you shall include a description of any deviations (including changes in phasing sequence or boundaries of phases) from the authorized work, including the amount and type of waters that would be impacted, and the amount and type of compensatory mitigation that would

Permit Decision ID: SPK-2007-02159

be required. You shall ensure that the description provided includes information regarding any temporary impacts to waters of the U.S.

Rationale: *This condition is necessary to ensure compliance with the permit and applicable conditions and to ensure that no changes have occurred to the proposed project prior to each phase.. (33 USC 1344(a), 33 USC 401 et. seq., 33 CFR 320.4(r)(1), 33 CFR 325.4(a)(3); 33 CFR 326).*

2. Prior to the initiation of each phase of development, you shall compensate for the loss of waters of the U.S. within that phase through the purchase of mitigation credits from the Cosumnes Floodplain Mitigation Bank and/or the Toad Hill Mitigation Bank at the following compensation to impact ratios for aquatic resources identified on the *Figure 20. Current Backbone Impact Plan (3/1/12)* drawing, prepared by ECORP Consulting, Inc.:

a. To compensate for the loss of jurisdictional ditches, ponds, and marshes, you shall purchase floodplain mosaic re-establishment credits from the Cosumnes Floodplain Mitigation Bank at a ratio of 1:1;

b. Creeks/channels and intermittent drainages:

(1) To compensate for the loss of creeks/channels and intermittent drainages located in the Lower American River 8-digit hydrologic unit code (HUC) watershed (018020111), you shall purchase floodplain riparian re-establishment credits from the Cosumnes Floodplain Mitigation Bank at a ratio of 2:1.

(2) To compensate for the loss of creeks/channels and intermittent drainages located in the Upper Cosumnes River 8-digit HUC watershed (18040013), you shall purchase floodplain riparian re-establishment credits from the Cosumnes Floodplain Mitigation Bank at a ratio of 1:1

c. Seasonal wetlands and seasonal wetland swales:

(1) To compensate for the loss of seasonal wetlands and seasonal wetland swales located in the Lower American River 8-digit HUC watershed, you shall purchase floodplain mosaic re-establishment credits from the Cosumnes Floodplain Mitigation Bank at a ratio of 1.3:1

(2) To compensate for the loss of seasonal wetlands and seasonal wetland swales located in the Upper Cosumnes River 8-digit HUC watershed, you shall purchase floodplain mosaic re-establishment credits from the Cosumnes Floodplain Mitigation Bank at a ratio of 1:1

d. Seeps

(1) To compensate for the loss of seeps located in the Lower American River 8-digit HUC watershed, you shall purchase floodplain mosaic re-establishment credits from the Cosumnes Floodplain Mitigation Bank at a ratio of 4:1

(2) To compensate for the loss of seeps located in the Upper Cosumnes River 8-digit HUC watershed, you shall purchase floodplain mosaic re-establishment credits from the Cosumnes Floodplain Mitigation Bank at a ratio of 3:1

e. To compensate for the loss of vernal pools, you shall purchase vernal pool creation credits from the Toad Hill Mitigation Bank at a ratio of 1:1

Rationale: *This special condition is necessary to ensure compensatory mitigation for the unavoidable losses of waters of the U.S. due to the construction of the proposed project. (33 CFR 320.4(r)(1); 33 CFR 325.4(a)(3); 33 CFR 332).*

3. You shall ensure that impacts associated with all crossings of Alder Creek are temporary in nature and do not result in the permanent loss of waters in Alder Creek. You shall design road crossings of Alder Creek to maintain the pre-construction bankfull width of the creek, as well as accommodate reasonably foreseeable wildlife passage and expected high flows. This shall be accomplished by (1) employing bridge designs that span Alder Creek; (2) utilizing pier or pile supported structures; (3) utilizing large bottomless culverts that do not impact the natural stream bed; and/or (4) utilizing a large box culvert which spans the width of Alder Creek, and is installed beneath the natural bed of Alder Creek. For the installation of any proposed box culverts in Alder Creek, you shall restore the natural streambed to ensure that substrate and streamflow conditions approximate original channel conditions, in accordance with Special Condition 3. All crossings of waters of the U.S., including Alder Creek, shall be reviewed and approved by the Corps prior to initiation of construction activities in waters of the U.S., as identified in Special Condition 1.

Rationale: *This special condition is necessary to ensure minimization of impacts to Alder Creek, and to ensure that the functions of the aquatic environment are protected. In addition, this condition ensures that the Corps is provided specific information regarding crossings of all waters of the U.S. prior to the initiation of construction activities.. (33 CFR 320.4(r)(1); 33 CFR 325.4(a)(3); 33 CFR 332, 40 CFR 230).*

4. Within 30 days following completion of each crossing of Alder Creek, you shall restore areas of the creek temporarily impacted, as well as all disturbed adjacent upland areas, to pre-project contours and conditions. In order to ensure compliance with this condition, you shall:

a. Prior to the initiation of any construction of crossings of Alder Creek, submit to the Corps, for review and approval, a plan for the restoration of temporary impact areas. You shall include the following information in this plan:

(1) A description of and drawings showing the existing contours (elevation) and existing vegetation of each crossing of Alder Creek and the adjacent upland areas. This information shall also include site photographs taken upstream and downstream of each temporary impact area.

(2) The methods used to restore Alder Creek and the adjacent upland at each crossing to the original contour and condition, as well as a plan for the re-vegetation of the site following construction activities, if applicable.

(3) The proposed schedule for the restoration activities, and;

(4) A monitoring plan, to be approved by the Corps, for restoration of the temporary impact area to ensure success of the restoration. Monitoring shall be conducted for a minimum of three growing seasons after completion of restoration activities. The plan shall be

Permit Decision ID: SPK-2007-02159

presented in the format of the Sacramento District's *Habitat Mitigation and Monitoring Proposal Guidelines*, dated December 30, 2004, or appropriate updates.

b. Within 30 days following completion of restoration activities, submit to the Corps a report describing the restoration activities including color photographs of the restored area. The compass angle and position of all photographs shall be similar to the pre-construction photographs required in Special Condition 1.

c. Submit to the Corps a Monitoring Report by October 1 of each year of the required monitoring period. This report shall be submitted in the format shown on the enclosed *Contents of Monitoring Reports*. Reports may be submitted in hard copy or electronically.

Rationale: *This special condition is necessary to ensure successful restoration of all temporary impacts authorized (33 CFR 320.4(r)(1), 33 CFR 325.4(a)(3), 33 CFR 332, 40 CFR 230).*

5. You shall ensure that trenching activities in waters of the U.S. associated with the installation of utility lines does not result in the draining of any water of the U.S., including wetlands. This may be accomplished through the use of clay blocks, bentonite, or other suitable material (as approved by the Corps) to seal the trench. For utility line trenches, during construction, you shall remove and stockpile, separately, the top 6 – 12 inches of topsoil. Following installation of the utility line(s), you shall replace the stockpiled topsoil on top and seed the area with native vegetation. All utility lines in waters of the U.S. shall be reviewed and approved by the Corps prior to initiation of construction activities in waters of the U.S., as identified in Special Condition 1.

Rationale: *This special condition is necessary to ensure minimization of impacts due to trenching for the installation of utility lines, and to ensure restoration of these areas (33 CFR 320.4(r)(1); 33 CFR 325.4(a)(3); 33 CFR 332, 40 CFR 230).*

6. Prior to initiation any phase of construction activities within waters of the U.S., you shall employ construction best management practices (BMPs) within 50-feet of all on-site and off-site waters of the U.S. to be avoided. Methods shall include the use of appropriate measures to intercept and capture sediment prior to entering waters of the U.S., as well as erosion control measures along the perimeter of all work areas to prevent the displacement of fill material. All BMPs shall be in place prior to initiation of any construction activities (or prior to the initiation of each phase of the project) and shall remain until construction activities are completed. You shall maintain erosion control methods until all on-site soils are stabilized. You shall submit a description of and photo-documentation of your BMPs to our office with information required in Special Condition 1.

Rationale: *This condition is necessary to minimize adverse impacts to water quality, from construction activities, to the maximum extent practicable (33 CFR 320.3(a), 33 CFR 320.4(d), 33 CFR 325.4(a)(3)).*

7. You shall implement the attached Programmatic Agreement (PA), entitled *First Amended Programmatic Agreement Between the U.S. Army Corps of Engineers and the California Office of Historic Preservation Regarding the Folsom Plan Area Specific Plan, Sacramento County, California*, and signed by these entities, in its entirety. The Corps has been designated the lead federal agency responsible for implementing and enforcing the PA as signed. If you fail to comply with the implementation and associated enforcement of the PA the

Permit Decision ID: SPK-2007-02159

Corps may determine that you are out of compliance with the conditions of the Department of the Army permit and suspend the permit. Suspension may result in modification or revocation of the authorized work.

Rationale: *This condition is necessary to ensure compliance with Section 106 of the National Historic Preservation Act (16 USC 470, 33 CFR 320.3(g); 33 CFR 325.2(b)(3); 33 CFR 325, Appendix C; 36 CFR 800).*

8. This Corps permit does not authorize you to take an endangered species, in particular vernal pool fairy shrimp (*Branchinecta lynchi*), vernal pool tadpole shrimp (*Lepidurus packardii*), and valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*). In order to legally take a listed species, you must have separate authorization under the Endangered Species Act (e.g., an Endangered Species Act Section 10 permit, or a Biological Opinion under Endangered Species Act Section 7, with "incidental take" provisions with which you must comply). The enclosed Fish and Wildlife Service Biological Opinion (Number 81420-2010-F-0620-1, dated April 2, 2014), contains mandatory terms and conditions to implement the reasonable and prudent measures that are associated with "incidental take" that is also specified in the Biological Opinion. Your authorization under this Corps permit is conditional upon your compliance with all of the mandatory terms and conditions associated with "incidental take" of the attached Biological Opinion, which terms and conditions are incorporated by reference in this permit. Failure to comply with the terms and conditions associated with incidental take of the Biological Opinion, where a take of the listed species occurs, would constitute an unauthorized take, and it would also constitute non-compliance with your Corps permit. The U. S. Fish and Wildlife Service is the appropriate authority to determine compliance with the terms and conditions of its/their Biological Opinion, and with the Endangered Species Act. You must comply with all conditions of this Biological Opinion, including those ascribed to the Corps.

Rationale: *This condition is necessary to ensure compliance with Section 7 of the Endangered Species Act (16 USC 1531 et seq; 50 CFR 402; 33 CFR 320.4(j)(4); 33 CFR 325.2(b)(5); 33 CFR 325.4(a)(1)).*

9. You shall notify the Corps of the start and completion dates for each phase of the authorized work within 10 calendar days prior to the initiation of construction activities within waters of the U.S., and 10 calendar days following completion of construction activities.

Rationale: *This condition is necessary to assist the Corps in scheduling compliance inspections to ensure compliance with the permit and applicable conditions (33 CFR 325.4; 33 CFR 326).*

10. You are responsible for all work authorized herein and ensuring that all contractors and workers are made aware and adhere to the terms and conditions of this permit authorization. You shall ensure that a hard copy of the permit authorization and associated drawings are available for quick reference at the project site until all construction activities are completed.

Rationale: *This condition is necessary to ensure that all workers on site are aware of the terms and conditions of the permit in order to ensure compliance with the permit and applicable conditions (33 CFR 325.4; 33 CFR 326).*

11. You shall clearly identify the limits of all construction areas located within 100 feet of avoided waters of the U.S. with highly visible markers (e.g. construction fencing, flagging, silt

Permit Decision ID: SPK-2007-02159

barriers, etc.) prior to commencement of each phase of construction activities in waters of the U.S. You shall maintain such identification property until construction areas and soils have been stabilized. You are prohibited from undertaking any activity (e.g. equipment usage or materials storage) that impacts waters of the U.S. outside of the permit limits.

Rationale: *This condition is necessary to ensure the construction activities do not occur outside of the project area, which could cause adverse impacts to the aquatic ecosystem (33 CFR 325.4(a)(3)).*

12. You shall use only clean and non-toxic fill material for this project. The fill material shall be free from items such as trash, debris, automotive parts, asphalt, construction materials, concrete with exposed reinforcement bars, and soils contaminated with any toxic substance, in toxic amounts in accordance with Section 307 of the Clean Water Act.

Rationale: *This condition is necessary to ensure that contaminated material is not placed within waters of the U.S. (33 CFR 325.4(a)(3); 40 CFR 230).*

13. All crossings of creeks, seasonal wetland swales, intermittent or ephemeral drainage, where the upstream or downstream portions of the feature are intended to be avoided, shall be conducted when the project area is naturally dewatered, or is dewatered in accordance with a Corps approved dewatering plan. No work shall be conducted in flowing waters.

Rationale: *This condition is necessary to minimize downstream impacts to the aquatic environment from suspended sediments and turbidity to the maximum extent practicable. (33 CFR 320.3(a), 33 CFR 320.4(d); 33 CFR 325.4(a)(3); 40 CFR 230).*

IX. Public Interest Review

a. **The relative extent of the public and private need for the proposed work has been considered:** The proposed Backbone Infrastructure Project is intended to meet a private need for infrastructure associated with mixed-use development.

b. **The practicability of using reasonable alternative locations and/or methods to accomplish the objective of the proposed structure or work has been evaluated:** The Corps has determined that there are no practicable alternate locations that would accomplish the purpose of the proposed work. The Corps has also determined that there is no practicable alternative method to accomplish the purpose of the proposed work that would have fewer direct or indirect impacts than the proposed project. The applicant's Amended Proposed Backbone Infrastructure project represents the LEDPA, as described in Section II(a).

c. **The extent and permanence of the beneficial and/or detrimental effects that the proposed structures or work may have on the public and private uses which the area is suited has been reviewed:** The Amended Proposed Backbone Infrastructure alternative would result in the placement of fill material into, and the permanent loss of 13.65 acres of waters of the U.S., including wetlands, for the construction of a backbone infrastructure in the SPA. The loss of 13.65 acres of waters of the U.S would cause a permanent detrimental effect. The loss of waters of the U.S as a result of the proposed Backbone Infrastructure would be offset by the required mitigation. The proposed backbone infrastructure, consisting of roads, utility lines, and trails would provide a permanent beneficial effect to residents in and near the proposed project site.

Permit Decision ID: SPK-2007-02159

X. Findings

a. The determinations made within this ROD are consistent with those made in the August 12, 2011, ROD for the SPA.

b. The evaluation of the proposed action and alternatives was done in accordance with all applicable laws, executive orders, and regulations. The EIR/EIS and supporting documents are adequate and contain sufficient information to make a reasoned permit decision.

c. The selected alternative is the applicant's Amended Proposed Backbone Infrastructure Alternative, with appropriate and practicable mitigation measures to minimize environmental harm and potential adverse impacts of the discharges on the aquatic ecosystem and the human environment, as identified in Section VIII. The applicant's Amended Proposed Backbone Infrastructure Alternative, as mitigated by these conditions, is considered the environmentally preferred alternative under NEPA.

d. The discharge complies with the Section 404(b)(1) guidelines and is considered the least environmentally damaging practicable alternative, with the inclusion of appropriate and practicable general and special conditions in the permit to minimize pollution or adverse effects to the affected ecosystem.

e. Issuance of a Department of the Army permit is not contrary to the public interest, with the inclusion of the special conditions identified in Section VIII.

f. The compensatory mitigation identified in the special conditions, was determined using the *South Pacific Division Mitigation Ratio Setting Checklist*, and is sufficient to ensure no-net loss of aquatic resources functions and services for impacts to 13.65 acres of waters of the U.S.

Permit Decision ID: SPK-2007-02159

PREPARED BY:



Lisa M. Gibson
Senior Project Manager
California South Branch

5/10/14
Date

REVIEWED BY:



Kathleen A. Dadey, PhD.
Chief,
California South Branch

20 May 14
Date

REVIEWED BY:



Lisa H. Clay
Office of Counsel
Sacramento District

22 MAY 2014
Date

APPROVED BY:



Michael S. Jewell
Chief, Regulatory Division

22 May 2014
Date

Exhibit 3
Applicant's FPASP Consistency Analysis

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
Section 4 - Land Use			
4.1	Create pedestrian-oriented neighborhoods through the use of a grid system of streets where feasible, sidewalks, bike paths and trails. Residential neighborhoods shall be linked, where appropriate, to encourage pedestrian and bicycle travel.	Yes	The street system is based on an efficient grid system that connects the project with nearby park, school, and open space land uses with roadways and sidewalks.
4.2	Residential neighborhoods shall include neighborhood focal points such as schools, parks, and trails. Neighborhood parks shall be centrally located and easily accessible, where appropriate.	Yes	The project is part of a residential neighborhood, and connects to schools, trails, and parks via the roadway and sidewalk network.
4.3	Residential neighborhoods that are directly adjacent to open space shall provide at least two defined points of pedestrian access into the open space area.	n/a	The project is not directly adjacent to open space. Access to nearby open space is provided via the roadway and sidewalk network.
4.4	Provide a variety of housing opportunities for residents to participate in the home-ownership market.	Yes	The project contains housing types within the allowable density range of the MLD zoning, which is the zoning for the small lot vesting tentative subdivision map sought.
4.5	All multi-family high density residential sites shall provide on-site recreational amenities for its residents, unless directly adjacent to a park site.	n/a	The project does not propose MHD residential uses.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
4.6	As established by the FPASP, the total number of dwelling units for the Plan Area is 11,461 and the total commercial square footage is 2,788,844.1. The number of units within individual residential land use parcels may vary, so long as the number of dwelling units falls within the allowable density range for a particular land use designation. For purposes of CEQA compliance for discretionary projects, the combination of the total maximum number of residential units and commercial square footage analyzed in the Folsom Plan Area Specific Plan Environmental Report/Environmental Impact Statement (SCH#200092051) shall not be exceeded without requiring further CEQA compliance.	Yes	The project does not exceed the total number of dwelling units for the Plan Area and does not include commercial uses.
4.6A	A maximum of 937 low, medium and high density residential dwelling units are allowed only in the three General Commercial (SP-GC) parcels and the Regional Commercial (SP-RC) parcel located at the intersection of East Bidwell Street and Alder Creek Parkway. No more and no less than 377 high density residential dwelling units on a minimum of 15.7 acres shall be provided on these parcels. Other than the SP-RC and three SP-GC parcels specifically identified herein, this policy 4.6A shall not apply to any other Plan Area SP-RC or SP-GC parcels.	n/a	The project is not located at the intersection of East Bidwell Street and Alder Creek Parkway.
4.7	Transfer of dwelling units is permitted between residential parcels, or the residential component of SP-RC and SP-GC parcels, as long as 1) the maximum density within each land use designation is not exceeded, unless the land use designation is revised by a specific plan amendment, and 2) the total number of Plan Area dwelling units does not exceed 11,461.	Yes	The proposed transfer of 15 SFHD development units from FPASP Parcel 143 to FPASP Parcels 24 (+6du) and 173 (+9du) will not exceed the maximum density (7.0 units per acre for Parcel 24; 7.0-12.0 units per acre for Parcel 173) permitted within those land use categories, nor will the overall FPASP dwelling unit maximum be exceeded.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
4.8	Each new residential development shall be designed with a system of local streets, collector streets, and access to an arterial road that protects the residents from through traffic.	Yes	The project has a heircharial street layout to provide an efficient circulation system consistent with the Specific Plan.
4.9	Subdivisions of 200 dwellngs units or more not immediately adjacent to a neighborhood or community park are encouraged to develop one or more local parks as needed to provide convenient resident access to children's plan areas, picnic areas and unprogrammed open turf area. If provided, these local parks shall be maintained by a landscape and lighting district or homeowner's association and shall not receive or provide substitute park land dedication credit for parks required by the FPASP.	n/a	The project includes 71 dwelling units. Therefore the policy does not apply to the project.
<i>Commercial Policies</i>			
4.10	The mixed-use town center should contain unique retail, entertainment and service-based establishments, as well as public gathering spaces.	n/a	The Project does not propose any mixed-use development. Therefore the policy does not apply to the project.
4.11	The mixed-use neighborhood center should contain retail and service-based establishments that are intended to serve the immediate area in which it is located.	n/a	The Project does not propose any mixed-use development. Therefore the policy does not apply to the project.
4.12	Commercial and office areas should be accessible via public transit routes, where feasible.	n/a	The Project does not propose any commercial development. Therefore the policy does not apply to the project.
4.13	The Plan Area land use plan should include commercial, light industrial/office park and public/quasipublic land uses in order to create employment.	n/a	The Project does not propose any commercial development. Therefore the policy does not apply to the project.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
4.14	The transfer of commercial intensity is permitted as provided in Section 13.3 - Administrative Procedures.	n/a	The Project does not propose any commercial development. Therefore the policy does not apply to the project.
<i>Open Space Policies</i>			
4.15	Thirty percent (30%) of the Plan Area shall be preserved and maintained as natural open space, consistent with Article 7.08.C of the Folsom City Charter.	Yes	The project will not reduce the amount of preserved natural open space.
4.16	The open space land use designation shall provide for the permanent protection of preserved wetlands.	n/a	The project does not include open space land uses. Therefore the policy does not apply to the project.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
Parks Policies			
4.17	Land shall be reserved for parks as shown in Figure 4.3 – Specific Plan Land Use Designations and Table 4.2 – Land Use Summary. On future tentative subdivision maps or planned development applications, park sites shall be within 1/8 of a mile of the locations shown in Figure 4.3 – Specific Plan Land Use Designations. Park sites adjacent to school sites should remain adjacent to schools to provide for joint use opportunities with the Folsom-Cordova Unified School District. Park sites adjacent to open space shall remain adjacent to open space to provide staging areas and access points to the open space for the public.	n/a	No park sites are proposed, and no proposed park sites will be altered by the project. Therefore the policy does not apply to the project.
4.18	Sufficient land shall be dedicated for parks to meet the City of Folsom requirement (General Plan Policy 35.8) of 5-acres of parks for every 1,000 residents.	Yes	The project does not reduce the land to be dedicated for parks.
4.19	Parks shall be located throughout the Plan Area and linked to residential neighborhoods via sidewalks, bike paths and trails, where appropriate. During the review of tentative maps or planned development applications, the city shall verify that parks are provided in the appropriate locations and that they are accessible to resident via sidewalks, bike paths and trails.	Yes	Adjacent parks will be accessible by all residents in the project via sidewalks.
4.20	Elementary school sites shall be co-located with parks to encourage joint-use of parks where feasible.	n/a	The project does not propose school or park uses. Therefore the policy does not apply to the project.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
<i>Public/Quasi-Public Policies</i>			
4.21	Land shall be reserved for public services and facilities, as required by the City of Folsom. Public services and facilities sites shall be in the general locations as shown in Figure 4.3 – Specific Plan Land Use Designations.	Yes	The infrastructure needed to serve the Project area is consistent with the adopted Specific Plan and the updated infrastructure plans.
4.22	Land shall be reserved for schools as required by the City of Folsom and the Folsom Cordova Unified School District in accordance with state law. School sites shall be in the general locations shown in Figure 4.3 – Specific Plan Land Use Designations and have comparable acreages as established in Table 4.2 – Land Use Summary.	Yes	The project would not alter the location of proposed school sites.
4.23	Elementary school sites shall be co-located with parks to encourage joint-use of parks.	n/a	The project does not propose school or park uses. Therefore the policy does not apply to the project.
4.24	All Public/Quasi-Public sites shown in Figure 4.3 – Specific Plan Land Use Designations may be relocated or abandoned as a minor administrative modification of the FPASP. The land use designation of the vacated site or sites will revert to the lowest density adjacent residential land use. In no event shall the maximum number of Plan Area dwelling units exceed 11,461 and the total commercial building area exceed 2,788,884 square feet. For purposes of CEQA compliance for discretionary projects, the combination of the total maximum number of residential units and commercial square footage analyzed in the Folsom Plan Area Specific Plan Environmental Impact Report/Environmental Impact Statement (SCH#200809205) shall not be exceeded without requiring further CEQA compliance.	Yes	The project would not alter the location of proposed public/quasi-public sites.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
Section 5 - Housing Strategies			
<i>City of Folsom General Plan Housing Element Policies Incorporated in the FPASP</i>			
H-1.1	The city shall ensure that sufficient land is designated and zoned in a range of residential densities to accommodate the city's regional share of housing.	n/a	This policy directs the City in its decision-making and planning processes. The project proposes residential land uses that comply with the existing zoning and land use designation at the project site.
H-1.2	The city shall endeavor to designate future sites for higher density housing near transit stops, commercial services, and schools where appropriate and feasible.	n/a	This policy directs the City in its decision-making and planning processes. The project proposes residential land uses that comply with the existing zoning and land use designation at the project site.
H-1.3	The city shall encourage home builders to develop their projects on multi-family designated land at the high end of the applicable density range.	n/a	This policy directs the City in its decision-making and planning processes. The project proposes a density of 9.84 units per acre, which is within the applicable range of 7-12 units per acre.
H-1.4	The City shall support and facilitate the development of second units on single-family designated and zoned parcels.	n/a	This policy directs the City in its decision-making and planning processes. The project site is zoned MLD.
H-1.6	The city shall ensure that new development pays its fair share in financing public facilities and services and pursues financial assistance techniques to reduce the cost impact on the production of affordable housing.	n/a	This policy directs the City in its decision-making and planning processes. The project will comply with all mitigation measures in the FPASP EIR and Addendums. See MMRP.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
H-1.8	The city shall strive to create additional opportunities for mixed-use and transit oriented development.	n/a	This policy directs the City in its decision-making and planning processes.
H-3.1	The city shall encourage residential projects affordable to a mix of household incomes and disperse affordable housing projects throughout the city to achieve a balance of housing in all neighborhoods and communities.	n/a	This policy directs the City in its decision-making and planning processes. The Project proposes residential development within the overall mix of household incomes.
H-3.2	The city shall continue to use federal and state subsidies, as well as inclusionary housing in-lieu fees, affordable housing impact fees on non-residential development, and other fees collected into the Housing Trust Fund in a cost-efficient manner to meet the needs of lower-income households, including extremely low-income households.	n/a	This policy directs the City in its decision-making and planning processes. The Project proposes residential development.
H-3.3	The city shall continue to make density bonuses available to affordable and senior housing projects, consistent with State law and Chapter 17.102 of the Folsom Municipal Code.	n/a	This policy directs the City in its decision-making and planning processes. The Project does not seek a density bonus.
H-3.4	Where appropriate, the city shall use development agreements to assist housing developers in complying with city affordable housing goals.	n/a	This policy directs the City in its decision-making and planning processes. The Project is subject to the Amended and Revised Development Agreement.
H-3.5	The city shall make incentives available to property owners with existing development agreements to encourage the development of affordable housing.	n/a	This policy directs the City in its decision-making and planning processes. The Project is subject to the Amended and Restated Development Agreement.
H-5.2	The city shall encourage housing for seniors and persons with disabilities to be located near public transportation, shopping, medical, and other essential services and facilities.	n/a	This policy directs the City in its decision-making and planning processes. The project does not propose housing for seniors or persons with disabilities.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
H-5.4	The city shall encourage private efforts to remove physical barriers and improve accessibility for housing units and residential neighborhoods to meet the needs of person with disabilities.	n/a	This policy directs the City in its decision-making and planning processes. The Project complies with the Folsom Ranch, Central District Design Guidelines and City standards for residential neighborhoods.
H-5.7	The city shall continue to provide zoning to accommodate future need for facilities to serve city residents in need of emergency shelter.	n/a	This policy directs the City in its decision-making and planning processes.
H-5.10	The city shall encourage developers to include spaces in proposed buildings or sites on which child care facilities could be developed or leased by a child care operator.	n/a	This policy directs the City in its decision-making and planning processes. The Project does not propose non-residential uses.
H-6.2	The city shall assist in the enforcement of fair housing laws by providing information and referrals to organizations that can receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.	n/a	This policy directs the City in its decision-making and planning processes.
H-7.1	The city shall continue to implement state energy-efficient standards to new residential development.	n/a	This policy directs the City in its decision-making and planning processes.
H-7.2	The city shall include energy conservation guidelines as part of the development standards for the specific plan area.	n/a	This policy directs the City in its decision-making and planning processes.
H-7.3	The city shall reduce residential cooling needs associated with the urban heat island effect.	n/a	This policy directs the City in its decision-making and planning processes.
H-7.4	The city shall promote an increase in the energy efficiency of new and existing housing beyond minimum state requirements.	n/a	This policy directs the City in its decision-making and planning processes.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
H-7.5	The city shall encourage the increased use of renewable energy.	n/a	This policy directs the City in its decision-making and planning processes.
H-7.6	The city shall encourage "smart growth" that accommodates higher density residential uses near transit, bicycle and pedestrian friendly areas of the city that encourage and facilitate the conservation of resources by reducing the need for automobile use.	n/a	This policy directs the City in its decision-making and planning processes. Both East Bidwell Street and Mangini Parkway are part of the FPASP transit corridor.
Section 7 - Circulation			
<i>Circulation Policies</i>			
7.1	The roadway network in the Plan Area shall be organized in a grid-like pattern of streets and blocks, except where topography and natural features make it infeasible, for the majority of the Plan Area in order to create neighborhoods that encourage walking, biking, public transit and other alternative modes of transportation.	Yes	Grid layout is provided connecting the future residents of the project to adjacent school, park, open space, and commercial uses. Both East Bidwell Street and Mangini Parkway are part of the FPASP transit corridor.
7.2	Circulation within the Plan Area shall be ADA accessible and minimize barriers to access by pedestrians, the disabled, seniors and bicyclists. Physical barriers such as walls, berms, and landscaping that separate residential and nonresidential uses and impede bicycle or pedestrian access or circulation shall be minimized.	Yes	The Project complies with the Folsom Ranch, Central District Design Guidelines and City standards for residential neighborhoods.
7.3	The Plan Area shall apply for permanent membership in the 50 Corridor TMA. Funding to be provided by a Community Facilities District or other non-revocable funding mechanism.	n/a	The Project does not effect the Plan Area's permanent membership in the 50 Corridor TMA.
7.4	Submit a General Plan Amendment to the city to modify General Plan Policy 17.17 regarding Traffic Level of Service 'C'. This level of service may not be achieved throughout the entire Plan Area at buildout.	n/a	The applicable Level of Service under the General Plan is 'D.' The streets are designed to meet traffic requirements and are consistent with the Specific Plan.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
<i>Roadway Classification Policies</i>			
7.5	A framework of arterial and collector roadways shall be developed that accommodate Plan Area traffic while accommodating through-traffic demands to adjoining city areas.	n/a	Project street layout is consistent with the Specific Plan. Both East Bidwell Street and Mangini Parkway are part of the FPASP transit corridor.
7.6	Major and minor arterials, collectors, and minor collectors shall be provided with sidewalks that safely separate pedestrians from vehicular traffic and class II bicycle lanes that encourage transportation choices within the Plan Area.	Yes	East Bidwell Street and Mangini Parkway have separated sidewalks from the street to enhance pedestrian design.
7.7	Traffic calming measures shall be utilized, where appropriate, to minimize neighborhood cut-through traffic and excessive speeds in residential neighborhoods. Roundabouts and traffic circles shall be considered on low volume neighborhood streets as an alternative to four-way stops or where traffic signals will be required at project build-out. Traffic calming features included in the City of Folsom's Neighborhood Traffic Management Program Guidelines (NTMP) may also be utilized in the Plan Area.	Yes	The street system has been designed to discourage traffic through the neighborhood.
7.8	Roadway Improvements shall be constructed to coincide with the demands of new development, as required to satisfy city minimum level of service standards.	Yes	The streets are designed to meet traffic requirements and are consistent with the Specific Plan.
<i>Public Transit Policies</i>			
7.8A	Concurrent with development of the SP-RC and SP-GC parcels located at the intersection of East Bidwell Street and Alder Creek Parkway, the following roadway improvements will be constructed: <ul style="list-style-type: none"> • Alder Creek Parkway from Prairie City Road to East Bidwell Street. • East Bidwell Street from White Rock Road to U.S. Highway 50. • Rowberry Road (including the over-crossing of U.S. Highway 50). The timing, extent of improvements and interim improvements shall be predicated on the extent and type of development proposed for the above referenced parcels	n/a	The project is not located at the intersection of East Bidwell Street and Alder Creek Parkway. Therefore the policy does not apply to the project.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
7.9	Public transportation opportunities to, from, and within the Plan Area shall be coordinated with the City Public Works Transit Division and the Sacramento Regional Transit District (RT). Regional and local fixed and circulator bus routes through the Plan Area shall be an integral part of the overall circulation network to guarantee public transportation service to major destinations for employment, shopping, public institutions, multi-family housing and other land uses likely to attract public transit use.	Yes	The project is consistent with the adopted Specific Plan, which addresses public transportation opportunities.
7.10	Consistent with the most recent update of the RT master plan and the Plan Area Master Transit Plan, a transit corridor shall be provided through the Plan Area for future regional 'Hi-Bus' service (refer to Figure 7.29 and the FPASP Transit Master Plan). Sufficient right-of-way shall be dedicated for the transit corridor as described in Section 7.3 and Figures 7.2, 7.3, 7.14 & 7.15.	Yes	The project is consistent with the adopted Specific Plan, which addresses public transportation opportunities.
7.11	Future transit bus stops and associated amenities shall be placed at key locations in the Plan Area according to the recommendation of the FPASP Transit Master Plan.	Yes	The project is consistent with the adopted Specific Plan, which addresses public transportation opportunities.
7.12	Provide interim park-and-ride facilities for public transit use as shown in the FPASP Transit Master Plan.	Yes	The project is consistent with the adopted Specific Plan, which addresses public transportation opportunities.
7.13	The City of Folsom shall participate with the El Dorado County Transportation Commission in an update of the "Folsom El Dorado Corridor Transit Strategy Final Report dated December 2005. The update shall include the Plan Area and Sacramento County.	n/a	This policy directs the City in its decision-making and planning processes. Therefore the policy does not apply to the project.
7.14	The City of Folsom shall participate with the Sacramento Area Council of Government in a revision of the City of Folsom Short-Range Transit Plan Update Final Report, dated September 2005. The update shall include the Plan Area.	n/a	This policy directs the City in its decision-making and planning processes. Therefore the policy does not apply to the project.
7.15	The Sacramento Regional Transit District (RT) "A Guide to Transit Oriented Development (TOD)" shall be used as a design guideline for subsequent project level approvals for all projects along the Plan Area transit corridor.	Yes	The guideline was used in the preparation of the Specific Plan. The project is consistent with the Specific Plan.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
<i>Sidewalks, Trails and Bikeway Policies</i>			
7.16	A system of sidewalks, trails, and bikeways shall internally link all land uses and connect to all existing or planned external street and trail facilities contiguous with the Plan Area to provide safe routes of travel for pedestrians and bicyclists as depicted in Figure 7.32 and as indicated on the applicable roadway sections. Pedestrian and bicycle facilities shall be designed in accordance with City design standards, including the latest version of the Bikeway Master Plan, the FPASP and the FPASP Community Design Guidelines.	Yes	The project includes sidewalks that are consistent with the adopted Specific Plan and City standards.
7.17	Public accessibility to open space and scenic areas within the Plan Area shall be provided via roadway, sidewalks, trail and bikeway connections, where appropriate.	Yes	Access to nearby open space areas is provided via roadway and sidewalks.
7.18	Traffic calming measures and signage shall be used to enhance the safety of sidewalk, trail and bikeway crossings of arterial and collector streets.	Yes	East Bidwell Street and Mangini Parkway have separated sidewalks from the street to enhance pedestrian design.
7.19	Class I bike path and trail crossings of Alder Creek and intermittent drainage channels shall be minimized and located and designed to cause the least amount of disturbance to the creek environment.	n/a	Alder Creek is not located in this phase. Therefore the policy does not apply to the project.
7.20	Per state and federal programs, safe routes to schools shall be identified and signed.	Yes	The proposed project connects to the separated sidewalk along Mangini Parkway, which serves as the Safe Route to School. Signage shall be identified in the improvements plans.
7.21	All Plan Area land uses shall be located within approximately 1/2 mile of a Class I bike path or a Class II bike lane.	Yes	The project is adjacent to East Bidwell Street and Mangini Parkway, both of which will be developed with class II bike lanes as part of the planned Bicycle network.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
7.22	Site design and building placement shall minimize barriers to pedestrian access and interconnectivity. Physical barriers such as walls, berms, landscaping and slopes between residential and non-residential land uses that unnecessarily impede bicycle or pedestrian circulation shall be minimized. Clearly marked shaded paths shall be provided through commercial and mixed use parking lots.	n/a	The Project complies with the Folsom Ranch, Central District Design Guidelines and City standards for residential neighborhoods. Design Review approval is not being sought at this time.
7.23	Adequate short and long term bicycle parking shall be provided for all Plan Area land uses (except for single-family and single-family high density residential uses) as specified in Table A.14.	n/a	The project proposes detached single-family residential uses. The units include driveways and two-car garages, which provide adequate bicycle parking for the use type.
Section 8 - Open Space			
8.1	Open Space areas shall be created throughout the entirety of the Plan Area.	n/a	The project does not include open space uses. Therefore the policy does not apply to the project.
8.2	Create a preserve open space zone that will include all of the preserved wetlands and required buffers that are under the jurisdiction of the U.S. Army Corp of Engineers (USACE).	n/a	The project does not include open space uses. Therefore the policy does not apply to the project.
8.3	Create a passive open space zone that may contain limited recreation uses and facilities, storm water quality detention basins, water quality structures, wetland and tree mitigation areas and limited public utilities.	n/a	The project does not include open space uses. Therefore the policy does not apply to the project.
8.4	Where feasible, locate schools and parks adjacent or near to open space.	n/a	The project does not include school or park uses. Therefore the policy does not apply to the project.
8.5	Open space areas shall incorporate sensitive Plan Area natural resources, including oak woodlands, Alder Creek and its tributaries, hillside areas, cultural resources, and tributaries of Carson, Buffalo and Coyote Creeks within the boundaries of the Plan Area.	n/a	The project does not include open space uses. Therefore the policy does not apply to the project.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
8.6	Open space improvements shall comply with City of Folsom General Plan Policy 27.1 and the Americans with Disabilities Act (ADA) standards.	n/a	The project does not include open space uses. Therefore the policy does not apply to the project.
8.7	Natural parkways, thirty-feet (30') in width or larger, shall be considered part of the required thirty percent (30%) Plan Area natural open space provided the following minimum criteria is met: 8.7.a: They include a paved path or trail. 8.7.b: They have the ability to be utilized for tree mitigation plantings or other appropriate mitigation measures and; 8.7.c: They are planted primarily with California central valley and foothills native plants as described in the most current edition of River-Friendly Landscape Guidelines.	n/a	No natural parkways are proposed in the project area. Therefore the policy does not apply to the project.
8.8	Locate Class I bicycle paths and paved and unpaved trails throughout the open space.	n/a	The project does not include open space uses. Therefore the policy does not apply to the project.
8.9	Carefully site infrastructure, including roads, wastewater and water facilities, trailheads, equestrian trails and the like to minimize impact to the oak woodlands, Alder Creek and its tributaries, hillside areas, cultural resources and intermittent tributaries of Carson, Buffalo and Coyote Creeks within the boundaries of the Plan Area.	Yes	No cultural resources identified to be preserved, oak woodlands/trees, or hillsides are present in the project. The project has been designed to avoid the wetland areas to the extent feasible.
8.10	Provide the opportunity for educational programs that highlight the value of the various natural features of the Plan Area.	n/a	The project does not include open space uses. Therefore the policy does not apply to the project.
8.11	All open space improvements, including erosion control planting and landscaping, within the 200-year flood plain shall be designed to withstand inundation during a 200-year flood event.	n/a	The project does not include open space uses. Therefore the policy does not apply to the project.
8.12	All open space improvements, including erosion control planting and landscaping adjacent to Alder Creek and its tributaries shall be consistent with Section 10.2.6 - Alder Creek & Floodplain Protection.	n/a	Alder Creek is not located in this phase. Therefore the policy does not apply to the project.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
8.13	The FPASP Open Space Management Plan shall describe the ownership, funding, and maintenance of open space areas.	n/a	The project does not propose open space uses. Therefore the policy does not apply to the project.
8.14	The FPASP Community Design Guidelines shall include recommendations for the design of natural parkways and other passive open space recreation facilities, storm water quality detention basins, water quality structures, wetland and tree mitigation areas, and public utilities.	n/a	The document submitted to the City contains this information. Therefore the policy does not apply to the project.
8.15	All entitlements within the FPASP shall be reviewed to ensure that thirty percent (30%) of the Plan Area is maintained as natural open space to preserve oak woodlands and sensitive habitat areas.	Yes	The project does not reduce the amount of open space in the Plan Area.
Section 9 - Parks			
9.1	To promote walking and cycling, community and neighborhood parks shall be connected to the pedestrian and bicycle network.	Yes	The project's sidewalks are consistent with the connected pedestrian network in the Specific Plan.
9.2	Park designs shall accommodate a variety of active and passive recreational facilities and activities that meet the needs of Plan Area residents of all ages, abilities and special interest groups, including the disabled.	n/a	The project does not propose park uses. Therefore the policy does not apply to the project.
9.3	Neighborhood parks shall feature active recreational uses as a priority and provide field lighting for nighttime sports uses and other activities as deemed appropriate by the City of Folsom Parks and Recreation Department.	n/a	The project does not propose park uses. Therefore the policy does not apply to the project.
9.4	The sports facilities listed in Table 9.1 are suggested facilities for inclusion in community, neighborhood and local parks. The City may amend Table 9.1 as City needs change without amending the FPASP.	n/a	The project does not propose park uses. Therefore the policy does not apply to the project.
9.5	All park master plans shall include a lighting plan and all park lighting fixtures shall be shielded and energy efficient.	n/a	The project does not propose park uses. Therefore the policy does not apply to the project.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
9.6	Parks shall be designed and landscaped to provide shade, easy maintenance, water efficiency, and to accommodate a variety of recreational uses. Park Improvements will comply with Folsom Municipal Code Chapter 13.26 Water Conservation and all applicable mitigations measures set forth in the FPASP EIR/EIS.	n/a	The project does not propose park uses. Therefore the policy does not apply to the project.
9.7	Park furniture and structures shall be selected based on durability, vandal resistance and long term maintenance, as approved by the City.	n/a	The project does not propose park uses. Therefore the policy does not apply to the project.
9.8	Public art is encouraged in parks where appropriate and feasible in compliance with the City's Arts and Culture Master Plan.	n/a	The project does not propose park uses. Therefore the policy does not apply to the project.
9.9	Easements and designated open space shall not be credited as parkland acreage. These areas may be used for park activities, but not to satisfy Quimby park land dedication requirements.	n/a	The project does not propose park uses. Therefore the policy does not apply to the project.
9.10	Placement of stand alone cell towers or antennae in parks is strongly discouraged. Cell towers or antennae are permitted to be located on sports field lighting poles with a use permit.	n/a	Cell towers are not proposed with this application. Therefore the policy does not apply to the project.
9.11	All parks shall be sited and designed with special attention to safety and visibility. Park designs shall follow the use restrictions as outlined in the Folsom Municipal Code Chapter 9.68: Use of Park Facilities. The Parks and Recreation Commission shall review all park master development plans and make recommendations to the City Council for approval.	n/a	The project does not propose park uses. Therefore the policy does not apply to the project.
9.12	A Parks Master Plan shall be prepared for the Plan Area.	n/a	This policy affects the City and does not apply to individual developers.
9.13	If the existing slope of a park site shown on Figure 9.1 exceeds five percent, the site shall be rough graded by owner/developer/bullder dedicating the park land in accordance with grading plans approved by the City of Folsom Parks and Recreation Department. The cost to grade sites may be credited against park impact fees subject to city approval.	n/a	The project does not propose park uses. Therefore the policy does not apply to the project.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
9.14	Park land dedications are net areas in acres and exclude easements, wetlands, public rights-of-way and steep slopes or structures.	n/a	The project does not propose park uses. Therefore the policy does not apply to the project.
Section 10 - Resource Management & Sustainable Design			
<i>Wetland Policies</i>			
10.1	Delineated wetlands shall be preserved to the greatest extent possible within open space areas and corridors, or otherwise provided for in protected areas.	Yes	Wetland permit has been issued for the project.
10.2	Where preservation is not feasible, mitigation measures shall be carried out as specified in the FPASP EIR/EIS.	Yes	Wetland permit has been issued for the project.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
10.3	Water quality certification based on Section 401 of the Clean Water Act shall be obtained before issuance of the Section 404 permit.	Yes	A water quality certification was issued.
10.4	Construction, maintenance, and monitoring of compensation wetlands shall be in accordance with requirements of the USACE, pursuant to the issuance of a Section 404 permit. Compensation wetlands may consist of one of the following: 10.4a: Constructed wetlands within designated open space areas or corridors in the Plan Area; 10.4b: Wetland credits purchased from a mitigation bank; and /or; 10.4c: The purchase of land at an off-site location to preserve or construct mitigation wetlands. To ensure successful compensation wetlands, wetland feasibility studies shall be carried out in conjunction with request for permits from regulatory agencies prior to any construction.	Yes	Wetland permit has been issued for the project.
10.5	As part of the Section 404 permitting process, the project applicants shall prepare a wetland mitigation and monitoring plan (MMP). The plan shall include detailed information on the habitats present within the preservation and mitigation areas, the long-term management and monitoring of these habitats, legal protection for the preservation and mitigation areas (e.g., conservation easement, declaration of restrictions), and funding mechanism information (e.g., endowment). The plan shall identify participation within mitigation banks.	Yes	Wetland permit has been issued for the project.
10.6	Maintenance and monitoring of all compensation wetlands, whether constructed or purchased, shall be carried out by an approved monitoring agency or organization, and shall be in accordance with all federal, state, and local regulations. Monitoring shall continue for a minimum of 5 years from completion of mitigation or until performance standards have been met, whichever is longer	Yes	Wetland permit has been issued for the project.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
10.7	Special status vernal pool invertebrates shall be protected as required by State and federal regulatory agencies. Where protection is not feasible, vernal pool invertebrates shall be mitigated per the wetland mitigation and monitoring plan.	Yes	No special status species were identified in the project area and any impacts to offsite areas are covered by the Biological Opinion.
<i>Wildlife Policies</i>			
10.8	Tricolored blackbird nesting colony habitat, if any, shall be protected as required by State and federal regulatory agencies.	Yes	The Project will comply with mitigation measures in the FPASP EIR and Westland/Eagle SPA Addendum, including conducting preconstruction surveys. See MMRP.
10.9	A Swainson's Hawk mitigation plan shall be prepared to avoid loss of nesting areas if applicable.	Yes	It is the applicant's understanding that the City will soon approve a Swainson's Hawk Mitigation Plan. The project will comply with all relevant mitigation measures in this plan.
10.10	An incidental take permit shall be obtained to avoid impacts on the Valley Elderberry Longhorn Beetle (VELB), unless delisting has occurred.	Yes	The Project will comply with mitigation measures in the FPASP EIR and Westland/Eagle SPA Addendum. See MMRP. No Valley Elderberry Longhorn Beetle (VELB) were identified on the proposed project site.
10.11	Special-status bat roosts shall be protected as required by State and federal regulatory agencies.	Yes	The Project will comply with mitigation measures in the FPASP EIR and Westland/Eagle SPA Addendum, including conducting preconstruction surveys. See MMRP.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
10.12	The Sacramento-Yolo Mosquito and Vector Control District will provide year-round mosquito and vector control in accordance with state regulations and its Mosquito Management Plan.	n/a	This policy applies to the Sacramento-Yolo Mosquito and Vector Control District. Therefore the policy does not apply to the project.
<i>Oak Woodlands & Isolated Oak Tree Policies</i>			
10.13	Preserve and protect in perpetuity approximately 399-acres of existing oak woodlands.	n/a	The proposed project does not have any oak woodlands or oak tree canopy to be preserved. Therefore the policy does not apply to the project.
10.14	The details of ownership, long term maintenance and monitoring of the preserved and mitigated oak woodlands and Isolated oak tree canopy shall be specified in the FPASP Open Space Management Plan approved concurrently with the FPASP.	n/a	The proposed project does not have any oak woodlands or oak tree canopy to be preserved. Therefore the policy does not apply to the project.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks																								
10.15	<p>Oak trees included in residential and non-residential development parcel impacted oak woodlands are encouraged to be preserved wherever practical, provided preservation does not:</p> <p>a) Cause a reduction in the number of lots or a significant reduction in the size of residential lots.</p> <p>b) Require mass grading that eliminates level pads or requires specialized foundations.</p> <p>c) Require the use of retaining wall or extended earthen slopes greater than 4 feet in height, as measured from the bottom of the footing to the top of the retaining wall.</p> <p>d) Require the preservation of any trees certified by an arborist to be dead or in poor or hazardous or non-correctable condition or trees that pose a safety risk to the public.</p> <p>e) Cost more to preserve the tree than to mitigate for its loss, based on the Isolated Oak Tree Mitigation requirements listed below.</p>	n/a	The proposed project does not have any oak woodlands or oak tree canopy to be preserved. Therefore the policy does not apply to the project.																								
10.16	<p>Isolated oak trees in residential and non-residential development parcels shall be rated according to the following national rating system developed by the American Society of Consulting Arborists (ASCA):</p> <table border="1" data-bbox="321 1199 961 1430"> <thead> <tr> <th colspan="3">TABLE 10.1 ASCA TREE RATING SYSTEM</th> </tr> <tr> <th>RATING</th> <th>RATING NO.</th> <th>RATING DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>Excellent</td> <td>5</td> <td>No problem(s)</td> </tr> <tr> <td>Good</td> <td>4</td> <td>No apparent problem(s)</td> </tr> <tr> <td>Fair</td> <td>3</td> <td>Minor problem(s)</td> </tr> <tr> <td>Poor</td> <td>2</td> <td>Major problem(s)</td> </tr> <tr> <td>Hazardous or non-correctable</td> <td>1</td> <td>Extreme problem(s)</td> </tr> <tr> <td>Dead</td> <td>0</td> <td>Dead</td> </tr> </tbody> </table>	TABLE 10.1 ASCA TREE RATING SYSTEM			RATING	RATING NO.	RATING DESCRIPTION	Excellent	5	No problem(s)	Good	4	No apparent problem(s)	Fair	3	Minor problem(s)	Poor	2	Major problem(s)	Hazardous or non-correctable	1	Extreme problem(s)	Dead	0	Dead	n/a	The proposed project does not have any oak woodlands or oak tree canopy to be preserved. Therefore the policy does not apply to the project.
TABLE 10.1 ASCA TREE RATING SYSTEM																											
RATING	RATING NO.	RATING DESCRIPTION																									
Excellent	5	No problem(s)																									
Good	4	No apparent problem(s)																									
Fair	3	Minor problem(s)																									
Poor	2	Major problem(s)																									
Hazardous or non-correctable	1	Extreme problem(s)																									
Dead	0	Dead																									

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
10.17	As part of any small lot tentative subdivision map application submittal, prepare and submit a site map, a tree preservation program and arborist's report and both a canopy survey of oak trees in the development parcel as well as a survey of individual free standing oak trees. The surveys will show trees to be preserved and trees to be removed consistent with the requirements of FMC Chapter 12.16.	n/a	The proposed project does not have any oak woodlands or oak tree canopy to be preserved. Therefore the policy does not apply to the project.
10.18	For small lot tentative subdivision parcels that contain oak trees, a pre-application and conceptual project review is required to ensure that every reasonable and practical effort has been made by the applicant to preserve oak trees. At a minimum, the submittal shall consist of a completed application form, the site map, the tree preservation program, the arborist's report, an aerial photograph of the project site, the oak tree surveys, and a conceptual site plan and grading plan showing road and lot layouts and oak trees to be preserved or removed.	n/a	The proposed small lot tentative subdivision does not contain oak trees. Therefore the policy does not apply to the project.
10.19	Minor administrative modifications to the FPASP development standards, including but not limited to reduced parking requirements, reduced landscape requirement, reduced front and rear yard building setbacks, modified drainage requirements, increased building heights; and variations in lot area, width, depth and site coverage are permitted as part of the Design Review approval process in order to preserve additional oak trees within development parcels.	n/a	The proposed project does not have any oak woodlands or oak tree canopy to be preserved. Therefore the policy does not apply to the project.
10.20	When oak trees are proposed for preservation in a development parcel, ensure their protection during and after construction as outlined in FMC Chapter 12.16 – Tree Preservation. Once an individual residence or commercial building has received an occupancy permit, preserved trees on the property are subject to the requirements of FMC Chapter 12.16 – Tree Preservation.	n/a	The proposed project does not have any oak woodlands or oak tree canopy to be preserved. Therefore the policy does not apply to the project.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
<i>Cultural Resources Policies</i>			
10.21	<p>The following shall be prepared prior to extensive grading or excavation:</p> <p>10.21a: Existing archeological reports relevant to the Plan Area shall be reviewed by a qualified archaeologist.</p> <p>10.21b: Areas found to contain or likely to contain archaeological resources shall be</p> <p>10.21c: An Archaeological Resources Report shall be prepared, as appropriate.</p> <p>10.21d: Copies of all records shall be submitted to the appropriate information center in the California Historical Resource Information System (CHRIS).</p>	Yes	The proposed project has completed the archaeological surveys and reports described here and they have been submitted to the California Historical Resource Information System (CHRIS).
10.22	Publicly accessible trails and facilities in open space areas shall be located so as to ensure the integrity and preservation of historical and cultural resources as specified in the FPASP Community Design Guidelines and the Open Space Management Plan.	n/a	The project does not propose open space uses. Therefore the policy does not apply to the project.
10.23	Views toward cultural resources from publicly accessible trails and facilities shall be protected, where appropriate.	n/a	The project does not propose publicly accessible trails or facilities. Therefore the policy does not apply to the project.
10.24	Interpretive displays near cultural resources shall be unobtrusive and compatible with the visual form of the resources.	n/a	There are no cultural resources that require displays on the project site. Therefore the policy does not apply to the project.
<i>Water Quality Policies</i>			
10.25	Natural drainage courses within the Plan Area along Alder, Carson, Coyote, and Buffalo Creeks and their tributaries shall be preserved as required by state and federal regulatory agencies and incorporated into the overall storm water drainage system.	Yes	The proposed project is consistent with the drainage master plan, including the preservation measures for the referenced drainage features and waterways.
10.26	Trails located within open space corridors and areas shall be designed to include soil erosion control measures to minimize sedimentation of nearby creeks and maintain the natural state of drainage courses.	n/a	The project does not propose trails. Therefore the policy does not apply to the project.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
10.27	Public recreational facilities (e.g., picnic areas and trails) located within open space corridors or areas shall be subject to urban storm water best management practices, as defined in Section 10.3 – Sustainable Design.	n/a	The project does not propose open space uses. Therefore the policy does not apply to the project.
10.28	Best management practices shall be incorporated into construction practices to minimize the transfer of water borne particulates and pollutants into the storm water drainage system in conformance with FMC Chapters 8.70 – Stormwater Management & Discharge Control and 14.29 – Grading as well as current NPDES permit requirements and State Water Resources Control Board's Construction General Permit requirements.	Yes	The described BMPs will be incorporated in the notes section for the final improvement plans for the proposed project.
10.29	All mitigation specified in the FPASP EIR/EIS shall be implemented.	Yes	Mitigation Measures will be implemented.
10.30	Preference shall be given to biotechnical or non-structural alternatives, over alternatives involving revetments, bank regrading or installation of stream training structures.	Yes	Project will include measures in improvement plans.
<i>Alder Creek & Floodplain Protection Policies</i>			
10.31	Alder Creek shall be preserved in its natural state, to the extent feasible, to maintain the riparian and wetland habitat adjacent to the creek.	n/a	The proposed project does not impact Alder Creek. Therefore the policy does not apply to the project.
10.32	All improvements and maintenance activity, including creek bank stabilization, adjacent to Alder Creek shall comply with the Clean Water Act Section 404 permits and the Central Valley Flood Protection Act of 2008 (SB 5).	n/a	The proposed project does not impact Alder Creek. Therefore the policy does not apply to the project.
10.33	Bank stabilization and other erosion control measure shall have a natural appearance, wherever feasible. The use of biotechnical stabilization methods is required within Alder Creek where it is technically suitable can be used instead of mechanical stabilization.	n/a	The proposed project does not impact Alder Creek. Therefore the policy does not apply to the project.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
10.34	New drainage outfalls within or near Alder Creek, or improvements to existing outfalls, shall be designed and constructed utilizing low impact development (LID) practices in conformance with the most current National Pollutant Discharge Elimination (NPDE) regulations. Consistent with these practices, storm water collection shall be decentralized, its quality improved and its peak flow contained in detention facilities that will slowly release it back into the creek drainage outfalls and Improvements shall be unobtrusive and natural in appearance (refer to Section 12.6 - Stormwater).	n/a	The proposed project does not impact Alder Creek. Therefore the policy does not apply to the project.
10.35	All Plan Area development projects shall avoid encroaching on the Alder Creek 200-year flood plain to ensure that no adverse alterations to the creek or the floodplain occur where practical. However, in the event encroachment is unavoidable, construction shall comply with the FPASP EIR/EIS mitigation measures, and all relevant provisions of the Central Valley Flood Protection Plan and FMC Chapter 14.23 – Flood Damage Prevention.	n/a	The proposed project does not impact Alder Creek. Therefore the policy does not apply to the project.
10.36	Plan Area streets that cross Alder Creek may be grade-separated from the creek to allow uninterrupted passage of wildlife and trail users. Adequate vertical clearance shall be provided under all such street crossings to allow safe, visible bicycle, pedestrian and equestrian travel. Any streets that cross Alder Creek and are grade-separated shall follow the standards established in FMC Chapter 10.28 – Bridges.	n/a	The proposed project does not impact Alder Creek. Therefore the policy does not apply to the project.
10.37	Emergency vehicle access along Alder Creek may be provided on Class I bike paths and/or separately designated emergency access roads (refer to Figure 7.29).	n/a	The proposed project does not impact Alder Creek. Therefore the policy does not apply to the project.
10.38	All lighting adjacent to Alder Creek shall be limited to bridges, underpasses, trailheads, public facilities and for other public safety purposes. Lighting fixtures shall be fully shielded and energy efficient.	n/a	The proposed project does not impact Alder Creek. Therefore the policy does not apply to the project.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
10.39	Class I bike paths and other paved and unpaved trails may be constructed near Alder Creek in the SP-OS2 passive open space zone consistent with the FPASP Community Design Guidelines.	n/a	The proposed project does not impact Alder Creek. Therefore the policy does not apply to the project.
10.40	Public access points shall be located in areas where they have the least impact to the Alder Creek environment and designed to avoid sensitive plant wildlife habitat areas.	n/a	The proposed project does not impact Alder Creek. Therefore the policy does not apply to the project.
10.41	Re-vegetation and new planting along Alder Creek shall use California central valley and foothills native plants as described in the most current edition of River-Friendly Landscape Guidelines.	n/a	The proposed project does not impact Alder Creek. Therefore the policy does not apply to the project.
10.42	Adhere to the recommendations and policies of the Alder Creek Watershed Management Action Plan where feasible.	n/a	The proposed project does not impact Alder Creek. Therefore the policy does not apply to the project.
<i>Air Quality Policies</i>			
10.43	An Operational Air Quality Mitigation Plan has been prepared and approved by the Sacramento Metropolitan Air Quality Management District based on the District's CEQA guidelines dated July 2004. As required by LAFCO Resolution 1195 (dated 6 June 2001) the plan achieves a 35% reduction in potential emissions than could occur without a mitigation program.	Yes	The proposed project will comply with all applicable air quality mitigation measures.
10.44	The approved Operational Air Quality Mitigation measures shall be included as policies in the relevant sections of the FPASP.	Yes	The proposed project will comply with all applicable air quality mitigation measures.
10.45	Based on advisory recommendations included in Table 1-1 of the California Air Resources Board document entitled Air Quality and Land Use Handbook, avoid locating residential land uses within 500-feet of U.S. Highway 50.	Yes	Proposed residential land uses are more than 500-feet from U.S. Highway 50.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
10.46	Prohibit wood burning fireplaces in all residential construction.	Yes	Consistent with the Specific Plan and the Air Quality Management Plan, Wood burning fireplaces are not included in the project.
10.47	Provide complimentary electric lawnmowers to each residential buyer in the SF, SFHD and the MLD land uses.	Yes	Consistent with Specific Plan and Air Quality Management Plan, an electric lawnmower will be provided with each home.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
<i>Noise Policies</i>			
10.48	Residential developments must be designed and/or located to reduce outdoor noise levels generated by traffic to less than 60 dB.	Yes	The Project will comply with mitigation measures in the FPASP EIR and Westland/Eagle SPA Addendum, including noise reduction measures. See MMRP.
10.49	Noise from Aerojet propulsion system and routine component testing facilities affecting sensitive receptor areas shall be mitigated based on recommendations in the acoustical study.	n/a	The project will not be impacted by the Aerojet facilities. Therefore the policy does not apply to the project.
10.50	The Conditions, Covenants and Restrictions in the Department of Real Estate Public Report shall disclose that the Plan Area is within the Mather Airport flight path and that over flight noise may be present at various times.	Yes	Avigation easements have been recorded on the property and disclosures will be provided in CC&R's.
10.51	Landowner shall, prior to Tier 2 Development Agreement, record an easement over the property relating to noise caused by aircraft arriving or departing from Mather Airport.	Yes	Avigation easements have been recorded on the property.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
<i>Low Impact Development Policies</i>			
10.52	<p>Site specific development projects shall incorporate LID design strategies that include:</p> <p>10.52a: Minimizing and reducing the impervious surface of site development by reducing the paved area of roadways, sidewalks, driveways, parking areas, and roof tops;</p> <p>10.52b: Breaking up large areas of impervious surface area and directing stormwater flows away from these areas to stabilized vegetated areas;</p> <p>10.52c: Minimizing the impact of development on sensitive site features such as streams, floodplains, wetlands, woodlands, and significant on-site vegetation;</p> <p>10.52d: Maintaining natural drainage courses; and</p> <p>10.52e: Provide runoff storage dispersed uniformly throughout the site, using a variety of LID detention, retention, and runoff techniques that may include:</p> <ul style="list-style-type: none"> · Bioretention facilities and swales (shallow vegetated depressions engineered to collect, store, and infiltrate runoff); and 	Yes	<p>The project is consistent with the City's Backbone Infrastructure Master Plan, which includes stormwater requirements. The portion of the proposed project that includes site-specific development has incorporated LID design strategies as described in section 10.52 of the EIR for the FPASP.</p>

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
	Landscape buffers, parkways, parking medians, filter strips, vegetated curb extensions, and planter boxes (containing grass or other close-growing vegetation planted between polluting sources (such as a roadway or site development) and downstream receiving water bodies).		
<i>Landscaping Policies</i>			
10.53	The Plan Area landscape palette shall consist of California Central Valley and foothills native plant species as described in the most current edition of River-Friendly Landscape Guidelines and drought tolerant adaptive plant species except at neighborhood entry gateways and similar high visibility locations where ornamental plant species may be preferred.	Yes	The project is designed to be consistent with the applicable design guidelines.
10.54	The use of turf is not allowed on slopes greater than 25% where the toe of the slope is adjacent to an impermeable hardscape. Consistent with CALGreen Tier 2 voluntary recommendations, all development projects within the Plan Area shall be encouraged to limit the use of turf to 25% of the total landscaped area.	n/a	The project does not include any slopes greater than 25%. Therefore the policy does not apply to the project.
10.55	Open space areas adjacent to buildings and development parcels shall maintain a fuel modification and vegetation management area in order to provide the minimum fuel modification fire break as required by State and local laws and ordinances. Additionally, development parcels adjacent to open space areas may be required to provide emergency access through the property to the open space by means of gates, access roads or other means approved by the City of Folsom Fire Department. Ownership and maintenance of open space areas, including fuel modification requirements and fire hazard reduction measures are outlined in the FPASP Open Space Management Plan.	Yes	The FPASP Open Space Management Plan provides for fuel modification measures.
10.56	Trees shall be interspersed throughout parking lots so that in fifteen (15) years, forty (40) percent of the parking lot will be in shade at high noon. At planting, trees shall be equivalent to a #15 container or larger.	n/a	The project does not include any parking lots. Therefore the policy does not apply to the project.
<i>Energy Efficiency Policies</i>			

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
10.57	Conservation of energy resources will be encouraged through site and building development standards.	Yes	The proposed project will employ energy conservation standards for site and building development. Each home will include solar, tankless water heaters, 2x6 exterior walls providing high-efficient insulation, radiant barrier and Independent third-party testing.
10.58	Buildings shall incorporate site design measures that reduce heating and cooling needs by orienting buildings on the site to reduce heat loss and gain depending on the time of day and season of the year.	n/a	Design Review approval is not being sought at this time. Each home will include solar, tankless water heaters, 2x6 exterior walls providing high-efficient insulation, radiant barrier and independent third-party testing.
10.59	Solar access to homes shall be considered in the design of residential neighborhoods to optimize the opportunity for passive and active solar energy strategies.	n/a	Design Review approval is not being sought at this time. Each home will include solar, tankless water heaters, 2x6 exterior walls providing high-efficient insulation, radiant barrier and Independent third-party testing.
10.60	Multi-family and attached residential units shall be oriented toward southern exposures, where site conditions permit.	n/a	The project proposes detached single-family residential units. Where site conditions permit, however, units will be oriented toward southern exposure.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
10.61	Buildings shall be designed to incorporate the use of high quality, energy efficient glazing to reduce heat loss and gain.	n/a	The project is designed to comply with the applicable Design Guidelines and standards. Though Design review approval is not being sought at this time, the required features will be verified during the building plan check process.
10.62	Energy efficient appliances, windows, insulation, and other available technologies to reduce energy demands will be encouraged.	n/a	The project is designed to comply with the applicable Design Guidelines and standards. Though Design review approval is not being sought at this time, the required features will be verified during the building plan check process.
10.63	Office park uses shall install automatic lighting and thermostat features.	n/a	The project does not include office uses. Therefore the policy does not apply to the project.
10.64	Commercial and public buildings shall use energy efficient lighting with automatic controls to minimize energy use.	n/a	The project does not include commercial or public buildings. Therefore the policy does not apply to the project.
10.65	Energy Star certified equipment and appliances shall be installed, to include: 10.65a - Residential appliances; heating and cooling systems; and roofing; and 10.65b - Nonresidential appliances and office equipment; heating, cooling, and lighting control systems; and roofing	n/a	The project is designed to comply with the applicable Design Guidelines and standards. Though Design review approval is not being sought at this time, the required features will be verified during the building plan check process.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
10.66	<p>Commercial, residential, and public projects shall be designed to allow for the possible installation of alternative energy technologies including active solar, wind, or other emerging technologies, and shall comply with the following standards: 10.66a - Installation of solar technology on buildings such as rooftop photovoltaic cell arrays shall be installed in accordance with the State Fire Marshal safety regulations and guidelines.</p> <p>10.66b - Standard rooftop mechanical equipment shall be located in such a manner so as not to preclude the installation of solar panels.</p> <p>10.66c - Alternative energy mechanical equipment and accessories installed on the roof of a building, they shall be integrated with roofing materials and/or blend with the structure's architectural form.</p>	n/a	Design Review approval is not being sought at this time. Each home will include solar, tankless water heaters, 2x6 exterior walls providing high-efficient insulation, radiant barrier and independent third-party testing.
10.67	Radiant solar heating or similar types of energy efficient technologies, shall be installed in all swimming pools.	n/a	The project is designed to comply with the applicable Design Guidelines and standards. Though Design review approval is not being sought at this time, any required features will be verified during the building plan check process.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
10.68	Electrical outlets shall be provided along the front and rear exterior walls of all single family homes to allow for the use of electric landscape maintenance tools.	n/a	The project is designed to comply with the applicable Design Guidelines and standards. Though Design review approval is not being sought at this time, the required features will be verified during the building plan check process.
10.69	The city will strive to ensure that all new publicly owned buildings within the Plan Area will be designed, constructed and certified at LEED-NC certification levels.	n/a	The project does not propose any publicly owned buildings. Therefore the policy does not apply to the project.
10.70	The City of Folsom shall undertake all cost-effective operational and efficiency measures and consider the installation of onsite renewable energy technologies within appropriate portions of the Plan Area, including parks, landscape corridors and open space areas.	n/a	This is a City requirement, not a project-specific requirement. The City of Folsom has plans in place to undertake the described cost-effective operational and efficiency measures and consider the installation of onsite renewable energy technologies within appropriate portions of the Plan Area, including parks, landscape corridors and open space areas.
<i>Water Efficiency Policies</i>			

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
10.71	All office, commercial, and residential land uses shall be required to install water conservation devices that are generally accepted and used in the building industry at the time of development, including low-flow plumbing fixtures and low-water-use appliances.	n/a	The project is designed to comply with the applicable Design Guidelines and standards. Though Design review approval is not being sought at this time, the required features will be verified during the building plan check process.
10.72	A backbone "purple pipe" non-potable water system shall be designed and installed where feasible and practical to supply non-potable water to park sites, landscape corridors, natural parkways and other public landscaped spaces within the Plan Area.	n/a	Purple pipe has been incorporated into the Specific Plan for major collector roadway landscaping and funding is provided in the PFFP. Purple pipe infrastructure is not the applicant's responsibility.
10.73	Water efficient irrigation systems, consistent with the requirements of the latest edition of the California Model Water Efficient Landscape Ordinance, or similar ordinance adopted by the City of Folsom, shall be mandatory for all public agency projects and all private development projects with a landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check or design review.	Yes	The project is designed to comply with the applicable Design Guidelines. Water efficient irrigation systems will be employed for use in project-area landscaping.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
<i>Material Conservation & Resource Efficiency Policies</i>			
10.74	Use "Green" certified construction products whenever feasible.	Yes	Builders in the proposed project will be required to use "Green" certified construction products whenever feasible. The project will comply with all relevant requirements in the City Code and State Building Code.
10.75	Prepare a construction waste management plan for individual construction projects.	Yes	Prior to construction, a construction waste management plan will be prepared for individual construction projects within the proposed project.
10.76	A minimum of 50% of the non-hazardous construction waste generated at a construction site shall be recycled or salvaged for reuse.	Yes	The plan described in Section 10.75 will provide for a minimum of 50% of the non-hazardous construction waste generated at a construction site to be recycled or salvaged for reuse.
10.77	Topsoil displaced during grading and construction shall be stockpiled for reuse in the Plan Area.	Yes	Topsoil displaced during grading and construction of the proposed project shall be stockpiled for reuse in the Plan Area.
<i>Environmental Quality Policies</i>			
10.78	All HVAC and refrigeration equipment shall not contain chlorofluorocarbons (CFCs).	Yes	California outlawed the use of HFCs in 2018. The project is designed to comply with California law.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
10.79	All fire suppression systems and equipment shall not contain halons.	Yes	The project is designed to comply with the applicable Design Guidelines and standards. Though Design review approval is not being sought at this time, the required features will be verified during the building plan check process.
10.80	Provide accessible screened areas that are identified for the depositing, storage and collection of non-hazardous materials for recycling for commercial, industrial/office park, mixed-use, public-use and multi-family residential projects.	Yes	Same remark as in Section 10.79.
10.81	Particleboard, medium density fiberboard (MDF) and hardwood plywood shall comply with low formaldehyde emission standards.	Yes	Same remark as in Section 10.79.
10.82	Limit the use of volatile organic compounds (VOC) in all construction materials.	Yes	same remark as in Section 10.79.
Section 11 - Public Services and Facilities			
11.1	Public schools will be constructed in the Plan Area in accordance with the City Charter and state law.	n/a	There are no public schools or public service facilities in the proposed project. Therefore the policy does not apply to the project.
11.2	All public service facilities shall participate in the City's recycling program.	n/a	No public facilities are being proposed with this project. Therefore the policy does not apply to the project.
11.3	Energy efficient technologies shall be incorporated in all Public Service buildings	n/a	No public facilities are being proposed with this project. Therefore the policy does not apply to the project.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
11.4	Passive solar design and/or use of other types of solar technology shall be incorporated in all public service buildings.	n/a	No public facilities are being proposed with this project. Therefore the policy does not apply to the project.
11.5	The city shall strive to ensure that all public service buildings shall be built to silver LEED NC standards.	n/a	No public facilities are being proposed with this project.
11.6	Utilize Crime Prevention Through Environmental Design (CPTED) principles in the design of all public service buildings.	n/a	No public facilities are being proposed with this project. Therefore the policy does not apply to the project.
11.7	If the existing slope of a public facilities site shown on Figure 11.1 exceeds five percent, the site shall be rough graded by the owner/developer/builder dedicating the public facilities site in accordance with grading plans approved by the City of Folsom, subject to a credit and/or reimbursement agreement.	n/a	There are no public schools or public service facilities in the proposed project. Therefore the policy does not apply to the project.
11.8	Plan Area landowners shall, prior to approval of the annexation by LAFCo and prior to any Tier 2 Development Agreement, whichever comes first, comply with the schools provision in Measure W (Folsom Charter Provision Section 7.08D) and incorporate feasible school impact mitigation requirements as provided in LAFCo Resolution No. 1196, Section 13.	Yes	Project will comply with school district and charter requirements with respect to Measure W.
Section 12 - Utilities			
12.1	Consistent with the provisions of City Charter Article 7.08 (A), the FPASP shall "identify and secure the source of water supply(is) to serve the Plan Area. This new water supply shall not cause a reduction in the water supplies designated to serve existing water users north of Highway 50 and the new water supply shall not be paid for by Folsom residents north of Highway 50.	Yes	This is a City requirement, not a project-specific requirement. The project is consistent with the FPASP and complies with the City's water supply agreement.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
12.2	Design and construct the necessary potable water, non-potable water for irrigation, wastewater and stormwater infrastructure require to serve the Plan Area. All infrastructure improvements shall follow the requirements established in the Water Master Plan, Wastewater Master Plan and the Storm Drainage Master Plan. Improvements will be based on phasing of development.	n/a	The policy affects the City and does not apply to individual developers. Therefore the policy does not apply to the project.
12.3	Land shall be reserved for the construction of public utility facilities that are not planned within road rights-of-way, as required by the City of Folsom.	Yes	Land is being reserved for public utilities as described where needed.
12.4	Utilize Best Management Practices (BMPs) where feasible and appropriate.	Yes	BMPs will be utilized where feasible and appropriate.
12.5	Urban runoff will be treated prior to discharging to a water of the state (i.e. creek, wetland) in accordance with the City's most current Municipal Stormwater Permit requirements for new development.	Yes	Project complies with permit requirements.
12.6	Employ Low Impact Development (LID) practices, as required by the City of Folsom, in conformance with the City's stormwater quality development standards.	Yes	The project is consistent with the Specific Plan requirements and the City requirements as they are updated from time to time.
Section 13 - Implementation			
<i>Financing Policies</i>			
13.1	The Plan Area shall fund its proportional share of regional backbone infrastructure costs and the full costs for primary and secondary backbone infrastructure.	Yes	Project is consistent with Public Facilities Financing Plan.
13.2	The Plan Area shall fund the its proportional share of the costs for Plan Area public facilities including the municipal center, police and fire department stations, the city corp yard and community, neighborhood and local parks.	Yes	Project is consistent with Public Facilities Financing Plan.
13.3	The City of Folsom shall apply for Sacramento Countywide Transportation Mitigation fee funding to help fund all eligible regional road backbone infrastructure.	n/a	This is a City requirement. Therefore the policy does not apply to the project.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
13.4	A Plan Area fee will be created to fund backbone infrastructure and a proportional cost allocation system will be established for each of the Plan Area property owners.	n/a	The policy affects the City and does not apply to individual developers. Therefore the policy does not apply to the project.
13.5	City of Folsom impact and capital improvement fees shall be used to fund Plan Area backbone infrastructure and public facilities where allowed by law.	n/a	The policy affects the City and does not apply to individual developers. Therefore the policy does not apply to the project.
13.6	One or more Community Facilities Districts shall be created in the Plan Area to help finance backbone infrastructure and public facilities costs and other eligible improvements and/or fees.	n/a	The policy affects the City and does not apply to individual developers. Therefore the policy does not apply to the project.

**Creekstone Phase 1 (Mangini Ranch Phase 1, Lot 10) Small Lot Vesting Tentative Subdivision Map:
Applicant's FPASP Policy Consistency Analysis**

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
<i>Phasing Policies</i>			
13.7	Submit a conceptual backbone infrastructure phasing plan for the appropriate development area with the first tentative map or building permit submittal. Updating of the conceptual backbone infrastructure phasing plan shall be a requirement of subsequent tentative map or building permit applications for each development area.	n/a	The policy affects the City and does not apply to individual developers. Therefore the policy does not apply to the project.
<i>Maintenance Policies</i>			
13.8	Create one or more Landscaping and Lighting Districts in the Plan Area for the maintenance and operation of public Improvements and facilities and open space.	Yes	A Community Facilities District will be formed to implement policy.

Exhibit 4
Noise Assessment by Bollard Acoustical
(See Attachment 11)

Exhibit 5
Supplement Traffic Memorandum by
Kimley-Horn



Memorandum

To: Rick Jordan
From: Chris Gregerson, P.E., T.E., PTOE, PTP
 Alyssa Swanson
Re: Supplemental Traffic Evaluation
 Mangini Ranch Phase 1 – Lots 10 & 15
Date: September 6, 2019

Per your request, we have evaluated the effects of adding an additional 118-units to our previously prepared supplemental traffic evaluation¹ in which 833-units were considered for the above referenced project in the City of Folsom. Per discussion with the City², this analysis was completed to summarize the impact of the additional units on the study facilities. As reflected in Table 1, the 951-unit proposed project would be anticipated to generate 871 AM peak-hour and 1,004 PM peak-hour trips, representing an increase of 88 and 118 trips during the AM and PM peak-hours, respectively. Trip distribution and assignment for the revised proposed project are shown in Exhibit 1.

Table 1 – Proposed Project Trip Generation

Land Use (ITE Code)	Size (units/ students)	Daily Trips	AM Peak-Hour				PM Peak-Hour					
			Total Trips	%	Trips	%	Trips	Total Trips	%	Trips	%	Trips
March 2015 Analysis												
Single-Family Detached Housing (210)	833	7,932	625	25%	156	75%	469	833	63%	525	37%	308
Elementary School (520)	350	452	158	55%	87	45%	71	53	49%	26	51%	27
Subtotal of Trips		8,384	783		243		540	886		551		335
Analysis with Additional Units												
Single-Family Detached Housing (210)	951	9,054	713	25%	178	75%	535	951	63%	599	37%	352
Elementary School (520)	350	452	158	55%	87	45%	71	53	49%	26	51%	27
Subtotal of Trips		9,506	871		265		606	1,004		625		379
Net New External Trips:		1,122	88		22		66	118		74		44

Source: Trip Generation Manual, 9th Edition, ITE.

The following tables document the updated traffic analysis results and should be considered as replacements to the tables in the prior supplemental study¹. In addition, Exhibit 2 and Exhibit 3 provide updated turning movement and average daily travel (ADT) volumes at the study intersections and along roadways for plus project and plus project plus school conditions. Consistent with prior studies, the Level of Service (LOS) analysis was conducted for the following facilities:

Intersections

1. East Bidwell Street @ Iron Point Road
2. East Bidwell Street @ Placerville Road
3. East Bidwell Street @ US-50 Westbound Ramps
4. East Bidwell Street @ US-50 Eastbound Ramps
5. East Bidwell Street @ Mangini Parkway (formerly Street "A")
6. East Bidwell Street @ White Rock Road

¹ Supplemental Traffic Evaluation, Mangini Ranch Phase 1, Folsom, California, Kimley-Horn and Associates, Inc., March 11, 2015.

² Conversations with Steve Krahn at the City of Folsom. July 10, 2019.



Roadway Segments

1. US-50 Eastbound Ramps to Mangini Parkway
2. Mangini Parkway to White Rock Road

LOS Thresholds

The City of Folsom standards apply to all study intersections and roadway segments and require that they operate at a minimum of LOS D³. The LOS threshold has decreased from LOS C to LOS D since the previously completed supplemental study. The LOS threshold provided in the City’s guidelines was used to determine whether the project impacted an intersection or a roadway segment, however, the analysis of roadway segments involved the comparison of daily segment volumes to the volume thresholds provided in Sacramento County’s traffic impact analysis guidelines⁴. This was due to the fact that the City’s guidelines do not provide specific volume thresholds.

Intersection Results

As shown in **Table 2**, the study intersections operate between LOS A and F with the addition of the proposed project traffic during the AM and PM peak-hours. **Table 2** indicates that significant impacts occur at Intersections #1, #5, and #6.

It should be noted that LOS analysis documented in this memorandum applies standards from the Highway Capacity Manual (HCM) 6th Edition and HCM 2000, while the previous study only applied standards from HCM 2000. The HCM 6th Edition is the most current version of the HCM and was chosen to replace some of the results previously calculated using HCM 2000 methodology where possible to use current best practices. Intersection #2 applied HCM 2000 standards due to phasing restrictions at the intersection.

Roadway Segment Results

As reflected in **Table 3**, the study roadway segments along East Bidwell Street meet the City’s LOS requirements.

Signal Warrant Analysis

A peak-hour signal warrant analysis was performed for the unsignalized Intersections #5 and #6. The analysis was completed using Figure 4C-3 from the most recent version of the California MUTCD⁵. The signal warrant analysis indicated that a traffic signal is warranted at both intersections for all scenarios. **Table 4** summarizes the signal warrant analysis results.

Mitigations and Comparison to Previous Study

As mentioned above, significant impacts occur at Intersections #1, #5 and #6. The significant impact at Intersection #1 is considered significant and unavoidable as indicated in the previous study and the proposed project’s payment of fees is adequate mitigation. Independently, the City of Folsom may elect to pursue an operational analysis of this location, however this effort is considered to be beyond the scope of the study.

The evaluation of the 951-unit proposed project results in additional impacts and mitigations beyond what was previously documented for Intersections #5 and #6. The side-street stop-controlled intersection of Intersection #5 operates at LOS F with the addition of the proposed project plus the school in the AM and PM peak-hours. Since the completion of the previous study, Intersection #5 has been reconfigured

³ Policy M 4.1.3, *City of Folsom General Plan*
⁴ *Traffic Impact Analysis Guidelines, County of Sacramento*, July 2004.
⁵ California Manual on Uniform Traffic Control Devices 2014 Edition, rev 4. Caltrans. March 29, 2019.

such that the southbound left-turn lane has been extended, a northbound right-turn pocket has been added, and a merge lane has been added to the receiving southbound lanes. After incorporating these changes and studying the intersection with signalization, Intersection #5 operates at acceptable LOS for all scenarios as shown in **Table 5**. Similar statements can be made for Intersection #6. Since the completion of the previous study, Intersection #6 has been realigned to reflect previously recommended mitigations and now includes free southbound and westbound right-turn lanes. By incorporating these changes and analyzing the intersection with signalization, Intersection #6 operates at acceptable LOS for all scenarios as shown in **Table 5**.

In conclusion, the addition of 118 units to the proposed project with the incorporation of the lane geometry improvements already constructed, does not results in any additional significant impacts. The signal warrant analysis performed indicated that a signal is warranted for the Existing plus Project scenario in the AM peak-hour where it was not previously warranted in the prior evaluation. The signal warrant analysis is consistent with the prior evaluation for the Existing plus Project plus School scenario in the AM and PM peak-hours.

Attachments:

- Exhibit 1 – Project (Residential) Trip Distribution and Assignment
- Exhibit 2 – Existing (2014) plus Project Conditions Peak Hour & Average Daily Traffic (ADT) Volumes
- Exhibit 3 – Existing (2014) plus Project plus School Conditions Peak Hour & Average Daily Traffic (ADT) Volumes



Table 2 – Intersection Levels of Service Analysis Results

#	East Bidwell Street Intersection (Traffic Control) & Analysis Scenario	AM Peak-Hour		PM Peak-Hour	
		Delay* (seconds)	LOS	Delay* (seconds)	LOS
1	Iron Point Road (Signalized)				
	Existing (2014) Conditions	46.3	D	127.0	F
	Existing (2014) plus Project Conditions	48.2	D	141.8	F
	Existing (2014) plus Project plus School Conditions	50.1	D	142.5	F
2	Placerville Road (Signalized) **				
	Existing (2014) Conditions	27.6	C	37.0	D
	Existing (2014) plus Project Conditions	27.5	C	36.4	D
	Existing (2014) plus Project plus School Conditions	27.2	C	36.3	D
3	US-50 Westbound Ramps (Signalized)				
	Existing (2014) Conditions	27.5	C	49.8	D
	Existing (2014) plus Project Conditions	30.2	C	49.8	D
	Existing (2014) plus Project plus School Conditions	30.4	C	50.0	D
4	US-50 Eastbound Ramps (Signalized)				
	Existing (2014) Conditions	7.8	A	9.8	A
	Existing (2014) plus Project Conditions	8.2	A	11.7	B
	Existing (2014) plus Project plus School Conditions	8.4	A	11.8	B
5	Mangini Parkway (SSSC)				
	Existing (2014) Conditions			<i>Plus Project Conditions Only</i>	
	Existing (2014) plus Project Conditions	31.1	D	560.3 (WB)	F
	Existing (2014) plus Project plus School Conditions	76.9	F	654.9 (WB)	F
6	White Rock Road (AWSC)				
	Existing (2014) Conditions	20.1	C	31.7	D
	Existing (2014) plus Project Conditions	88.3	F	113.7	F
	Existing (2014) plus Project plus School Conditions	110.5	F	114.4	F
<p>Notes: † Delay reported for worst minor approach (worst minor movement) for SSSC ** Intersection analyzed using HCM 2000 Standards BOLD signifies substandard operating conditions (LOS D, E, or F) Shaded signifies significant impact SSSC = Side-Street Stop Control, AWSC = All-Way Stop Control</p>					

Table 3 – Roadway Segment Levels of Service Analysis Results

#	East Bidwell Street / Scott Road Roadway Segment & Analysis Scenario	Facility Type	# Lanes	Volume (ADT)	v/c	LOS
1	US-50 to Mangini Parkway					
	Existing (2014) Conditions	Secondary Road, High Access Control	2	7,072	0.35	A
	Existing (2014) plus Project Conditions			12,957	0.65	B
	Existing (2014) plus Project plus School Conditions			13,296	0.66	B
2	Mangini Parkway to White Rock Road					
	Existing (2014) Conditions	Secondary Road, High Access Control	2	7,072	0.35	A
	Existing (2014) plus Project Conditions			10,241	0.51	A
	Existing (2014) plus Project plus School Conditions			10,354	0.52	A
<i>Note: Facility Type and LOS per Traffic Impact Analysis Guidelines, July 2004, County of Sacramento.</i>						

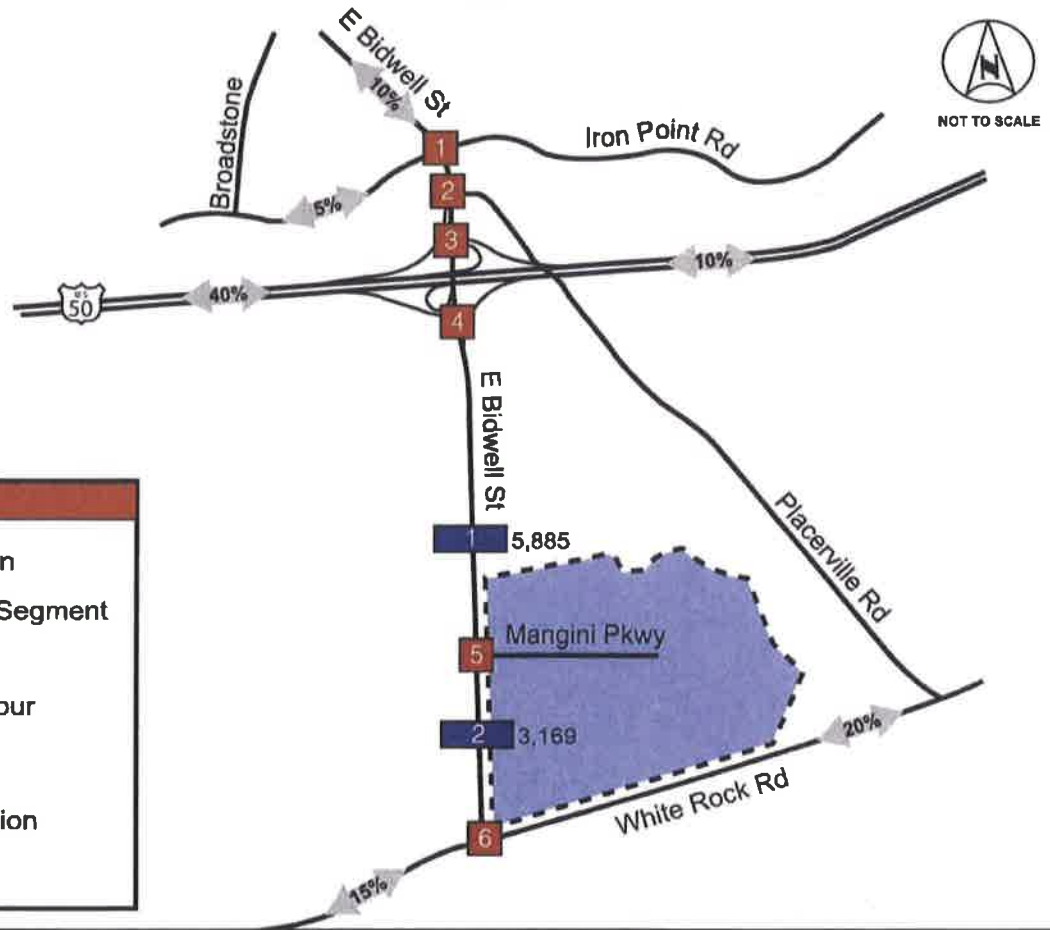
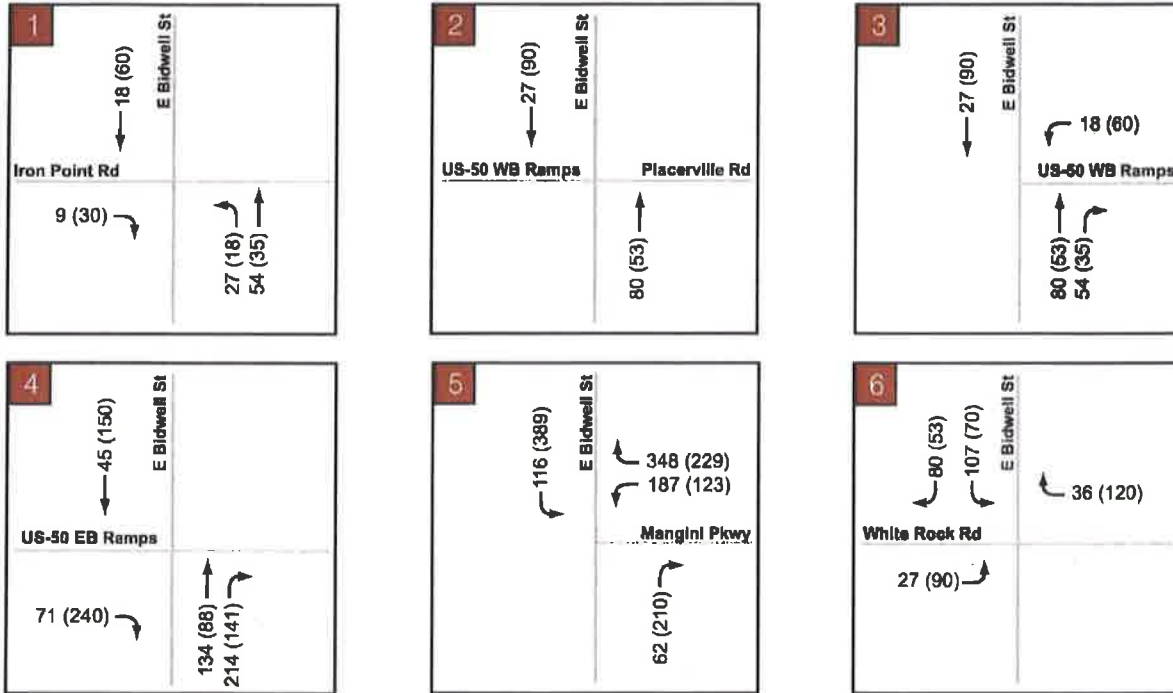
Table 4 – Traffic Signal Warrant Analysis Results

#	East Bidwell Street / Scott Road Intersection (Traffic Control) & Analysis Scenario	AM Peak-Hour	PM Peak-Hour
5	Mangini Parkway (SSSC)		
	Existing (2014) Conditions	<i>Plus Project Conditions Only</i>	
	Existing (2014) plus Project Conditions	Yes	Yes
	Existing (2014) plus Project plus School Conditions	Yes	Yes
6	White Rock Road (AWSC)		
	Existing (2014) Conditions	Yes	Yes
	Existing (2014) plus Project Conditions	Yes	Yes
	Existing (2014) plus Project plus School Conditions	Yes	Yes
<i>Note: Peak-hour warrant is satisfied if warrant condition A or B is satisfied.</i>			

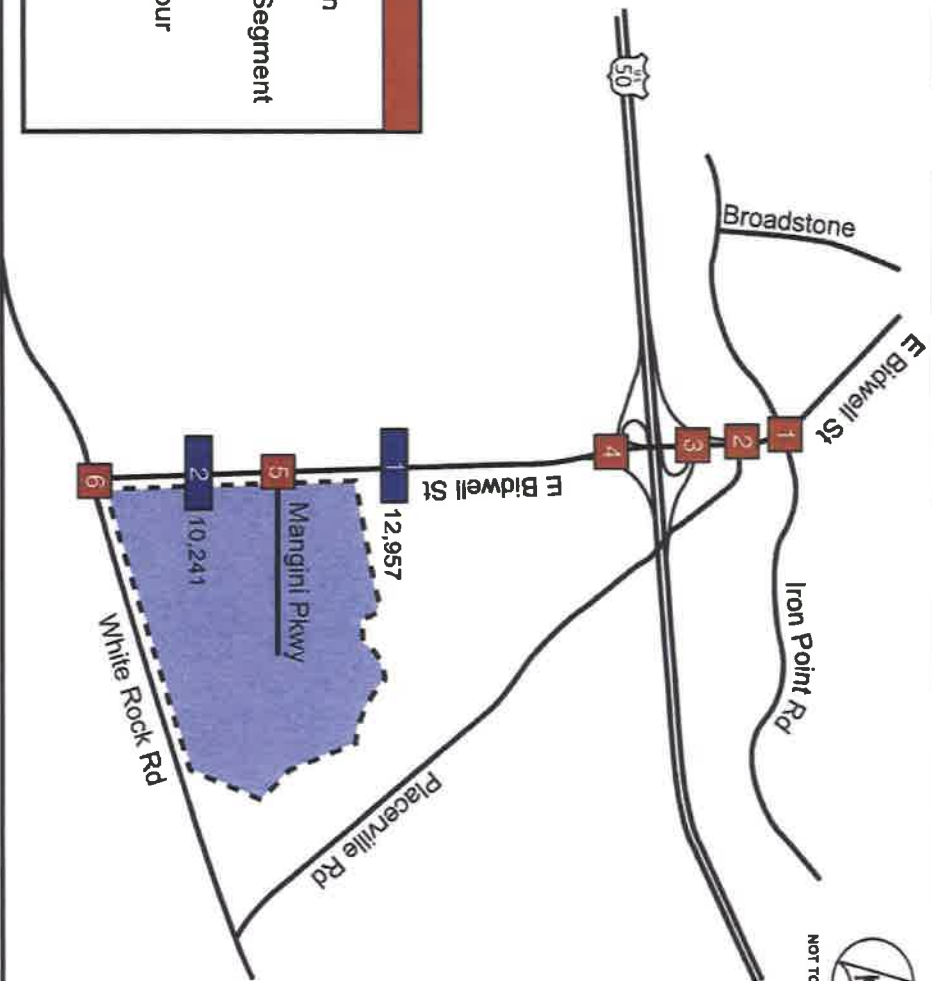
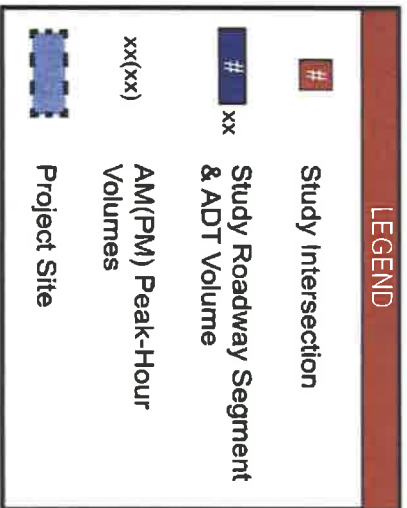
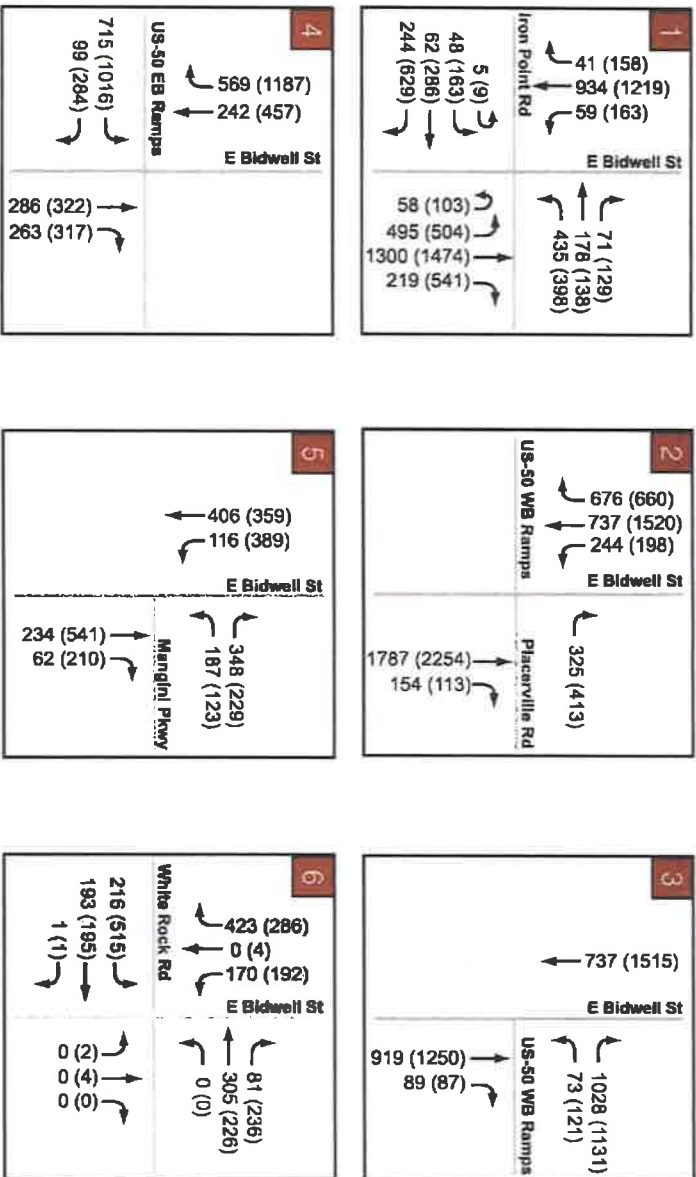


Table 5 – Intersection Levels of Service with Mitigations

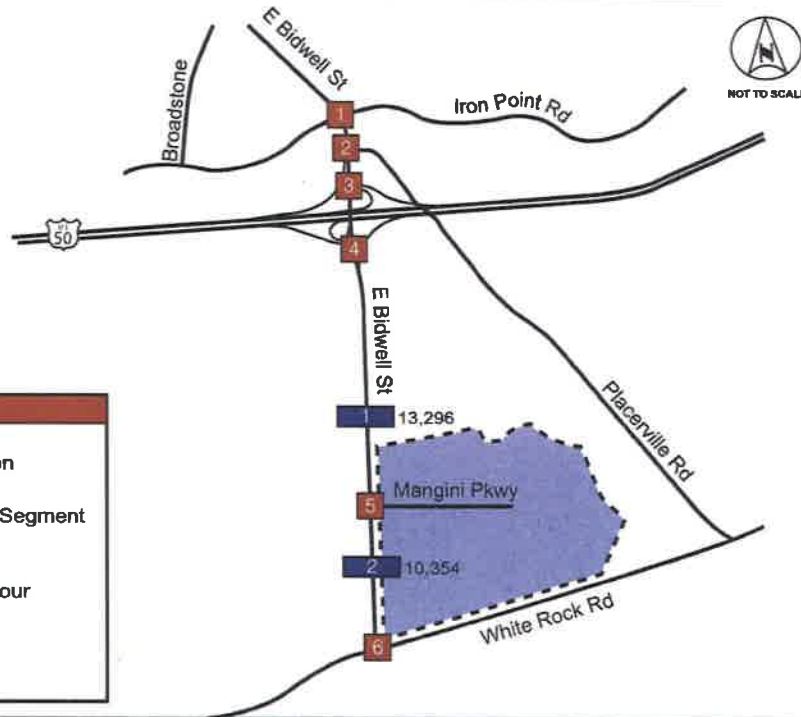
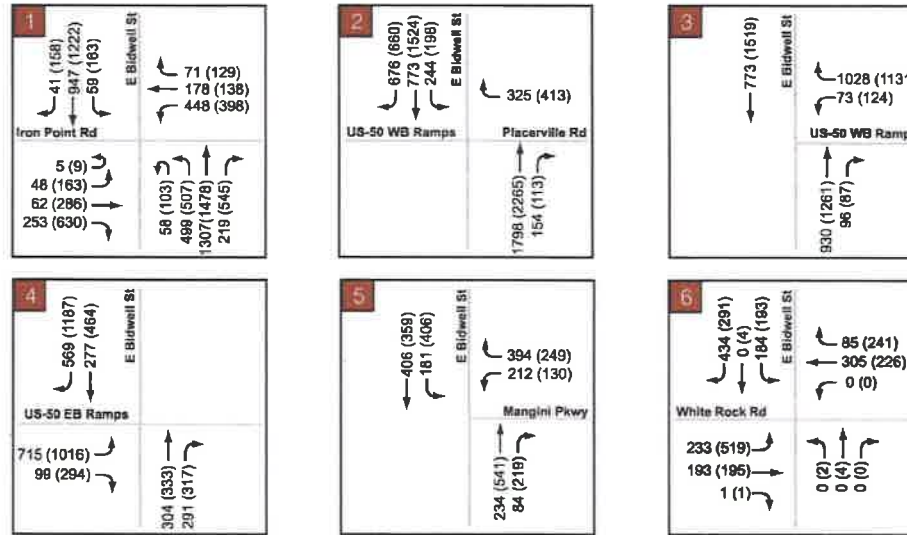
#	East Bidwell Street / Scott Road Intersection (Traffic Control) & Analysis Scenario	AM Peak-Hour		PM Peak-Hour	
		Delay* (seconds)	LOS	Delay* (seconds)	LOS
5	Mangini Parkway (SSSC)				
	Existing (2014) Conditions	<i>Plus Project Conditions Only</i>			
	Existing (2014) plus Project Conditions	31.1	D	560.3 (WB)	F
	Existing (2014) plus Project Conditions with Signal	11.4	B	33.7	C
	Existing (2014) plus Project plus School Conditions	76.9	F	654.9 (WB)	F
	Existing (2014) plus Project plus School Conditions with Signal	12.9	B	37.8	D
6	White Rock Road (AWSC)				
	Existing (2014) Conditions	20.1	C	31.7	D
	Existing (2014) plus Project Conditions	88.3	F	113.7	F
	Existing (2014) plus Project Conditions with Signal	11.1	B	20.1	C
	Existing (2014) plus Project plus School Conditions	110.5	F	114.4	F
	Existing (2014) plus Project plus School Conditions with Signal	11.5	B	20.4	C
<p><i>Notes:</i> * Delay reported for worst minor approach (worst minor movement) for SSSC BOLD signifies substandard operating conditions (LOS D, E, or F), SSSC = Side-Street Stop Control</p>					



LEGEND	
#	Study Intersection
# xx	Study Roadway Segment & ADT Volume
xx(xx)	AM(PM) Peak-Hour Volumes
xx%	Project Traffic General Distribution
[Blue Dashed Box]	Project Site



Mangini Ranch - Lots 10 & 15



Attachment 10
Access and Circulation Analysis
Dated April 14, 2020

Memorandum

To: Rick Jordan
From: Matt Weir, P.E., T.E., PTOE
Re: Access Evaluation
Mangini Ranch (MR) Phase 1 – Lot 10
Date: April 14, 2020

Per your request, we have prepared this access evaluation specific to Lot 10 of the above referenced project. The assumptions upon which this evaluation was prepared were identified by the City of Folsom¹ and the project team². The following is a summary of these assumptions:

- I. Land Use/Trip Generation
 - o ~71 single-family detached units
 - Highest peak-hour volume³:
 - 46-trips IN (PM)
 - 41-trips OUT (AM)
- II. Access Conditions
 - o Interim (MR Phase 1)
 - East Bidwell St: Right-In/Right-Out, Left-In
 - Mangini Pkwy: Right-In
 - o Ultimate (MR Phase 2+)
 - East Bidwell St: same as interim
 - Mangini Pkwy: Right-in/Right-Out

Previously completed traffic studies⁴ are understood to form the basis of the ultimate East Bidwell Street corridor and, in particular, the Mangini Parkway intersection geometrics. As such, these prior efforts are included by reference allowing this access evaluation to focus exclusively on ingress and egress for Lot 10. Accordingly, the following assumptions were incorporated as pertains to the sequencing of improvements at the adjacent East Bidwell Street intersection with Mangini Parkway:

- o Interim (without Toll Brothers' project improvements)
 - Project to evaluate and, as deemed appropriate, modify existing traffic signal to accommodate northbound East Bidwell St u-turn
- o Ultimate (with Toll Brothers' project improvements)
 - Project to evaluate and, as deemed appropriate, modify existing traffic signal

Lastly it was necessary to approximate the peak-hour turning movements at the Lot 10 driveways to allow for an evaluation and recommendation of treatments. The driveway trips were developed as summarized below:

¹ Teleconferences with Steve Krahn, City of Folsom, March 20 and April 7, 2020.

² Teleconference with Rick Jordan and Jennifer Lane, March 31, 2020.

³ *Trip Generation Manual, 10th Edition*, Institute of Transportation Engineers (ITE).

⁴ *Regency at Folsom Ranch Transportation Impact Study*, T. Kear Transportation Planning & Management, Inc., November 20, 2019; *Supplemental Traffic Evaluation, Mangini Ranch Phase 1*, Kimley-Horn and Associates, Inc., March 11, 2015; and *Supplemental Traffic Evaluation, Mangini Ranch Phase 1 – Lots 10 & 15*, Kimley-Horn and Associates, Inc., September 6, 2019.

Kimley»Horn

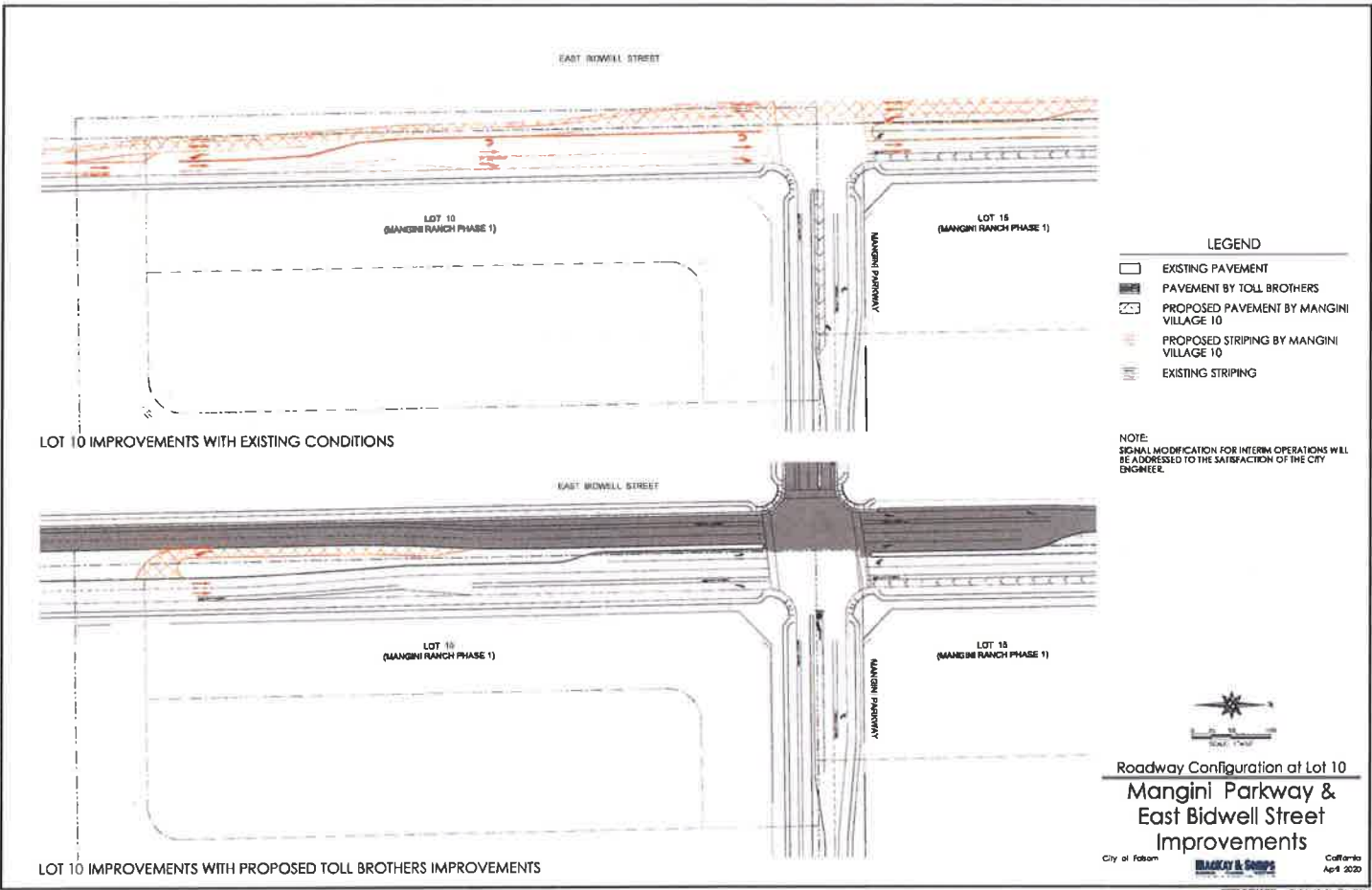
- Global Trip Assignment⁵
 - ~85% of the trips originate from or are destined for points north
 - ~15% trips originating from or destined for points south
 - Approximate Peak-Hour Ingress Driveway Volumes
 - East Bidwell Street
 - Northbound Right: $15\% * 46 = 7$ trips
 - Southbound Left: $85\% * 50\%^+ * 46 = 20$ trips
 - Mangini Parkway
 - Eastbound Right: $85\% * 50\%^+ * 46 = 20$ trips
- ⁺ Assumes that half of the southbound entering traffic turns left at the Mangini Parkway signalized intersection and half continues south to use the southbound median left-turn.

Based on our coordination with the City and project team, and review of the prior studies and related project documentation, we offer the following recommendations for Lot 10:

- Right-turn entering volumes from the arterial frontage (East Bidwell Street) are relatively low (fewer than 10 peak-hour trips). Accordingly, based on direction from the City, a right-turn auxiliary lane is not required at this location.
- To the extent possible, the southbound median left-turn pocket for Lot 10 should be constructed to maximize the amount of deceleration distance. Maximizing deceleration will help to ensure safe operations by allowing these slowing vehicles to exit the #1, high-speed southbound East Bidwell Street through lane. Although queue storage is anticipated to be minimal, deceleration distance of 315-feet should be provided, representing an assumed entry speed of 40-mph which includes a 10-mph speed reduction from the adjacent through lane⁶.
- General comments:
 - Adequate corner sight-distance should be provided at all project driveway intersections.
 - Physical medians and related signing should be provided at the Lot 10 East Bidwell Street driveway to physically restrict outbound left-turns.
 - As you are aware, the outbound right-turn from Lot 10 to Mangini Parkway should be physically restricted until such a time that Westwood Drive is constructed Savannah Parkway (Mangini Ranch Phase 2).

⁵ Consistent with the methodology documented in *Regency at Folsom Ranch Transportation Impact Study*, T. Kear Transportation Planning & Management, Inc., November 20, 2019.

⁶ Section 405.2(d), Caltrans' *Highway Design Manual*, Caltrans, March 20, 2020.



Attachment 11
Environmental Noise Analysis
Dated August 15, 2019

Environmental Noise Assessment

**Mangini Ranch Phase 1, Lots 10 & 15 Residential
Development**

Folsom, California

BAC Job # 2019-138

Prepared For:

Mangini Improvement Company, Inc.

Attn: Mr. Rick Jordan
4370 Town Center Blvd., Ste. 100
El Dorado Hills, CA 95762

Prepared By:

Bollard Acoustical Consultants, Inc.



Jonathan Lopez,
Senior Consultant

August 15, 2019



Introduction

The proposed Mangini Ranch Development (project) site is located within the Folsom South of U.S. Highway 50 Specific Plan. The specific component of the overall Mangini Ranch development analyzed in this study is the proposed development of single-family residential lots in Phase 1, Lots 10 and 15. The proposed lots are located at the northeast and southeast quadrants of the East Bidwell Street and Mangini Parkway intersection, as indicated on Figure 1. The proposed site plans are shown on Figures 2 and 3.

East Bidwell Road and Mangini Parkway traffic are considered to be potentially significant noise sources which may affect the design of the residential project. As a result, Bollard Acoustical Consultants, Inc. (BAC) was retained by the project applicant to prepare this acoustical analysis. Specifically, this analysis was prepared to determine whether East Bidwell Road or Mangini Parkway traffic noise would cause noise levels at the project site to exceed acceptable limits as described in the Noise Element of the City of Folsom General Plan. In addition, this analysis was prepared to evaluate compliance with the Folsom South of U.S. Highway 50 Specific Plan EIR Noise Mitigation Measures.

Noise Fundamentals and Terminology



Noise is often described as unwanted sound. Sound is defined as any pressure variation in air that the human ear can detect. If the pressure variations occur frequently enough (at least 20 times per second), they can be heard, and thus are called sound. Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB. Another useful aspect of the decibel scale is that changes in levels (dB) correspond closely to human perception of relative loudness. Appendix A contains definitions of Acoustical Terminology. Figure 4 shows common noise levels associated with various sources.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by weighing the frequency response of a sound level meter by means of the standardized A-weighting network. There is a strong correlation between A-weighted sound levels (expressed as dBA) and community response to noise. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels in decibels.

Community noise is commonly described in terms of the "ambient" noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level (L_{eq}) over a given time period (usually one hour). The L_{eq} is the foundation of the Day-Night Average Level noise descriptor, L_{dn} , and shows very good correlation with community response to noise.



Legend

-  Project Border (Approximate)
-  Short-Term Noise Monitoring Location

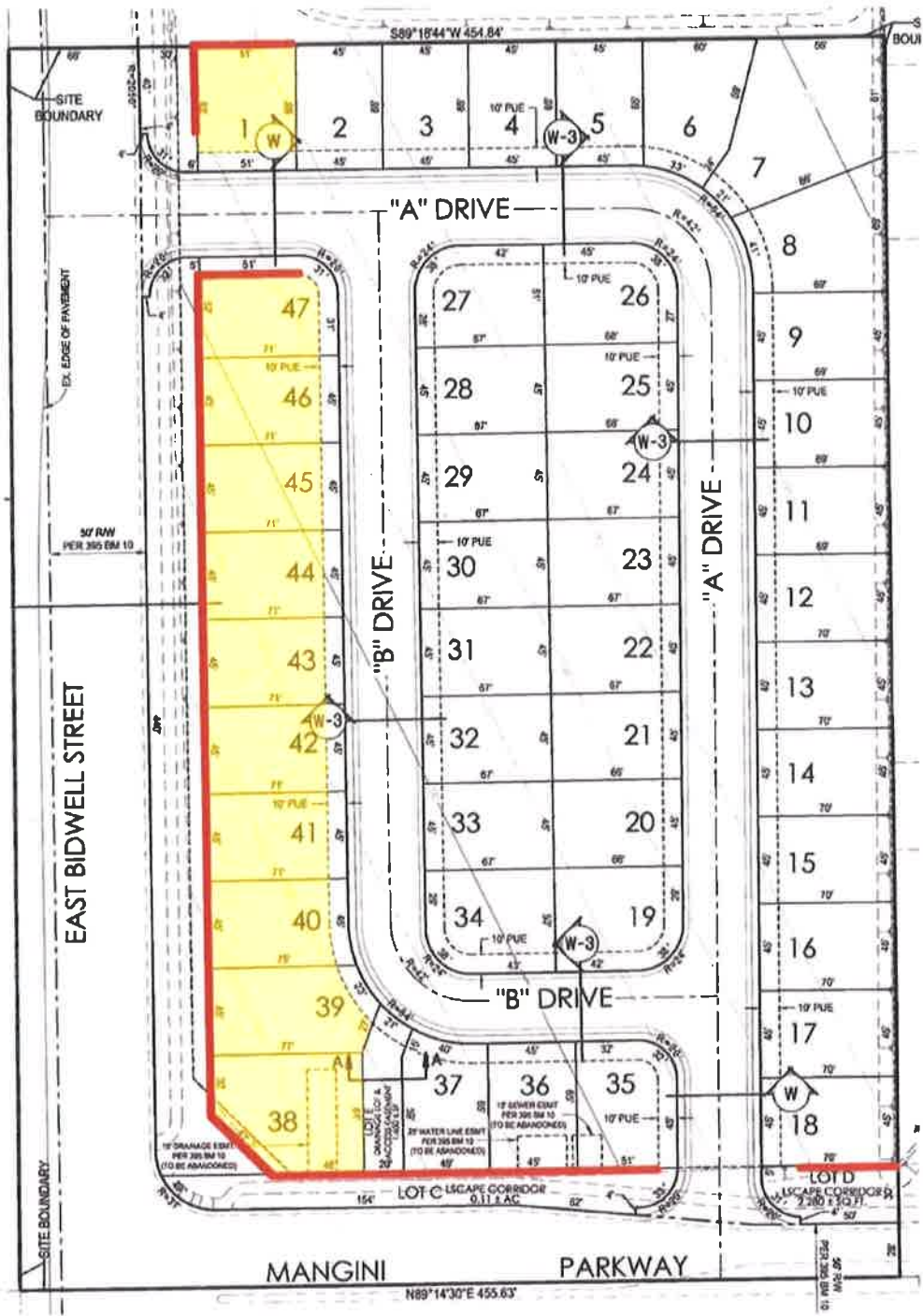
N
Scale (feet)
0 100 200

Mangini Ranch Phase 1 Lots 10 & 15
Folsom, California

Project Area

Figure 1





Legend

- Proposed 6-Foot Tall Noise Barrier
- Recommended Upper-Floor STC 32 Window Assemblies



Scale (feet)



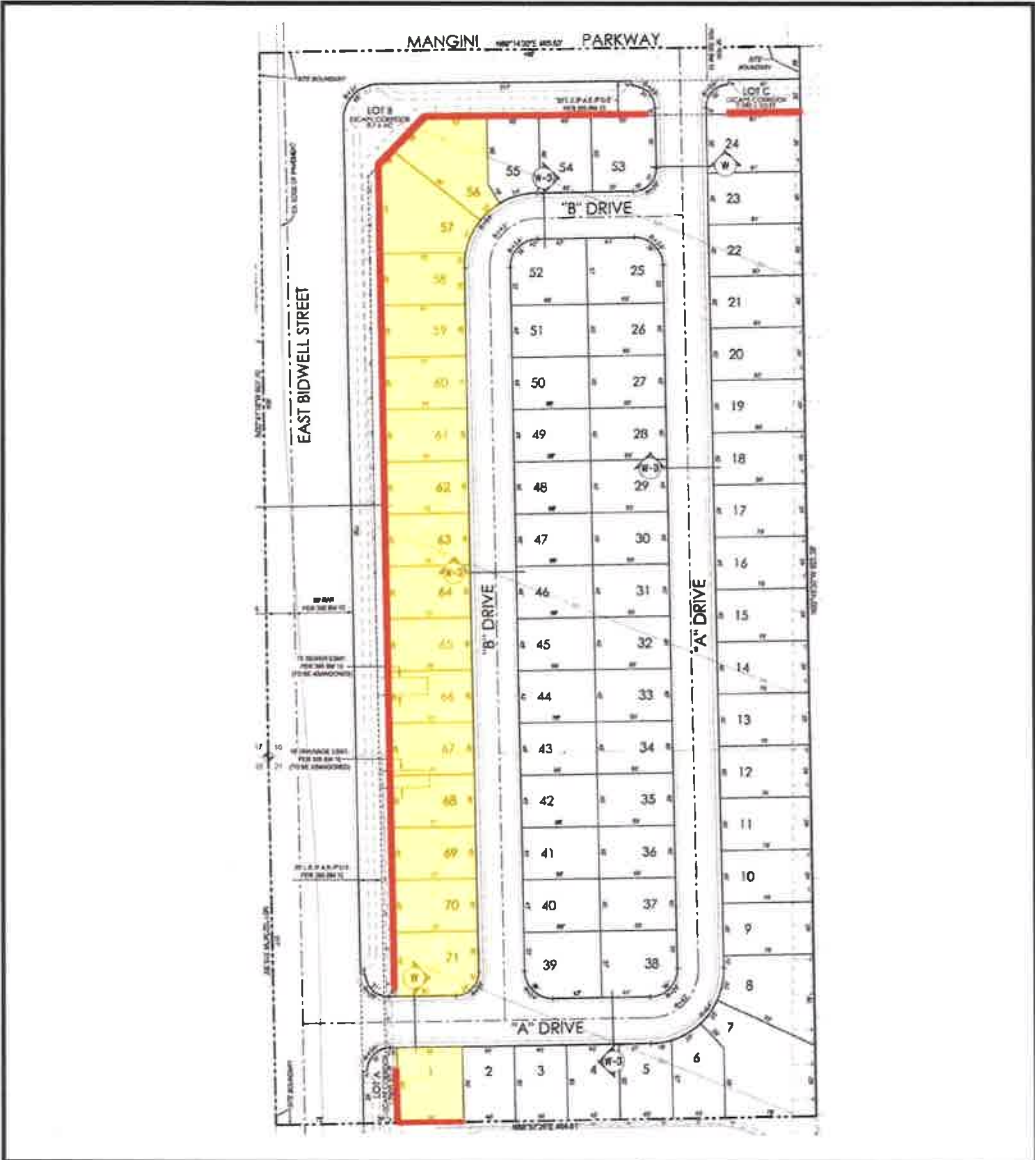
Mangini Ranch Phase 1 Lots 10 & 15
Folsom, California

Lot 15 Site Plan

Figure 2

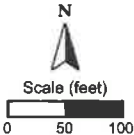


BOLLARD
Acoustical Consultants



Legend

- Proposed 6-Foot Tall Noise Barrier
- Recommended Upper-Floor STC 32 Window Assemblies



Mangini Ranch Phase 1 Lots 10 & 15
Folsom, California

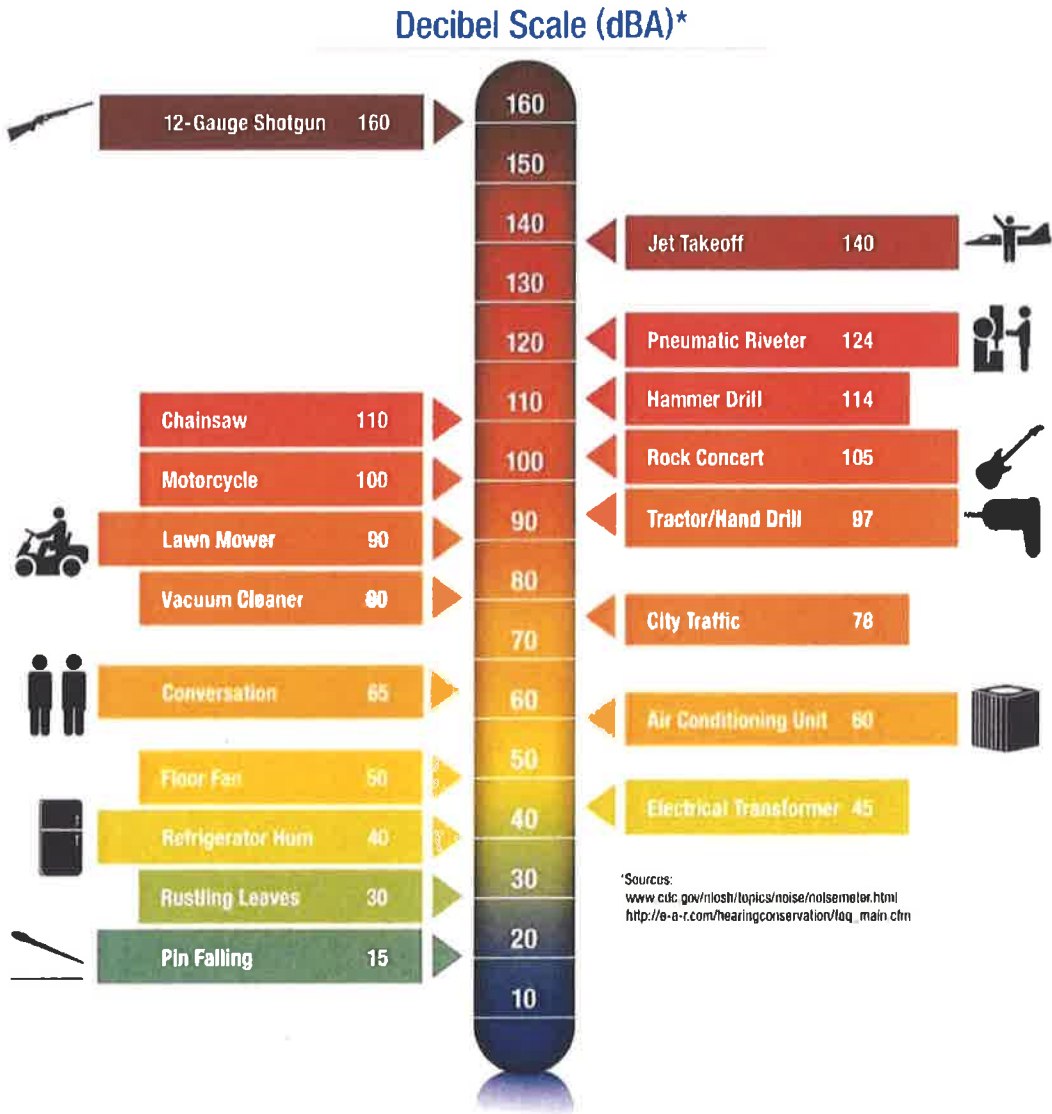
Lot 10 Site Plan

Figure 3



The Day-Night Average Level (L_{dn}) is based upon the average noise level over a 24-hour day, with a +10 decibel weighting applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment. L_{dn} -based noise standards are commonly used to assess noise impacts associated with traffic, railroad and aircraft noise sources.

Figure 4
Typical A-Weighted Sound Levels of Common Noise Sources



*Sources:
www.cdc.gov/niosh/topics/noise/noisemeter.html
http://e-a-r.com/hearingconservation/faq_main.cfm

Criteria for Acceptable Noise Exposure

City of Folsom General Plan - Transportation Noise Sources

The City of Folsom General Plan Noise Element establishes an exterior noise level standard of 60 dB L_{dn} at outdoor activity areas of residential land uses exposed to transportation noise sources (i.e., traffic). The intent of this standard is to provide an acceptable exterior noise environment for outdoor activities. For single-family residential uses, such as the proposed project, these limits are normally applied at backyard areas.

The City of Folsom utilizes an interior noise level standard of 45 dB L_{dn} or less within noise-sensitive project dwellings. The intent of this interior noise limit is to provide a suitable environment for indoor communication and sleep.

City of Folsom General Plan - Non-Transportation Noise Sources

The City of Folsom Municipal Code establishes acceptable noise level criteria for non-transportation noise sources (e.g., parks, schools, commercial activities). Table 1 (Table 8.42.040 of the Municipal Code) provides the City's noise level performance criteria which will be applicable to non-transportation noise sources once specific plans for the future school, park, and commercial uses have been developed. The Table 1 standards are provided in terms of hourly levels and include adjustments for the time of day the noise occurs, the duration of intrusive sound, and the characteristics of the noise (e.g., impulsive, tonal, speech or music, etc.).

Table 1 Exterior Hourly Noise Level Performance Standards for Stationary Noise Sources City of Folsom Municipal Code		
Cumulative Minutes/Hour of Noise Generation (L_n)¹	Exterior Noise Level Standard (dB)^{2,3}	
	Daytime (7 am – 10 pm)	Nighttime (10 pm – 7 am)
30 (L ₅₀)	50	45
15 (L ₂₅)	55	50
5 (L ₅)	60	55
1 (L ₂)	65	60
0 (L _{max})	70	65

Notes:

¹ L_n means the percentage of time the noise level is exceeded during an hour. L₅₀ means the level exceeded 50% of the hour, L₂₅ is the level exceeded 25% of the hour, etc.

² In the event the measured ambient noise level exceeds the applicable noise level standard in any category above, the applicable standard shall be adjusted so as to equal the ambient noise level.

³ Each of the noise level standards specified above shall be reduced by 5 dB(A) for simple tone noises, noises consisting primarily of speech or music, or for recurring noises.

Folsom South of U.S. Highway 50 Specific Plan Noise Mitigation Measures

The noise mitigation measures shown below have been incorporated into the Folsom South of U.S. Highway 50 Specific Plan in order to mitigate identified environmental impacts. The noise-related mitigation measures which are applicable to the development of single-family residential land uses within the Mangini Ranch development are reproduced below. Following each mitigation measure is a brief discussion as to the applicability of the mitigation measure to the Mangini Ranch Residential Development.

MM 3A.11-1 Implement Noise-Reducing Construction Practices, Prepare and Implement a Noise Control Plan, and Monitor and Record Construction Noise near Sensitive Receptors.

To reduce impacts associated with noise generated during project-related construction activities, the project applicant(s) and their primary contractors for engineering design and construction of all project phases shall ensure that the following requirements are implemented at each work site in any year of project construction to avoid and minimize construction noise effects on sensitive receptors. The project applicant(s) and primary construction contractor(s) shall employ noise-reducing construction practices. Measures that shall be used to limit noise shall include the measures listed below:

- Noise-generating construction operations shall be limited to the hours between 7 a.m. and 7 p.m. Monday through Friday, and between 8 a.m. and 6 p.m. on Saturdays and Sundays.
- All construction equipment and equipment staging areas shall be located as far as possible from nearby noise-sensitive land uses.
- All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.
- All motorized construction equipment shall be shut down when not in use to prevent idling.
- Individual operations and techniques shall be replaced with quieter procedures (e.g., using welding instead of riveting, mixing concrete off-site instead of on-site).
- Noise-reducing enclosures shall be used around stationary noise-generating equipment (e.g., compressors and generators) as planned phases are built out and future noise sensitive receptors are located within close proximity to future construction activities.
- Written notification of construction activities shall be provided to all noise-sensitive receptors located within 850 feet of construction activities. Notification shall include anticipated dates and hours during which construction activities are anticipated to occur and contact information, including a daytime telephone number, for the project representative to be contacted in the event that noise levels are deemed excessive.

Recommendations to assist noise-sensitive land uses in reducing interior noise levels (e.g., closing windows and doors) shall also be included in the notification.

- To the extent feasible, acoustic barriers (e.g., lead curtains, sound barriers) shall be constructed to reduce construction-generated noise levels at affected noise-sensitive land uses. The barriers shall be designed to obstruct the line of sight between the noise-sensitive land use and on-site construction equipment. When installed properly, acoustic barriers can reduce construction noise levels by approximately 8 to 10 dB (EPA 1971).
- When future noise sensitive uses are within close proximity to prolonged construction noise, noise-attenuating buffers such as structures, truck trailers, or soil piles shall be located between noise sources and future residences to shield sensitive receptors from construction noise.
- The primary contractor shall prepare and implement a construction noise management plan. This plan shall identify specific measures to ensure compliance with the noise control measures specified above. The noise control plan shall be submitted to the City of Folsom before any noise-generating construction activity begins. Construction shall not commence until the construction noise management plan is approved by the City of Folsom. Mitigation for the two off-site roadway connections into El Dorado County must be coordinated by the project applicant(s) of the applicable project phase with El Dorado County, since the roadway extensions are outside of the City of Folsom's jurisdictional boundaries.

Mitigation Measure 3A.11-1 will be implemented during project construction.

MM 3A.11-3 Implement Measures to Prevent Exposure of Sensitive Receptors to Groundborne Noise or Vibration from Project Generated Construction Activities.

- To the extent feasible, blasting activities shall not be conducted within 275 feet of existing or future sensitive receptors.
- To the extent feasible, bulldozing activities shall not be conducted within 50 feet of existing or future sensitive receptors.
- All blasting shall be performed by a blast contractor and blasting personnel licensed to operate in the State of California.
- A blasting plan, including estimates of vibration levels at the residence closest to the blast, shall be submitted to the enforcement agency for review and approval prior to the commencement of the first blast.

- Each blast shall be monitored and documented for groundborne noise and vibration levels at the nearest sensitive land use and associated recorded submitted to the enforcement agency.

Mitigation Measure 3A.11-3 will be implemented during project construction.

MM 3A.11-4 Implement Measures to Prevent Exposure of Sensitive Receptors to Increases in Noise from Project-Generated Operational Traffic on Off-Site and On-Site Roadways.

To meet applicable noise standards as set forth in the appropriate General Plan or Code (e.g., City of Folsom, County of Sacramento, and County of El Dorado) and to reduce increases in traffic-generated noise levels at noise-sensitive uses, the project applicant(s) of all project phases shall implement the following:

- Obtain the services of a consultant (such as a licensed engineer or licensed architect) to develop noise-attenuation measures for the proposed construction of on-site noise-sensitive land uses (i.e., residential dwellings and school classrooms) that will produce a minimum composite Sound Transmission Class (STC) rating for buildings of 30 or greater, individually computed for the walls and the floor/ceiling construction of buildings, for the proposed construction of on-site noise-sensitive land uses (i.e., residential dwellings and school classrooms).
- Prior to submittal of tentative subdivision maps and improvement plans, the project applicant(s) shall conduct a site-specific acoustical analysis to determine predicted roadway noise impacts attributable to the project, taking into account site-specific conditions (e.g., site design, location of structures, building characteristics). The acoustical analysis shall evaluate stationary- and mobile-source noise attributable to the proposed use or uses and impacts on nearby noise-sensitive land uses, in accordance with adopted City noise standards. Feasible measures shall be identified to reduce project-related noise impacts. These measures may include, but are not limited to, the following:
 - limiting noise-generating operational activities associated with proposed commercial land uses, including truck deliveries;
 - constructing exterior sound walls;
 - constructing barrier walls and/or berms with vegetation;
 - using "quiet pavement" (e.g., rubberized asphalt) construction methods on local roadways; and,
 - using increased noise-attenuation measures in building construction (e.g., dual-pane, sound-rated windows; exterior wall insulation).

Pursuant to this mitigation measure, this report includes an analysis of traffic noise impacts at proposed single-family residential lots within the Mangini Ranch development resulting from traffic on East Bidwell Street and Mangini Parkway. As determined by this analysis, which is presented later in this report, future traffic noise levels generated by traffic on East Bidwell Street and Mangini Parkway are predicted to exceed the City of Folsom exterior noise standards at the nearest proposed residential lots the roadway. As a result, this analysis prescribes specific noise control measures as required to achieve satisfaction with the City's exterior and interior noise level standards applicable to new residential developments.

MM 3A.11-5 Implement Measures to Reduce Noise from Project-Generated Stationary Sources.

The project applicant(s) for any particular discretionary development project shall implement the following measures to reduce the effect of noise levels generated by on-site stationary noise sources that would be located within 600 feet of any noise-sensitive receptor:

- Routine testing and preventive maintenance of emergency electrical generators shall be conducted during the less sensitive daytime hours (i.e., 7:00 a.m. to 6:00 p.m.). All electrical generators shall be equipped with noise control (e.g., muffler) devices in accordance with manufacturers' specifications.
- External mechanical equipment associated with buildings shall incorporate features designed to reduce noise emissions below the stationary noise source criteria. These features may include, but are not limited to, locating generators within equipment rooms or enclosures that incorporate noise-reduction features, such as acoustical louvers, and exhaust and intake silencers. Equipment enclosures shall be oriented so that major openings (i.e., intake louvers, exhaust) are directed away from nearby noise-sensitive receptors.
- Parking lots shall be located and designed so that noise emissions do not exceed the stationary noise source criteria established in this analysis (i.e., 50 dB for 30 minutes in every hour during the daytime [7 a.m. to 10 p.m.] and less than 45 dB for 30 minutes of every hour during the night time [10 p.m. to 7 a.m.]). Reduction of parking lot noise can be achieved by locating parking lots as far away as feasible from noise sensitive land uses, or using buildings and topographic features to provide acoustic shielding for noise-sensitive land uses.
- Loading docks shall be located and designed so that noise emissions do not exceed the stationary noise source criteria established in this analysis (i.e., 50 dB for 30 minutes in every hour during the daytime [7 a.m. to 10 p.m.] and less than 45 dB for 30 minutes of every hour during the night time [10 p.m. to 7 a.m.]). Reduction of loading dock noise can be achieved by locating loading docks as far away as possible from noise sensitive land uses, constructing noise barriers between loading docks and noise-sensitive land uses, or using buildings and topographic features to provide acoustic shielding for noise-sensitive land uses.

When specific plans are developed for new stationary noise sources within the Mangini Ranch development indicating the locations and grading of proposed noise generating uses such as school and park playgrounds/playing fields, commercial loading docks, etc., a project-specific noise analysis will be required as outlined above to ensure compliance with City of Folsom noise standards. Because no such specific plans are available at this time, this study focuses on the evaluation of traffic noise impacts upon the proposed single-family residential lots within the Mangini Ranch development.

Evaluation of Future Traffic Noise Levels at Proposed Single-Family Residences within Mangini Ranch

Traffic Noise Prediction Methodology

The Federal Highway Administration Highway Traffic Noise Prediction Model (FHWA-RD-77-108) was used to predict future traffic noise levels at the project site. The model is based upon the CALVENO noise emission factors for automobiles, medium trucks, and heavy trucks, with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site. The FHWA Model was developed to predict hourly L_{eq} values for free flowing traffic conditions, and is considered to be accurate within 1.5 dB in most situations.

Traffic Noise Prediction Model Calibration

The FHWA Model provides reasonably accurate traffic noise predictions under "ideal" roadway conditions. Ideal conditions are generally considered to be long straight roadway segments with uniform vehicle speeds, a flat roadway surface, good pavement conditions, a statistically large volume of traffic, and an unimpeded view of the roadway from the receiver location. Bollard Acoustical Consultants, Inc. conducted a calibration of the FHWA Model through site-specific traffic noise level measurements and concurrent traffic counts to determine if offsets were warranted for either East Bidwell Street or Mangini Parkway traffic noise.

East Bidwell Street

The calibration process was performed at the project site on the afternoon of July 22, 2019. The short-term traffic noise level measurement location for East Bidwell Street is shown on Figure 1 and is denoted as site ST-1. The detailed results of the calibration process are provided in Appendix B. Photographs of the short-term noise level measurement site are provided in Appendix C. The FHWA Model was found to reasonably predict traffic noise levels at the measurement site (within 1.6 dB). As a result, no calibration adjustment was applied to the FHWA Model for the prediction of future East Bidwell Street traffic noise levels at the project site.

Mangini Parkway

The FHWA Model requires a statistically large volume of traffic in order to conduct the calibration process. During BAC's site visit on the afternoon of July 22, 2019, fewer than 30 vehicles were observed on the roadway. Due to the observed low traffic volume, the calibration procedure was unable to be completed for Mangini Parkway. Therefore, no calibration offset was applied to the FHWA Model for the prediction of future Mangini Parkway traffic noise levels at the project site.

Predicted Future Exterior Traffic Noise Levels

The FHWA Model was used with future traffic data contained in the Folsom South of Highway 50 Specific Plan EIR to predict future traffic noise levels at the proposed residential backyards and building facades located closest to East Bidwell Street and Mangini Parkway. Because residences are proposed adjacent to two segments of East Bidwell Street with significantly differing traffic volumes, these segments were evaluated separately. According to the project site plans and grading plans (dated March 18, 2019), the project is proposing 6-foot noise barriers along East Bidwell Street and Mangini Parkway. For the barriers along East Bidwell Street, the barriers will sit atop a 4-foot berm, effectively creating a 10-foot tall noise barrier relative to the proposed pad elevations. A cross section of East Bidwell Street illustrating the relationship between the roadway, barrier, and pad elevations is provided as Appendix D. For the barriers along Mangini Parkway, it was assumed that the roadway, the base of barrier, and pad all share similar elevations.

The predicted worst-case, future traffic noise levels at the lots proposed nearest to the project roadways are summarized below in Table 2. Detailed listings of the FHWA Model inputs and predicted future traffic noise levels at the project site are provided in Appendix E. Barrier insertion loss calculations are provided in Appendix F.

Table 2 Predicted Future Traffic Noise Levels¹ Mangini Ranch Phase 1 Lots 10 & 15 – City of Folsom, California			
Lot Description	Distance From Roadway Centerline (feet)²	Predicted Exterior Traffic Noise Level, L_{dn} (dB)	
		w/o Barrier	w/ Proposed Barrier
Lots adjacent to East Bidwell Street (North of Mangini Parkway)	90	68	57
Lots adjacent to East Bidwell Street (South of Mangini Parkway)	90	67	56
Lots adjacent to Mangini Parkway	65	65	59

Notes:
¹ A complete listing of FHWA Model inputs and results are provided in Appendix E.
² Distances scaled from the centerline of the roadways to the nearest lots.

Analysis

Outdoor Activity Areas (Backyards)

The Table 2 data indicate that with the inclusion of the proposed noise barriers, future traffic noise levels within the outdoor activity areas nearest to East Bidwell Street and Mangini Parkway are predicted to be less than the 60 dB L_{dn} exterior noise level standard applied by City of Folsom to the outdoor activity areas of new residential developments. As a result, additional consideration of noise mitigation measures would not be warranted.

Interior Areas

Standard residential construction (wood or stucco siding, Sound Transmission Class (STC) 27 windows, door weather-stripping, exterior wall insulation, composition plywood roof) typically results in a minimum exterior-to-interior noise level reduction (NLR) of 25 dB with windows closed, and approximately 15 dB with windows open. Therefore, provided exterior noise levels at the building facades nearest to the project roadways do not exceed 70 dB L_{dn} , no further consideration of interior noise mitigation measures would be warranted.

Lots Nearest to East Bidwell Street

After construction of the proposed barriers along East Bidwell Street, the exterior noise environment at the residences proposed closest to the roadway is predicted to be approximately 56-57 dB L_{dn} or less at first-floor facades. After consideration of the 25 dB NLR provided by standard residential building construction, future East Bidwell Street traffic noise levels are predicted to be 31-32 dB L_{dn} within the nearest first-floor living spaces. Therefore, standard construction practices would be adequate for the first-floor facades nearest to East Bidwell Street.

Due to reduced ground absorption of sound at elevated positions, second-floor traffic noise levels are predicted to be approximately 3 dB higher than first-floor levels. In addition, second-floor facades would not be shielded by the proposed noise barriers. As a result, second-floor traffic noise exposure of the residences proposed adjacent to East Bidwell Street would be approximately 70-71 dB L_{dn} . To achieve compliance with the City's 45 dB L_{dn} interior noise level requirement within second-floor rooms, a building facade noise level reduction of 25-26 dB would be required of the second-floor exterior wall construction. To provide a margin a safety for upper-floor living spaces, further consideration of noise mitigation would be warranted. For lots located nearest to East Bidwell Street, the north-, west-, and south-facing upper-floor building facades should maintain minimum window assembly STC ratings of 32. Figure 2 illustrates the lots requiring improved building construction.

Lots Nearest to Mangini Parkway

At the proposed building facades nearest to Mangini Parkway, future traffic noise levels are predicted to be 59 dB and 68 dB L_{dn} at first-floor and upper-floor facades, respectively. After consideration of the 25 dB NLR provided by standard residential building construction, future

Mangini Parkway traffic noise levels are predicted to be 34 dB and 43 dB L_{dn} within the nearest first-floor and upper-floor living spaces, respectively. The predicted interior traffic noise levels would be in compliance with the City's 45 dB L_{dn} for residential developments. As a result, no further consideration of noise mitigation would be warranted for the residences nearest to Mangini Parkway.

Noise Generated During Project Construction

During the construction phases of the project, noise from construction activities would add to the noise environment in the immediate project vicinity. Activities involved in construction would generate maximum noise levels, as indicated in Table 3, ranging from 70 to 90 dB at a distance of 50 feet. This noise increase would be of short duration, and would likely occur primarily during daytime hours.

It should be noted that there are no existing residences or other noise-sensitive land uses in the immediate project vicinity, so construction noise impacts at offsite locations are predicted to be insignificant. As residences are constructed within the project development, noise from ongoing construction-related activities will be audible at completed residences, but is not expected to be significant provided construction activities are limited to daytime hours.

It is possible that a portable aggregate crushing plant may be utilized during project site grading but it is likely the on-site crushing will be completed prior to any new residences being occupied. Nonetheless, if a portable crushing plant is utilized during project construction, and if that plant remains in operation as new residences become occupied, then it may be necessary to implement practical noise mitigation measures to ensure the City's noise standards are satisfied at the occupied residences. Such measures would include the use of setbacks, limitations on hours of crushing, and construction of temporary barriers around the crushing plant. Additional analysis would be required to identify more specific details pertaining to mitigation.

Bollard Acoustical Consultants, Inc. (BAC)

Table 3 Typical Construction Equipment Noise	
Equipment Description	Maximum Noise Level at 50 feet, dBA
Auger drill rig	85
Backhoe	80
Bar bender	80
Boring jack power unit	80
Chain saw	85
Compactor (ground)	80
Compressor (air)	80
Concrete batch plant	83
Concrete mixer truck	85
Concrete pump truck	82
Concrete saw	90
Crane (mobile or stationary)	85
Dozer	85
Dump truck	84
Excavator	85
Flatbed truck	84
Front end loader	80
Generator (25 kilovoltamperes [kVA] or less)	70
Generator (more than 25 kVA)	82
Grader	85
Hydra break ram	90
Jackhammer	85
Mounted impact hammer (hoe ram)	90
Paver	85
Pickup truck	55
Pneumatic tools	85
Pumps	77
Rock drill	85
Scraper	85
Soil mix drill rig	80
Tractor	84
Vacuum street sweeper	80
Vibratory concrete mixer	80
Welder/Torch	73

Source: Federal Highway Administration (2006)

Conclusions

The Mangini Ranch Phase 1 Lot 10 and 15 Residential Development project site will be exposed to future traffic noise levels that are satisfactory relative to the City of Folsom 60 dB L_{dn} exterior noise level standard. This assessment takes into consideration the significant screening of traffic noise that will be provided by the proposed noise barriers along East Bidwell Street and Mangini Parkway. However, the following specific noise mitigation measures are recommended to achieve compliance with the City's interior noise level standard of 45 dB L_{dn}:

- For the first-row of homes located along East Bidwell Street, the north-, west-, and south-facing upper-floor building facades should maintain minimum window assembly STC ratings of 32. Figure 2 illustrates the facades requiring improved STC rated windows.
- Mechanical ventilation (air conditioning) should be provided for all residences in this development to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria.

These conclusions are based on the traffic assumptions cited in Appendix E, on the project site plans and grading plans (dated March 18, 2019), and on noise reduction data for standard residential dwellings. Deviations from the Appendix E data, or the project site/grading plans, could cause future traffic noise levels to differ from those predicted in this analysis. In addition, Bollard Acoustical Consultants, Inc. is not responsible for degradation in acoustic performance of the residential construction due to poor construction practices, failure to comply with applicable building code requirements, or for failure to adhere to the minimum building practices cited in this report.

This concludes BAC's traffic noise assessment for the proposed Mangini Ranch Phase 1 Lots 10 and 15 Residential Development. Please contact BAC at (916) 663-0500 or JonL@bacnoise.com with any questions regarding this assessment.

Appendix A Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.
L_{dn}	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
L_{max}	The highest root-mean-square (RMS) sound level measured over a given period of time.
Loudness	A subjective term for the sensation of the magnitude of sound.
Masking	The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.
Noise	Unwanted sound.
Peak Noise	The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the Maximum level, which is the highest RMS level.
RT₆₀	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 sabin.
SEL	A rating, in decibels, of a discrete event, such as an aircraft flyover or train passby, that compresses the total sound energy of the event into a 1-s time period.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.



**Appendix B
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Calibration Worksheet**

Project Information: Job Number: 2019-138
Project Name: Mangini Ranch Phase 1 Lots 10 & 15
Roadway Tested: East Bidwell Street
Test Location: ST-1
Test Date: July 22, 2019

Weather Conditions: Temperature (Fahrenheit): 97
Relative Humidity: 21%
Wind Speed and Direction: WNW 7mph
Cloud Cover: Clear

Sound Level Meter: Sound Level Meter: LDL Model 820 (BAC #6)
Calibrator: LDL Model CAL200
Meter Calibrated: Immediately before
Meter Settings: A-weighted, slow response

Microphone: Microphone Location: On project site
Distance to Centerline (feet): 65
Microphone Height: 5 feet above ground
Intervening Ground (Hard or Soft): **Soft**
Elevation Relative to Road (feet): 5



Roadway Condition: Pavement Type Asphalt
Pavement Condition: Good
Number of Lanes: 2
Posted Maximum Speed (mph): 45

Test Parameters: Test Time: 11:55 AM
Test Duration (minutes): 15
Observed Number Automobiles: 126
Observed Number Medium Trucks: 8
Observed Number Heavy Trucks: 9
Observed Average Speed (mph): 45

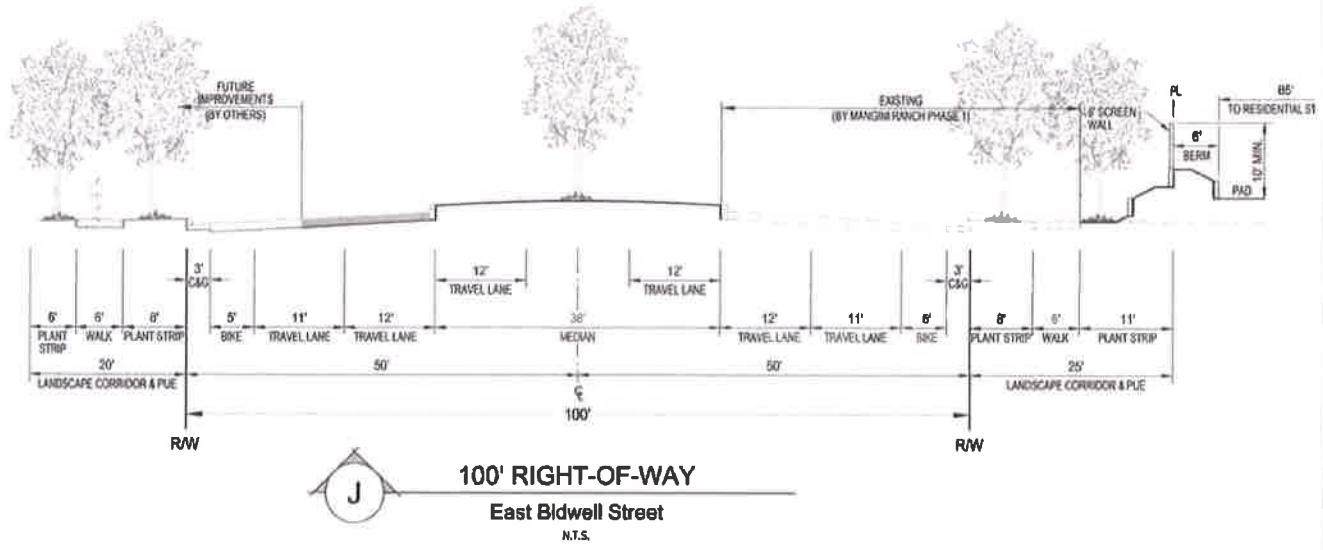
Model Calibration: Measured Average Level (L_{eq}): 67.6
Level Predicted by FHWA Model: 66.0
Difference: -1.6 dB

Conclusions: Modeled versus measured traffic noise levels within 2 dB, indicating close agreement. No calibration offset warranted for the prediction of future East Bidwell Street traffic noise levels at the project site.



 Acoustic Consultant BOLLARD	Appendix C	Note: Short-term monitoring completed on the afternoon of July 22, 2019, 38°37'45.47"N, 121°6'49.26"W
Mangini Ranch Phase 1 Lots 10 & 15 Folsom, California Photographs of Traffic Noise Survey Location	<p><input type="checkbox"/> Facing west</p> <p><input type="checkbox"/> Facing south</p> <p>Legend</p>	
		

Appendix D



**Appendix E-1
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Prediction Worksheet**

Project Information:

Job Number: 2019-138
Project Name: Mangini Ranch Phase 1 Lots 10 & 15
Roadway Name: East Bidwell Street - North of Mangini Parkway

Traffic Data:

Year: Future
Average Daily Traffic Volume: 29,300
Percent Daytime Traffic: 83
Percent Nighttime Traffic: 17
Percent Medium Trucks (2 axle): 2
Percent Heavy Trucks (3+ axle): 1
Assumed Vehicle Speed (mph): 45
Intervening Ground Type (hard/soft): **Soft**

Traffic Noise Levels:

Location	Description	Distance	Offset (dB)	L _{dn} , dB			Total
				Autos	Medium Trucks	Heavy Trucks	
1	Lots nearest to East Bidwell Street	90	0	67	59	60	68

Traffic Noise Contours (No Calibration Offset):

L _{dn} Contour, dB	Distance from Centerline, (ft)
75	33
70	70
65	152
60	327

Notes: 1. Distances scaled from the future centerline of East Bidwell Street to nearest lots.



**Appendix E-2
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Prediction Worksheet**

Project Information:

Job Number: 2019-138
Project Name: Mangini Ranch Phase 1 Lots 10 & 15
Roadway Name: East Bidwell Street - South of Mangini Parkway

Traffic Data:

Year: Future
Average Daily Traffic Volume: 20,300
Percent Daytime Traffic: 83
Percent Nighttime Traffic: 17
Percent Medium Trucks (2 axle): 2
Percent Heavy Trucks (3+ axle): 1
Assumed Vehicle Speed (mph): 45
Intervening Ground Type (hard/soft): **Soft**

Traffic Noise Levels:

Location	Description	Distance	Offset (dB)	-----L _{dn} , dB-----			Total
				Autos	Medium Trucks	Heavy Trucks	
1	Lots nearest to East Bidwell Street	90	0	66	57	58	67

Traffic Noise Contours (No Calibration Offset):

L _{dn} Contour, dB	Distance from Centerline, (ft)
75	26
70	55
65	119
60	256

Notes: 1. Distances scaled from the future centerline of East Bidwell Street to nearest lots.



**Appendix E-3
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Prediction Worksheet**

Project Information:

Job Number: 2019-138
Project Name: Mangini Ranch Phase 1 Lots 10 & 15
Roadway Name: Mangini Parkway - East of East Bidwell Street

Traffic Data:

Year: Future
Average Daily Traffic Volume: 12,200
Percent Daytime Traffic: 83
Percent Nighttime Traffic: 17
Percent Medium Trucks (2 axle): 2
Percent Heavy Trucks (3+ axle): 1
Assumed Vehicle Speed (mph): 40
Intervening Ground Type (hard/soft): **Soft**

Traffic Noise Levels:

Location	Description	Distance	Offset (dB)	-----L _{dn} , dB-----			Total
				Autos	Medium Trucks	Heavy Trucks	
1	Lots nearest to Mangini Parkway	65	0	64	56	58	65

Traffic Noise Contours (No Calibration Offset):

L _{dn} Contour, dB	Distance from Centerline, (ft)
75	15
70	32
65	70
60	151

Notes: 1. Distances scaled from the centerline of Mangini Parkway to nearest lots.



**Appendix F-1
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet**

Project Information: Job Number: 2019-138
Project Name: Mangini Ranch Phase 1 Lots 10 & 15
Roadway Name: East Bidwell Street - North of Mangini Parkway
Location(s): Lots nearest to East Bidwell Street

Noise Level Data: Year: Future
Auto L_{dn}, dB: 67
Medium Truck L_{dn}, dB: 59
Heavy Truck L_{dn}, dB: 60

Site Geometry: Receiver Description: Lots nearest to East Bidwell Street
Centerline to Barrier Distance (C₁): 80
Barrier to Receiver Distance (C₂): 10
Automobile Elevation: 0
Medium Truck Elevation: 2
Heavy Truck Elevation: 8
Pad/Ground Elevation at Receiver: 4
Receiver Elevation¹: 9
Base of Barrier Elevation: 8
Starting Barrier Height 6

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height ² (ft)	----- L _{dn} , dB -----				Barrier Breaks Line of Sight to...		
		Autos	Medium Trucks	Heavy Trucks	Total	Autos?	Medium Trucks?	Heavy Trucks?
14	6	55	47	49	57	Yes	Yes	Yes
15	7	54	46	48	56	Yes	Yes	Yes
16	8	53	45	47	55	Yes	Yes	Yes
17	9	53	44	46	54	Yes	Yes	Yes
18	10	53	44	46	54	Yes	Yes	Yes
19	11	52	43	45	53	Yes	Yes	Yes
20	12	51	43	45	53	Yes	Yes	Yes
21	13	51	42	44	52	Yes	Yes	Yes
22	14	51	42	44	52	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s)



**Appendix F-2
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet**

Project Information: Job Number: 2019-138
Project Name: Mangini Ranch Phase 1 Lots 10 & 15
Roadway Name: East Bidwell Street - South of Mangini Parkway
Location(s): Lots nearest to East Bidwell Street

Noise Level Data: Year: Future
Auto L_{dn} , dB: 66
Medium Truck L_{dn} , dB: 57
Heavy Truck L_{dn} , dB: 58

Site Geometry: Receiver Description: Lots nearest to East Bidwell Street
Centerline to Barrier Distance (C_1): 80
Barrier to Receiver Distance (C_2): 10
Automobile Elevation: 0
Medium Truck Elevation: 2
Heavy Truck Elevation: 8
Pad/Ground Elevation at Receiver: 0
Receiver Elevation¹: 5
Base of Barrier Elevation: 4
Starting Barrier Height 6

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height ² (ft)	----- L_{dn} , dB -----				Barrier Breaks Line of Sight to...		
		Autos	Medium Trucks	Heavy Trucks	Total	Autos?	Medium Trucks?	Heavy Trucks?
10	6	54	46	48	56	Yes	Yes	Yes
11	7	53	45	47	54	Yes	Yes	Yes
12	8	52	44	46	54	Yes	Yes	Yes
13	9	51	43	45	53	Yes	Yes	Yes
14	10	51	42	44	52	Yes	Yes	Yes
15	11	50	42	44	52	Yes	Yes	Yes
16	12	50	42	43	51	Yes	Yes	Yes
17	13	49	41	43	51	Yes	Yes	Yes
18	14	49	41	43	50	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s)



**Appendix F-3
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet**

Project Information: Job Number: 2019-138
Project Name: Mangini Ranch Phase 1 Lots 10 & 15
Roadway Name: Mangini Parkway - East of East Bidwell Street
Location(s): Lots nearest to Mangini Parkway

Noise Level Data: Year: Future
Auto L_{dn}, dB: 64
Medium Truck L_{dn}, dB: 56
Heavy Truck L_{dn}, dB: 58

Site Geometry: Receiver Description: Lots nearest to Mangini Parkway
Centerline to Barrier Distance (C₁): 55
Barrier to Receiver Distance (C₂): 10
Automobile Elevation: 0
Medium Truck Elevation: 2
Heavy Truck Elevation: 8
Pad/Ground Elevation at Receiver: 0
Receiver Elevation¹: 5
Base of Barrier Elevation: 0
Starting Barrier Height 6

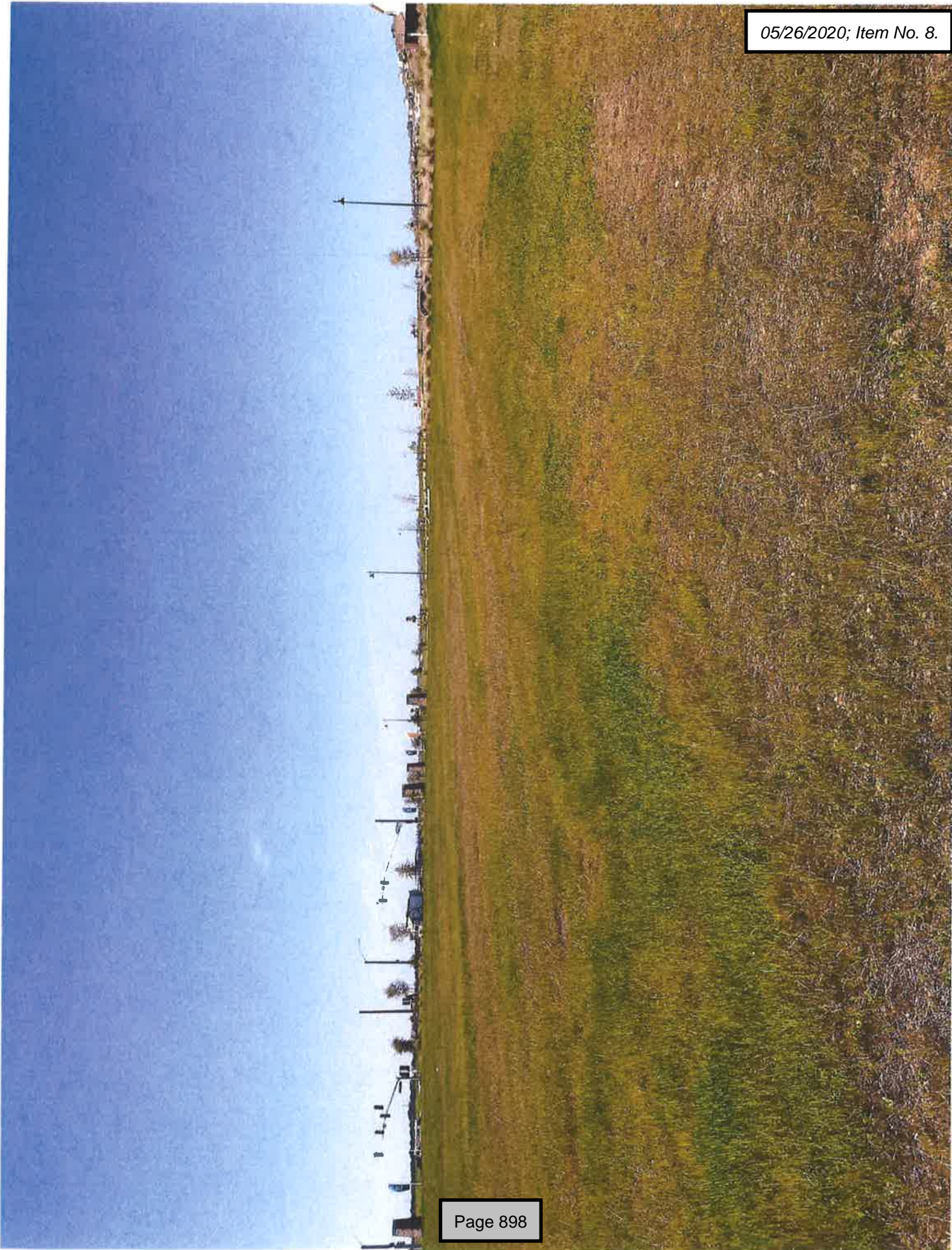
Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height ² (ft)	L _{dn} , dB				Barrier Breaks Line of Sight to...		
		Autos	Medium Trucks	Heavy Trucks	Total	Autos?	Medium Trucks?	Heavy Trucks?
6	6	57	50	53	59	Yes	Yes	Yes
7	7	56	48	52	58	Yes	Yes	Yes
8	8	54	47	50	56	Yes	Yes	Yes
9	9	53	46	49	55	Yes	Yes	Yes
10	10	52	45	47	54	Yes	Yes	Yes
11	11	51	43	46	53	Yes	Yes	Yes
12	12	50	43	45	52	Yes	Yes	Yes
13	13	49	42	44	51	Yes	Yes	Yes
14	14	49	41	44	51	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s)

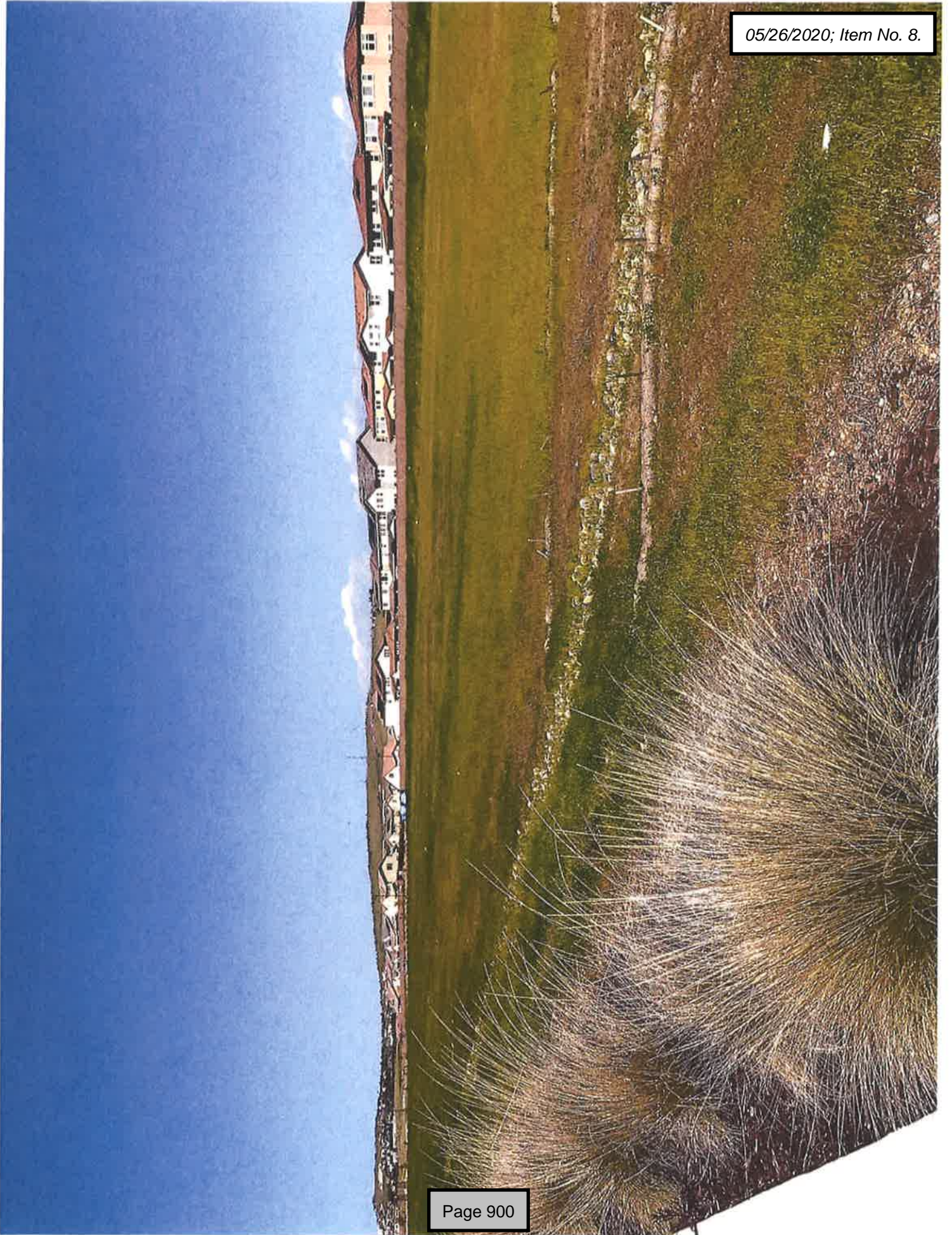


Attachment 12
Site Photographs





05/26/2020; Item No. 8.



Attachment 13
Applicant's Inclusionary Housing Letter

MANGINI IMPROVEMENT COMPANY, INC.

February 15, 2019

Mr. Scott Johnson
Planning Manager
Community Development Department
City of Folsom
50 Natoma Street
Folsom, CA 95630

**Re: Mangini Ranch – Phase 1 (Lot 10) Tentative Map Compliance with Chapter 17.104-
Inclusionary Housing**


Dear Mr. Johnson,

In accordance with Chapter 17.104 of the Folsom Municipal Code, Mangini Improvement Company, Inc. hereby elects to satisfy the Inclusionary Housing Ordinance requirements for the proposed Small Lot Tentative Map (Mangini Phase 1 – Lot 10) with the payment of the In-Lieu Fee as permitted in Section 17.104.060(G).

If you have any questions or comments, please feel free to contact me.

Sincerely,

Mangini Improvement Company, Inc.
a California corporation

By: 
William B. Bunce, President

Attachment 14
Summary of Amendments to the
Folsom Plan Area Specific Plan

**Summary of Amendments to the
Folsom Plan Area Specific Plan, 2011-2016**

The FPASP, approved in 2011, is a development plan for over 3,500 acres of previously undeveloped land located south of Highway 50, north of White Rock Road, east of Prairie City Road, and adjacent to the Sacramento County/El Dorado County line in the southeastern portion of the City.

The FPASP in its current form includes 11,461 residential units at various densities on approximately 1,622 acres; 320 acres designated for commercial and industrial use; +/- 275 acres designated for public/quasi-public uses, elementary/middle school/high schools, and community/neighborhood parks; and +/-1,109 acres for open-space areas.

Since FPASP adoption in 2011, the City Council has approved 7 amendments to the Specific Plan with land use and density refinements as summarized below.

- In August 2014, the Folsom City Council approved an amendment to the FPASP (Resolution No. 9420) relative to the alignment and design guidelines for the future Capital Southeast Connector (White Rock Road).
- On May 12, 2015, the Folsom City Council approved the Russell Ranch Specific Plan Amendment (Resolution No. 9566), the Final Environmental Impact Report (Resolution No. 9564) and a General Plan Amendment (Resolution No. 9566) for the Russell Ranch Project. The approved specific plan amendment (SPA) reduced the Plan Area residential area by approximately 17.8 acres and 264 dwelling units and reduced the commercial, office park/industrial and mixed-use area by approximately 59.5 acres and 0.65 million square feet of potential building area.
- On September 22, 2015, the Folsom City Council approved the Westland/Eagle Specific Plan Amendment, an Amendment to the Folsom General Plan (Resolution No. 9655) and an Addendum to the Final Environmental Impact Report/Environment Impact Statement (Resolution No. 9654) for the Westland/Eagle project. The approved SPA increased the residential dwelling unit count by 889 units and decreased the amount of commercial, office park/industrial and mixed-use area by approximately 82.5 acres and 1.4 million square feet of potential building area.
- On May 24, 2016, the Folsom City Council approved the Hillsborough Specific Plan Amendment (Resolution No. 9763), an Amendment to the Folsom General Plan (Resolution No. 9762), and an Addendum to the Final Environmental Impact Report/Environmental Impact Statement (Resolution No. 9761) for the Hillsborough Project. The approved SPA includes 394 additional housing units with about 65 additional acres of residential uses, approximately 49 fewer acres of public/quasi-public uses, approximately 16 acres less open space, approximately 5 additional acres of park space, and approximately 4 fewer acres of community commercial land

uses.

- On June 28, 2016, the Folsom City Council approved the Carr Trust Specific Plan Amendment and General Plan Amendment (Resolution No. 9789) and an Addendum to the Final Environmental Impact Report/Environmental Impact Statement (Resolution No. 9788) for the Carr Trust Project. The approved SPA decreased the residential dwelling unit count by 28 units by modifying the land use designation from medium low density residential to single-family high density residential.
- On June 28, 2016, the Folsom City Council approved the Folsom Heights Specific Plan Amendment and an Amendment to the Folsom General Plan (Resolution No. 9785) and an Addendum to the Final Environmental Impact Report/Environmental Impact Statement (Resolution No. 9784) for the Folsom Heights Project. The approved SPA did not change the number of dwelling units; however, the residential density was decreased, and the amount of general commercial was reduced by 23 acres.
- On June 28, 2016, the Folsom City Council approved the Broadstone Estates Specific Plan Amendment and an Amendment to the Folsom General Plan (Resolution No. 9787) and an Addendum to the Final Environmental Impact Report/Environmental Impact Statement (Resolution No. 9786) for the Broadstone Estates Project. The approved SPA eliminated the industrial office and general commercial land uses (10.5 acres and 13.3 acres, respectively), increased the single-family residential land use by approximately 21 acres and 71 additional dwelling units, and increased the open space area by 2.7 acres.
- On March 10, 2020, the Folsom City Council approved the Toll Brothers at Folsom Ranch Specific Plan Amendment and an Amendment to the Folsom General Plan (Resolution No. 10400) and an Addendum to the Final Environmental Impact Report/Environmental Impact Statement for the Toll Brothers at Folsom Ranch project Project. The approved SPA changed the land use designations for several planning sub-areas of the Specific Plan, generally to reduce the total number of residential units which would be built within the proposed Toll Brothers project and eliminated medium density development; changed the locations of planned uses in the Toll Brothers project; and moved some planned residential development (single-family and multi family) and planned public parks to other parts of the FPASP. The proposed amendment also changed the alignments of several internal roadways and trails, and the location and arrangement of open space and park areas.

Attachment 15
Folsom Ranch Central District Design Guidelines

Exhibit A

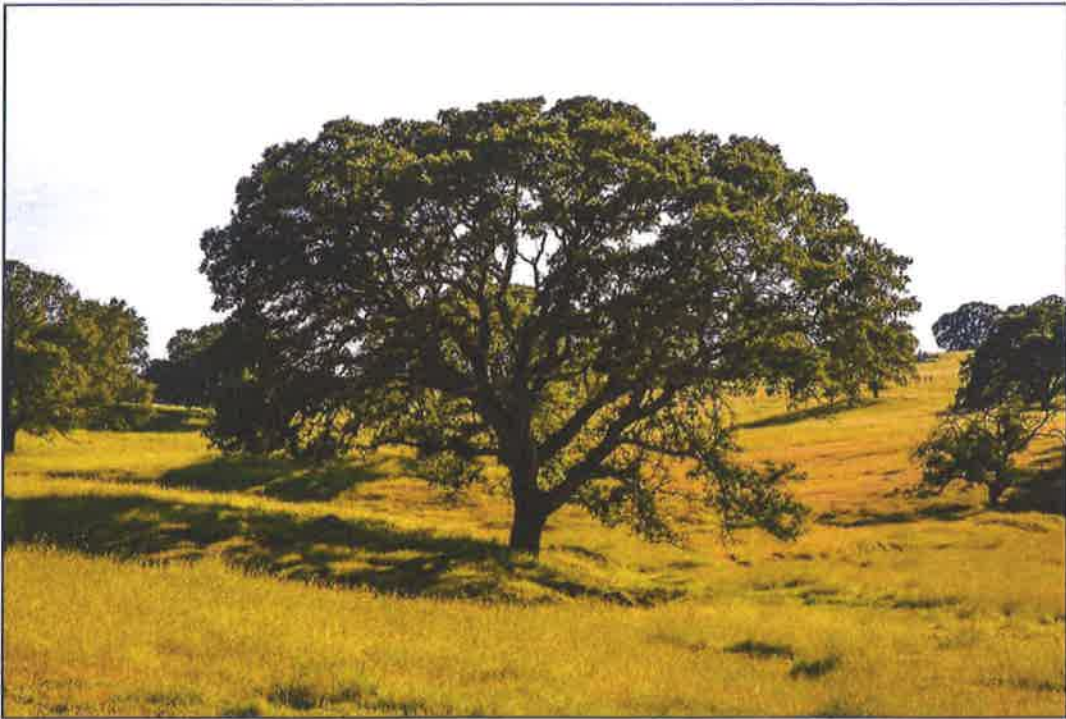
FOLSOM RANCH, CENTRAL DISTRICT

DESIGN GUIDELINES



2

ARCHITECTURAL DESIGN GUIDELINES



SECTION 2 - ARCHITECTURAL DESIGN GUIDELINES

ARCHITECTURAL GUIDING PRINCIPLES

The following residential guiding principles will guide the architecture to ensure quality development:

- Provide a varied and interesting streetscene.
- Focus of the home is the front elevation, not the garage.
- Provide a variety of garage placements.
- Provide detail on rear elevations where visible from the public streets.
- Choose appropriate massing and roof forms to define the architectural styles.
- Ensure that plans and styles provide a degree of individuality.
- Use architectural elements and details to reinforce individual architectural styles.

GENERAL ARCHITECTURAL GUIDELINES

Edge Conditions

Rear elevations visible from open spaces and major roadways shall incorporate enhanced details used on the front elevation of the home. Rear elevations observable from open spaces and major roadways shall be visually aesthetically pleasing from surrounding viewpoints and adjacencies. Silhouettes and massing of homes along edges require design sensitivity. A row of homes with a single front or rear facing gable are prohibited. The following should be considered, and at least one element incorporated, in the design of the side and rear elevations along edge conditions:

- A balance of hip and gable roof forms;
- Single-story plan;
- Single-story elements on two-story homes;
- Offset massing or wall planes (on individual plans or between plans);
- Roof plane breaks (on individual plans or between plans);
- Detail elements on the front elevation shall be applied to the side and rear elevations along edge conditions.



Roof Forms

Rows of homes seen along major community roadways are perceived by their contrast against the skyline or background. The dominant impact is the shape of the building and roofline. To minimize the visual impact of repetitious flat planes, similar building silhouettes and similar ridge heights, discernibly different roof plans for each home plan shall be designed. Individual roof plans may be simple but, between different plans, should exhibit variety by using front to rear, side-to-side, gables, hipped roofs, and/or the introduction of single story elements.

The following roof design guidelines should also be considered:

- Provide a mix of gable and hip roofs along the streetscene.
- Design roofs for maximum solar exposure for the potential installation of solar features.
- Consider deep overhangs where appropriate to the style to provide additional shade and interior cooling.
- Offset roof planes, eave heights, and ridge lines.



Corner Buildings

Buildings located on corners often times function as neighborhood entries and highlight the architecture for the overall Folsom Ranch, Central District community. Buildings located on corners shall include one of the following:

- Front and side facade articulation using materials that wrap around the corner-side of the building;
- Awning on corner side;
- Home entry on corner side;
- Corner facing garage;
- A pop-out side hip, gable, or shed form roof;
- An added single-story element, such as a wrap-around porch or balcony;
- Recessed second- or third-story (up to 35' max.); or
- Balcony on corner side.



SECTION 2 - ARCHITECTURAL DESIGN GUIDELINES

Front Elevations

Front elevations shall be detailed to achieve a variety along the street scene. Each front elevation shall incorporate a Feature Window treatment (see Feature Window requirements on page 2-6). In addition, each front elevation shall incorporate one or more of the following techniques:

- Provide enhanced style-appropriate details on the front elevation.
- Offset the second story from the first level for a portion of the second story.
- Vary the wall plane by providing projections of elements such as bay windows, porches, and similar architectural features.
- Create recessed alcoves and/or bump-out portions of the building.
- Incorporate second-story balconies.
- Create interesting entries that integrate features such as porches, courtyards, large recessed entry alcoves, or projecting covered entries with columns.
- Use a minimum of two building materials or colors on the front elevation.

- If due to building configuration the front entry location is not immediately apparent, direct and draw the observer to it with added elements such as signs, lighting, and landscape.



Multi-family Entries

Entries for multi-family homes should create an initial impression, locate and frame the doorway, act as a link between public and private spaces, and further identify individual unit entries.

- Wherever possible, orient the front door and principal access towards the roadway, paseo, or common open space.
- Incorporate appropriate roof elements, columns, Feature Windows and/or architectural forms in the entry statement to emphasize the building character and the location of individual doorways.



Feature Windows

All front and visible edge elevations shall incorporate one Feature Window treatment that articulates the elevation. Feature Window options include:

- A window of unique size or shape;
- Picture window;
- A bay window projecting a minimum of 24 inches, or a 12 inch pop-out surround;
- A window with a substantial surround matching or contrasting the primary color of the home;
- A window recess a minimum of 2 inches;
- Decorative iron window grilles;
- Decorative window shelves or sill treatments;
- Grouped or ganged windows with complete trim surrounds or unifying head and/or sill trim:
- A Juliet balcony with architectural style appropriate materials;
- Window shutters; or
- Trellis protruding a minimum of 12 inches from the wall plane of the window.

Windows

Windows on south-facing exposures should be designed, to the greatest extent possible, to maximize light and heat entering the home in the winter, and to minimize light and heat entering in the summer.

West-facing windows should be shaded where feasible to avoid prolonged sun exposure/overheating of the homes.

For additional window requirements addressing Sound Attenuation requirements refer to the Mangini Ranch Residential Development Environmental Noise Assessment document prepared by Bollard Acoustical Consultants, Inc. on January 29, 2015.



Example of Feature Window



Example of Juliet Balcony



SECTION 2 - ARCHITECTURAL DESIGN GUIDELINES

Garage Door Treatments

Appropriate treatment of garage doors will further enhance the building elevation and decrease the utilitarian appearance of the garage door. Various garage door patterns, windows, and/or color schemes should be applied as appropriate to individual architectural styles, where feasible.

- Garage doors shall be consistent with the architecture of the building to reduce the overall visual mass of the garage.
- Garage doors shall be recessed 8 inches from the wall plane.
- All garage doors shall be automatic section roll-up doors.
- When appropriate, single garage doors are encouraged.
- Carriage-style garage doors of upgraded design are encouraged.



Porte Cochere with garage at rear of house



Street Facing Garages

All street facing garages should vary the garage door appearance along the streetscene. Below are options for the door variety:

- Vary the garage door pattern, windows, and/or color as appropriate to individual architectural styles.
- Use an attached overhead trellis installed beneath the garage roof fascia and/or above garage door header trim.
- Span the driveway with a gated element or overhead trellis.
- Provide a porte cochere.
- Street facing garages on corner lots at neighborhood entries shall be located on the side of the house furthest away from the corner.



Alley Treatments

The use of alleys should be elevated from purely functional, simple garage access to an enjoyable space that residents experience and utilize daily. Design of alleys shall address the functional and aesthetic features of the space to create a positive experience for the residents. At least one of the following shall be implemented along the alley:

- Building size and shape shall have stepped massing (recessed or cantilevered, i.e., stepping back upper floors or protruding forward upper floors) of at least one foot.
- Window trim, color, and appropriate details from the front elevation.
- Rear privacy walls and pedestrian gates designed and located for ease of unit access.
- Enhanced garage door patterns or finishes; garage door shall complement the design intent of the home and neighborhood.
- Provide sufficient planting areas between garages to soften the vertical architectural planes at alleys.

Building Forms

Building form, detail, and placement greatly influences how a structure is perceived based on how light strikes and frames the building. The effect of sunlight is a strong design consideration, as shadow and shade can lend a sense of substance and depth to a building. The following elements and considerations can be used to facilitate the dynamic of light and depth perception of the building.

Architectural Projections

Projections can create shadow and provide strong visual focal points. This can be used to emphasize design features such as entries, major windows, or outdoor spaces. Projections are encouraged on residential building forms. Projections may include, but are not limited to:

- Awnings (wood, metal, cloth)
- Balconies
- Shutters
- Eave overhangs
- Projecting second- or third-story elements
- Window/door surrounds
- Tower elements
- Trellis elements
- Recessed windows
- Porch elements
- Bay windows or dormers
- Shed roof elements

Offset Massing Forms

Front and street-facing elevations may have offset masses or wall planes (vertically or horizontally) to help break up the overall mass of a building.

- Offset forms are effective in creating a transition:
 - Vertically between stories, or
 - Horizontally between spaces, such as recessed entries.
- Offset massing features are appropriate for changes in materials and colors.
- Offsets should be incorporated as a functional element or detail enhancement.
- Over-complicated streetscenes and elevations should be avoided.



SECTION 2 - ARCHITECTURAL DESIGN GUIDELINES

- Streetscenes should provide a mix of simple massing elevation with offset massing elements to compose an aesthetic and understandable streetscape.

Floor Plan Plotting

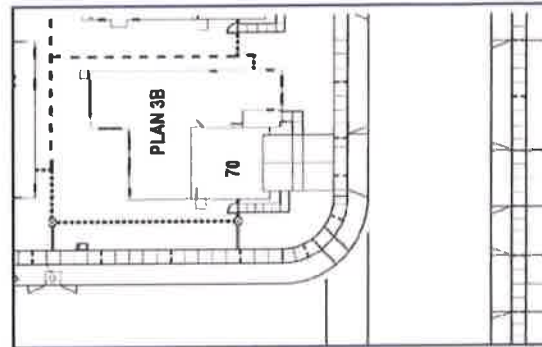
In each single-family detached neighborhood with a **minimum** of up to 80 homes, provide:

- Three floor plans.
- Four elevations for each floor plan using a minimum of **two** architectural styles. If only two styles are selected, elevations shall be significantly different in appearance.
- Four different color schemes for each floor plan.

In each single-family detached neighborhood with **more than 80** homes, provide:

- Three floor plans.
- Four elevations for each floor plan using a minimum of **three** architectural styles. If only three styles per floor plan are selected, elevations shall be significantly different in appearance.
- Four different color schemes for each floor plan.

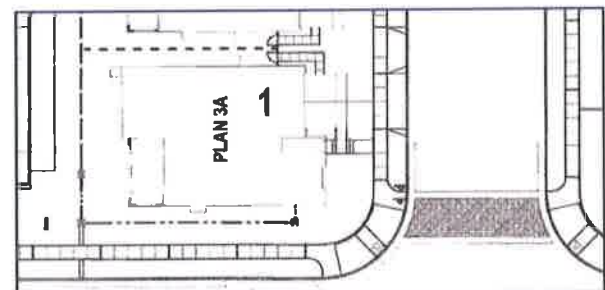
In each single-family detached neighborhood, street facing garages on corner lots at neighborhood entries shall be located on the side of the house furthest away from entry corner.



Example of undesirable Corner Lot Street Facing Garage Placement



Example of undesirable Corner Lot Street Facing Garage Placement



Example of preferred Corner Lot Plotting Garage Placement



Example of preferred Corner Lot Plotting Garage Placement



Style Plotting

To ensure that architectural variety occurs, similar elevations cannot be plotted adjacent to or immediately across the street from one another. No more than two of the same floor plan/ elevations shall be plotted next to each other or directly across the street from one another. (Refer to Section Four for Design Review process.) The following describes the minimum criteria for style plotting:

- For a home on a selected lot, the same floor plan and elevation is not permitted on the lot most directly across from it and the one lot on either side of it.
- Identical floor plans may be plotted on adjacent lots, provided a different elevation style is selected for each floor plan.
- Identical floor plans may be plotted on lots across the street from each other provided a different elevation style is selected for each floor plan.

Color Criteria

To ensure variety of color schemes, like color schemes cannot be plotted adjacent to or immediately across the street from one another. Color and material sample boards shall be submitted for review along with the Master Plot Plan. (Refer to Section Four.)

A color scheme for a home on a selected lot may not be repeated (even if on a different floor plan) on the three lots most directly across from it and on the single lot to each side of it.



Lower Height Elements

Lower height elements are important to streetscene variety, especially for larger buildings or masses, as they articulate massing to avoid monotonous single planes. These elements also provide a transition from the higher story vertical planes to the horizontal planes of sidewalk and street, and help to transition between public and private spaces. Lower height elements are encouraged to establish pedestrian scale and add variety to the streetscene. Lower height elements may include, but are not limited to:

- Porches
- Entry features
- Interior living spaces
- Courtyards
- Bay windows
- Trellises



SECTION 2 - ARCHITECTURAL DESIGN GUIDELINES

Balconies

Balconies break up large wall planes, offset floors, create visual interest to the facade, provide outdoor living opportunities, and adds human scale to a building. Scaled second- or third-story balconies can have as much impact on stepped massing and building articulation as a front porch or lower height elements. Balcony elements:

- May be covered or open, recessed into or projecting from the building mass.
- Shall be an integral element of, and in scale with, the building mass, where appropriate.
- Are discouraged from being plotted side-by-side at the same massing level (i.e. mirrored second-story balconies).

*Roof Considerations*

Composition and balance of roof forms are as definitive of a streetscape as the street trees, active architecture, or architectural character.

- Rooflines and pitches, ridgelines and ridge heights should create a balanced form to the architecture and elevation.
- Direction of ridgelines and/or ridge heights should vary along a streetscene.
- Roof overhangs (eaves and rakes) may be used as projections to define design vocabulary and create light and shade patterns.
- Hip, gable, shed, and conical roof forms may be used separately or together on the same roof or streetscene composition.
- Roof form and pitch shall be appropriate to the massing and design vocabulary of the home.



Outdoor Living Spaces

Outdoor living spaces, including porches, balconies, and courtyards, activate the streetscene and promote interaction among neighbors. Outdoor living spaces can also create indoor/outdoor environments opening up the home to enhance indoor environmental quality. Wherever possible, outdoor living space is encouraged.

Materials

The selection and use of materials has an important impact on the character of each neighborhood and the community as a whole. Wood is a natural material reflective of many architectural styles; however, maintenance concerns, a design for long-term architectural quality and new high-quality manufactured alternative wood materials make the use of real wood elements less desirable. Where “wood” is referred to in these guidelines, it can also be interpreted as simulated wood trim with style-appropriate wood texture. Additionally, some styles can be appropriately expressed without the wood elements, in which case stucco-wrapped, high-density foam trim (with style-appropriate stucco finish) is acceptable. Precast elements can also be satisfied by high-density foam or other similar materials in a style-appropriate finish.



- Brick, wood, and stone cladding shall appear as structural materials, not as applied veneers.
- Material changes should occur at logical break points.
- Columns, tower elements, and pilasters should be wrapped in its entirety.
- Materials and colors should be varied to add texture and depth to the overall character of the neighborhood.
- The use of flashy or non-traditional materials or colors that will not integrate with the overall character of the community is prohibited.
- Material breaks at garage corners shall have a return dimension equal to or greater than the width of the materials on the garage plane elevation.
- Use durable roofing and siding materials to reduce the need for replacement.
- Use local, recycled and/or rapidly renewable materials to conserve resources and reduce energy consumption associated with the manufacturing and transport of the materials. (Refer to Section Four for Design Review process.)



SECTION 2 - ARCHITECTURAL DESIGN GUIDELINES

Exterior Structures

Exterior structures, including but not limited to, porches, patio covers, and trellises shall reflect the character, color, and materials of the building to which they are related.

- Columns and posts should project a substantial and durable image.
- Stairs should be compatible in type and material to the deck and landing.
- Railings shall be appropriately scaled, consistent with the design vernacular of the building, and constructed of durable materials.
- Exposed gutters and downspouts shall be colored to complement or match the fascia material or surface to which they are attached.

Accessory Structures

Accessory structures should conform to the design standards, setbacks, and height requirements of the primary structure. If visible from the front or side lot line, the visible elevation should be considered a front elevation and should meet the design criteria of the applicable architectural style.



Lighting

Appropriate lighting is essential in creating a welcoming evening atmosphere for the Folsom Ranch, Central District community. As a forward-thinking community, The Folsom Ranch, Central District will institute dark sky recommendations to mitigate light pollution, cut energy waste, and protect wildlife. All lighting shall be aesthetically pleasing and non-obtrusive, and meet the dark sky recommendations.

- All exterior lighting shall be limited to the minimum necessary for public safety.
- All exterior lighting shall be shielded to conceal the light source, lamp, or bulb. Fixtures with frosted or heavy seeded glass are permitted.
- Each residence shall have an exterior porch light at its entry that complements the architectural style of the building.
- Where feasible, lighting should be on a photocell or timer.
- Low voltage lighting shall be used whenever possible.

Address Numbers

To ensure public safety and ease of identifying residences by the Fire and Police Departments, address numbers shall be lighted or reflective and easily visible from the street.



RESIDENTIAL ARCHITECTURAL STYLES

Folsom Ranch, Central District is envisioned as a sustainable, contemporary community where architectural massing, roof forms, detailing, walls, and landscape collaborate to reflect historic, regional, and climate-appropriate styles.

The design criteria established in this section encourages a minimum quality design and a level of style through the use of appropriate elements. Although the details are important elements that convey the style, the massing and roof forms are essential to establishing a recognizable style. The appropriate scale and proportion of architectural elements and the proper choice of details are all factors in achieving the architectural style.

ARCHITECTURAL THEME: CALIFORNIA HERITAGE

The styles selected for Folsom Ranch, Central District have been chosen from the traditional heritage of the California home styles, a majority of which have been influenced by the Spanish Mission and Mexican Rancho eras. Over the years, architectural styles in California became reinterpreted traditional styles that reflect the indoor-outdoor lifestyle choices available in the Mediterranean climate. These styles included the addition of western materials while retaining the decorative detailing of exposed wood work, wrought iron hardware, and shaped stucco of the original Spanish styles. Mixing of style attributes occurs in both directions, such as adapting Spanish detailing to colonial style form, or introducing colonial materials and details to the Hacienda form and function. The landscape and climate of California has also generated styles that acknowledge and blend with its unique setting. The Italian Villa is a prime example of a transplanted style developed in a climate zone similar to the climate found in California.

The following styles can be used within Folsom Ranch, Central District:

- Italian Villa
- Spanish Colonial
- Monterey
- Western Farmhouse
- European Cottage
- Craftsman
- Early California Ranch
- American Traditional

Additional architectural styles compatible with the intent of these guidelines may be added when it can be demonstrated to the Architectural Review Committee that they are regionally appropriate.

The following pages provide images and individual “style elements” that best illustrate and describe the key elements of each style. They are not all mandatory elements, nor are they a comprehensive list of possibilities. Photographs of historic and current interpretations of each style are provided to inspire and assist the designer in achieving strong, recognizable architectural style elevations. The degree of detailing and/or finish expressed in these guidelines should be relative to the size and type of building upon which they are applied.

These images are for concept and inspiration only and should not be exactly replicated.



SECTION 2 - ARCHITECTURAL DESIGN

ITALIAN VILLA

The Italian Villa was one of the most fashionable architectural styles in the United States in the 1860's. Appearing on architect-designed landmarks in larger cities, the style was based on formal and rigidly symmetrical palaces of the Italian Renaissance.

Although residential adaptations generated less formality, traditional classical elements, such as the symmetrical facade, squared tower entry forms, arched windows, and bracketed eaves, persisted as the enduring traits of this style. When cast iron became a popular building material, it became a part of the Italianate vocabulary, embellishing homes with a variety of designs for balconies, porches, railings, and fences.

Italian Villa Style Elements:

- Eave and exaggerated overhangs.
- Wall materials typically consist of stucco with stone and precast accents.
- Decorative brackets below eaves may be added accents.
- Barrel tile or "S" tile roof
- The entry may be detailed with a precast surround feature.
- Stucco or precast columns with ornate cap and base trim are typical.
- Wrought iron elements, arched windows or elements, and quoins are frequently used as details.



Example of Italian Villa Architecture



Example of Italian Villa Architecture



Example of Italian Villa Architecture



SPANISH COLONIAL

This style evolved in California and the southwest as an adaptation of Mission Revival infused with additional elements and details from Latin America. The style attained widespread popularity after its use in the Panama-California Exposition of 1915.

Key features of this style were adapted to the California lifestyle. Plans were informally organized around a courtyard with the front elevation very simply articulated and detailed. The charm of this style lies in the directness, adaptability, and contrasts of materials and textures.

Spanish Colonial Style Elements:

- Plan form is typically rectangular or “L”-shaped.
- Roofs are typically of shallower pitch with “S” or barrel tiles and typical overhangs.
- Roof forms are typically comprised of a main front-to-back gable with front-facing gables.
- Wall materials are typically stucco.
- Decorative “wood” beams or trim are typical.
- Segmented or full-arch elements are typical in conjunction with windows, entry, or the porch.
- Round or half-round tile profiles are typical at front-facing gable ends.
- Arcades are sometimes utilized.
- Windows may be recessed, have projecting head or sill trim, or be flanked by plank-style shutters.
- Decorative wrought-iron accents, grille work, post or balcony railing may be used.



Example of Spanish Colonial Architecture



Example of Spanish Colonial Architecture



Example of Spanish Colonial Architecture



MONTEREY

The Monterey style is a combination of the original Spanish Colonial adobe construction methods with the basic two-story New England colonial house. Prior to this innovation in Monterey, all Spanish colonial houses were of single story construction.

First built in Monterey by Thomas Larkin in 1835, this style introduced two story residential construction and shingle roofs to California. This Monterey style and its single story counterpart eventually had a major influence on the development of modern architecture in the 1930's.

The style was popularized by the used of simple building forms. Roofs featured gables or hips with broad overhangs, often with exposed rafter tails. Shutters, balconies, verandas, and porches are integral to the Monterey character. Traditionally, the first and second stories had distinctly different cladding material; respectively siding above with stucco and brick veneer base below.

The introduction of siding and manufactured materials to the home building scene allowed for the evolution of the Monterey home from strictly Spanish Adobe construction to a hybrid of local form and contemporary materials. Siding, steeper pitched flat tile roofing, and the cantilevered balcony elements on the Monterey house define this native California style.



Example of Monterey Architecture

Monterey Style Elements:

- Plan form is typically a simple two-story box.
- Roofs are typically shallow to moderately pitched with flat concrete tile or equal; "S" tile or barrel tile are also appropriate.
- Roof forms are typically a front-to-back gable with typical overhangs.
- Wall materials are typically comprised of stucco, brick, or siding.
- Materials may contrast between first and second floors.
- A prominent second-story cantilevered balcony is typically the main feature of the elevation; two-story balconies with simple posts are also appropriate.
- Simple Colonial corbels and beams typically detail roof overhangs and cantilevers.
- Balcony or porch is typically detailed by simple columns without cap or base trim.
- Front entry is typically traditionally pedimented by a surround, porch, or portico.
- Windows are typically accented with window head or sill trim of colonial-style and louvered shutters.
- Corbel and post sometimes lean toward more "rustic" details and sometimes toward more "Colonial" details.



Example of Monterey Architecture



WESTERN FARMHOUSE

The Farmhouse represents a practical and picturesque country house. Its beginnings are traced to both Colonial styles from New England and the Midwest. As the American frontier moved westward, the American Farmhouse style evolved according to the availability of materials and technological advancements, such as balloon framing.

Predominant features of the style are large wrapping front porches with a variety of wood columns and railings. Two story massing, dormers, and symmetrical elevations occur most often on the New England Farmhouse variations. The asymmetrical, casual cottage look, with a more decorated appearance, is typical of the Western American Farmhouse. Roof ornamentation is a characteristic detail consisting of cupolas, weather vanes, and dovescotes.

Western Farmhouse Style Elements:

- Plan form is typically simple.
- Roofs are typically of steeper pitch with flat concrete tiles or equal.
- Roof forms are typically a gable roof with front-facing gables and typical overhangs.
- Roof accents sometimes include standing-seam metal or shed forms at porches.
- Wall materials may include stucco, horizontal siding, and brick.
- A front porch typically shelters the main entry with simple posts.
- Windows are typically trimmed in simple colonial-style; built-up head and sill trim is typical.
- Shaped porch columns typically have knee braces.



Example of Western Farmhouse Architecture



Example of Western Farmhouse Architecture



Example of Western Farmhouse Architecture



SECTION 2 - ARCHITECTURAL DESIGN GUIDELINES

EUROPEAN COTTAGE

The European Cottage is a style that evolved out of medieval Tudor and Normandy architecture. This evolving character that eventually resulted in the English and French "Cottage" became extremely popular when the addition of stone and brick veneer details was developed in the 1920's.

Although the cottage is looked upon as small and unpretentious, the style was quickly recognized as one of the most popular in America. Designs for the homes typically reflected the rural setting in which they evolved. Many established older neighborhoods across the United States contain homes with the charm and character of this unpretentious style.

Roof pitches for these homes are steeper than traditional homes, and are comprised of gables, hips, and half-hip forms. The primary material is stucco with heavy use of stone and brick at bases, chimneys, and entry elements. Some of the most recognizable features for this style are the accent details in gable ends, sculptured swooping walls at the front elevation, and tower or alcove elements at the entry.

European Cottage Style Elements:

- Rectangular plan form massing with some recessed second floor area is desirable.
- Main roof hip or gable with intersecting gable roofs is typical of this style.
- Steep roof pitches with swooping roof forms are encouraged.
- Roof appearance of flat concrete tile or equal is typical of the European Cottage style.
- Recessed entry alcoves are encouraged.
- Wall materials are typically comprised of stucco with brick and/or stone veneer.
- Bay windows, curved or round top accent windows, and vertical windows with mullions and simple 2x trim are utilized at front elevations and high visibility areas.
- Stone or brick accent details at the building base, entry, and chimney elements are typical.
- Horizontal siding accents and wrought iron or wood balconies and pot shelves are encouraged.



Example of European Cottage Architecture



Example of European Cottage Architecture



CRAFTSMAN

Influenced by the English Arts and Crafts movement of the late 19th century and stylized by California architects like Bernard Maybeck in Berkeley and the Greene brothers in Pasadena, the style focused on exterior elements with tasteful and artful attention. Originating in California, Craftsman architecture relied on the simple house tradition, combining hip and gable roof forms with wide, livable porches, and broad overhanging eaves. The style was quickly spread across the state and across the country by pattern books, mail-order catalogs, and popular magazines.

Extensive built-in elements define this style, treating details such as windows and porches as if they were furniture. The horizontal nature is emphasized by exposed rafter tails and knee braces below broad overhanging eaves constructed in rustic-textured building materials. The overall effect was the creation of a natural, warm, and livable home of artful and expressive character. Substantial, tapered porch columns with stone piers lend a Greene character, while simpler double posts on square brick piers and larger knee braces indicate a direct Craftsman reference to the style of California architect Bernard Maybeck, who was greatly influenced by the English Arts and Crafts Movement of the late 19th Century.



Example of Craftsman Architecture

Craftsman Style Elements:

- Plan form is typically a simple box.
- Roofs are typically of shallower pitch with flat concrete tiles (or equal) and exaggerated eaves.
- Roof forms are typically a side-to-side gable with cross gables.
- Roof pitch ranges from 3:12 to 5:12 typically with flat concrete tiles or equal.
- Wall materials may include stucco, horizontal siding, and stone.
- Siding accents at gable ends are typical.
- A front porch typically shelters the main entry.
- Exposed rafter tails are common under eaves.
- Porch column options are typical of the Craftsman style:
 - Battered tapered columns of stone, brick, or stucco
 - Battered columns resting on brick or stone piers (either or both elements are tapered)
 - Simpler porch supports of double square post resting on piers (brick, stone, or stucco); piers may be square or tapered.
- Windows are typically fully trimmed.
- Window accents commonly include dormers or ganged windows with continuous head or sill trim.



Example of Craftsman Architecture



SECTION 2 - ARCHITECTURAL DESIGN GUIDELINES

EARLY CALIFORNIA RANCH

A building form rather than an architectural style, the Ranch is primarily a one-story rambling home with strong horizontal lines and connections between indoor and outdoor spaces. The “U”- or “L”-shaped open floor plan focused on windows, doors, and living activities on the porch or courtyard. The horizontal plan form is what defines the Ranch.

The applied materials, style, and character applied to the Ranch have been mixed, interpreted, adapted, and modernized based on function, location, era, and popularity.

This single-story family oriented home became the American dream with the development of tract homes in the post-World War II era. Simple and affordable to build, the elevation of the Ranch was done in a variety of styles. Spanish styling with rusticated exposed wood beams, rafter tails under broad front porches, and elegantly simple recessed windows were just as appropriate on the Ranch as the clean lines of siding and floor to ceiling divided-light windows under broad overhanging laminate roofs.

Details and elements of the elevation of a Ranch should be chosen as a set identifying a cohesive style. Brick and stucco combinations with overly simple sill trim under wide windows with no other detailing suggests a Prairie feel, while all stucco, recessed windows, and exposed rusticated wood calls to mind a Hacienda ranch.



Example of California Ranch Architecture

California Ranch Style Elements:

- Plan form is typically one-story with strong horizontal design.
- Roofs are typically shallow pitched with “S” tile, barrel tile, or flat concrete tile.
- Roof forms are typically gable or hip with exaggerated overhangs.
- Wall materials are commonly comprised of stucco, siding, or brick.
- A porch, terrace, or courtyard is typically the prominent feature of the elevation.
- Exposed rafter tails are typical.
- Porch is commonly detailed by simple posts or beams with simple cap or base trim.
- Front entry is typically traditionally pedimented by a surround, porch, or portico.
- Windows are typically broad and accented with window head and sill trim, shutters, or are recessed.
- A strong indoor/outdoor relationship joined by sliding or French doors, or bay windows is common.



Example of California Ranch Architecture



AMERICAN TRADITIONAL

The American Traditional style is a combination of the early English and Dutch house found on the Atlantic coast. Their origins were sampled from the Adam style and other classical styles. Details from these original styles are loosely combined in many examples.

Current interpretations have maintained the simple elegance of the early prototypes, but added many refinements and new design details. This style relies on its asymmetrical form and colonial details to differentiate it from the strict colonial styles.

Highly detailed entries having decorative pediments extended and supported by semi-engaged columns typically. Detailed doors with sidelights and symmetrically designed front facades. Cornices with dentils are an important feature and help identify this style.



Example of American Traditional Architecture



Example of American Traditional Architecture

American Traditional Style Elements:

- Plan form is typically asymmetric “L”-shaped.
- Roofs are typically of moderate to steeper pitch with flat concrete tile (or equal) roof and exaggerated boxed eaves.
- Roof forms are typically hip or gable with dominant forward facing gables.
- Front facade is typically one solid material which may include stucco, brick, or horizontal siding.
- The front entry is typically sheltered within a front porch with traditionally detailed columns and railings.
- A curved or round-top accent window is commonly used on the front elevation.
- Windows are typically fully trimmed with flanking louvered shutters.
- Gable ends are typically detailed by full or partial cornice, sometimes emphasized with dentils or decorative molding.
- Decorative or pedimented head and sill trim on windows is typical.



Example of American Traditional Architecture



Attachment 16
Planning Commission Staff Report
Dated May 6, 2020



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 4
Type: Public Hearing
Date: May 6, 2020

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Creekstone Phase 1 Subdivision
File #: PN-19-059
Requests: Small-Lot Vesting Tentative Subdivision Map
 Planned Development Permit (Residential Architecture/Development Standards)
 Minor Administrative Modification (Reallocation of Dwelling Units to Other Parcels)
Location: The proposed Creekstone Phase 1 Subdivision project is located in the Mangini West sub-area of the Folsom Plan Area Specific Plan at the southeast corner of the intersection of East Bidwell Street and Mangini Parkway
Staff Contact: Steve Banks, Principal Planner, 916-461-6207
 sbanks@folsom.ca.us

Property Owner

Name: Mangini Improvement Company, Inc.
Address: 4370 Town Center Blvd,
Suite 100, El Dorado Hills,
CA 95762

Applicant

Name: Mangini Improvement Company, Inc.
Address: 4370 Town Center Blvd, Suite 100, El Dorado Hills, CA 95762

Recommendation: Conduct a public hearing and upon conclusion recommend approval of the following, subject to the findings (Findings A-Z) and conditions of approval (Conditions 1-52) attached to this report:

- Small-Lot Vesting Tentative Subdivision Map
- Planned Development Permit
- Minor Administrative Modification for Transfer of Development Rights

Project Summary: The proposed project involves several related actions associated with a proposed residential development:



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGEND 05/26/2020; Item No. 8.

Type: Public Hearing

Date: May 6, 2020

- **A Small-Lot Vesting Tentative Subdivision Map** to subdivide the 9.88-acre project site into 71 residential lots.
- **A Planned Development Permit** which contains detailed development and architectural standards for the proposed homes.
- **A Minor Administrative Modification** to transfer 15 allocated dwelling units from the Creekstone Phase 1 Subdivision project to two other locations within the Folsom Plan Area Specific Plan.

These proposed actions are described in detail and analyzed later in this report.

Table of Contents:

Attachment 1 - Background and Setting

Attachment 2 - Project Description

- Small-Lot Vesting Tentative Subdivision Map
- Planned Development Permit (Minor Changes to Development Standards)
- Minor Administrative Modification (Shift of Dwelling Units to Other Parcels)

Attachment 3 - Analysis

- Small-Lot Vesting Tentative Subdivision Map
- Planned Development Permit (Minor Changes to Development Standards)
- Minor Administrative Modification (Shift of Dwelling Units to Other Parcels)

Attachment 4 - Conditions of Approval

Attachment 5 - Vicinity Map

Attachment 6 - Small-Lot Vesting Tentative Subdivision Map, dated April 21, 2020

Attachment 7 - Preliminary Grading, Drainage, and Utility Plan, dated April 21, 2020

Attachment 8 - Conceptual Front Yard Landscaping, dated December 9, 2019

Attachment 9 - Wall and Fence Exhibit, dated January 31, 2020

Attachment 10 - Residential Schematic Design, dated Feb. 24, 2020



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

05/26/2020; Item No. 8.

AGENDA ITEM NO. 4
Type: Public Hearing
Date: May 6, 2020

- Attachment 11 - Exterior Color/Materials Specifications, dated February 24, 2020
- Attachment 12 - CEQA Exemption and Streamlining Analysis for Creekstone Phase 1 Subdivision Project
- Attachment 13 - Access and Circulation Analysis, dated April 14, 2020
- Attachment 14 - Environmental Noise Analysis, dated August 15, 2019
- Attachment 15 - Site Photographs
- Attachment 16 - Creekstone Phase 1 Subdivision Booklet (Separate Bound Document) including the following, except where superseded by separate documents or illustrations listed above:
 - Illustrative Site Plan (Booklet page 10)
 - Residential Architecture (Booklet page 12)
 - Conceptual Landscape Design (Booklet page 16)
 - Building Elevations and Floor Plans (Booklet page A0.0 to A3.5)
- Attachment 17 - Applicant's Inclusionary Housing Letter, dated February 15, 2019
- Attachment 18 - Summary of Amendments to the Folsom Plan Area Specific Plan, 2011-2020
- Attachment 19 - Folsom Ranch Central District Design Guidelines
- Attachment 20 - Planning Commission PowerPoint Presentation

Submitted,

PAM JOHNS
Community Development Director

**ATTACHMENT 1
BACKGROUND AND SETTING**

A. Background: Folsom Plan Area Specific Plan

The proposed project site is part of the approved Folsom Plan Area Specific Plan (FPASP), a comprehensively planned community that proposes new development based upon principles of “Smart Growth” and Transit Oriented Development.

The FPASP, approved in 2011, is a development plan for over 3,500 acres of previously undeveloped land located south of Highway 50, north of White Rock Road, east of Prairie City Road, and adjacent to the Sacramento County/El Dorado County line in the southeastern portion of the City.

The FPASP includes a mix of residential, commercial, employment and public uses, complemented by recreational amenities including a significant system of parks and open space, all within close proximity to one another and interconnected by a network of “complete streets”, trails and bikeways. The Specific Plan is consistent with the SACOG Blueprint Principles and the requirements of SB 375 (Sustainable Communities and Climate Protection Act).

The FPASP includes 11,461 residential units at various densities on approximately 1,622 acres; 320 acres designated for commercial and industrial use; +/-275 acres designated for public/quasi-public uses, elementary/middle school/high schools, and community/neighborhood parks; and +/-1,109 acres for open-space areas.

Since FPASP adoption in 2011, the City Council has approved 8 amendments to the Specific Plan with land use and density refinements (summarized in Attachment 18 to this staff report).

Overall, the changes to the Specific Plan have *reduced* the amount of commercial development planned for the area and *increased* the amount of residential development:

	Approved 2011	As Amended to Date
Commercial:	5,199,409 SF	2,788,844 SF (-2,410,565 SF)
Residential Units:	10,210 Units	11,461 Units (+1,251 Units)

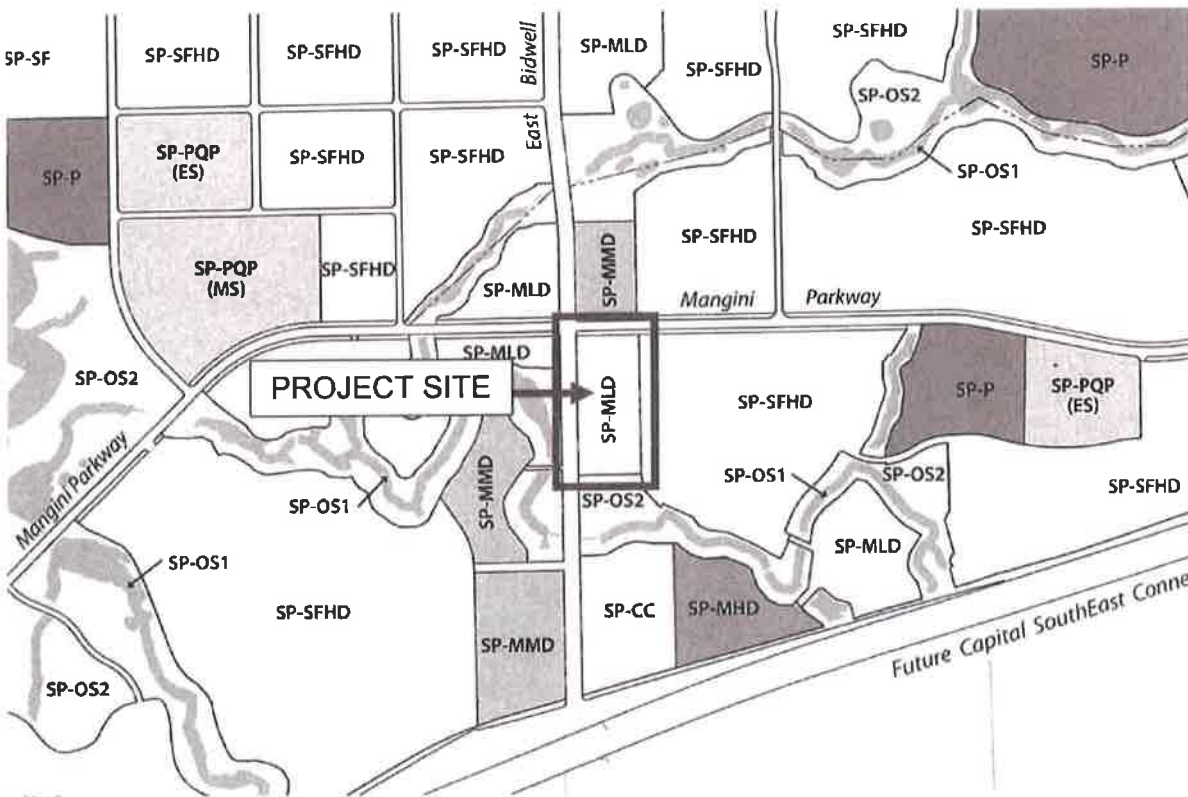
Based on the approved changes, the projected population of the FPASP has increased from 24,362 (based on approved development in 2010) to 27,140 (as approved through March, 2020).

In addition to the amendments listed in Appendix 18, a number of Minor Administrative Modifications have been approved (another is proposed for this project). These minor modifications have moved allocated dwelling units to new locations in the FPASP area but did not affect the overall number of approved units. Because they do not increase or decrease units, these minor modifications are also not expected to affect the ultimate

population of the FPASP area.

The Creekstone Phase 1 Subdivision project site is designated MLD in the FPASP, which provides for development at 7.0 to 12.0 units per acre. An excerpt from the FPASP Land Use Map is shown below. This designation is consistent with the site's MLD designation in the Folsom General Plan.

FIGURE 1: FPASP LAND USE MAP EXCERPT



B. Physical Setting

The project site is vacant but has been mass graded as part of the development of the Mangini Ranch Phase 1 Subdivision.

Figures 2 and 3, on the following pages, shows aerial photographs of the Creekstone Phase 1 Subdivision project site. The balance of the Mangini Ranch Phase 1 Subdivision project, currently under development, is visible to the right (east) of the Creekstone site.

As show on the aerial photographs, pre-existing vegetation on the site was removed as part of the mass grading of the Mangini Ranch project, which was conducted in accordance with mitigation measures in the FPASP EIR/EIS and monitored by the City. South of the project site is a drainage basin that serves the Mangini Ranch project.

FIGURE 2: AERIAL PHOTO (2020)

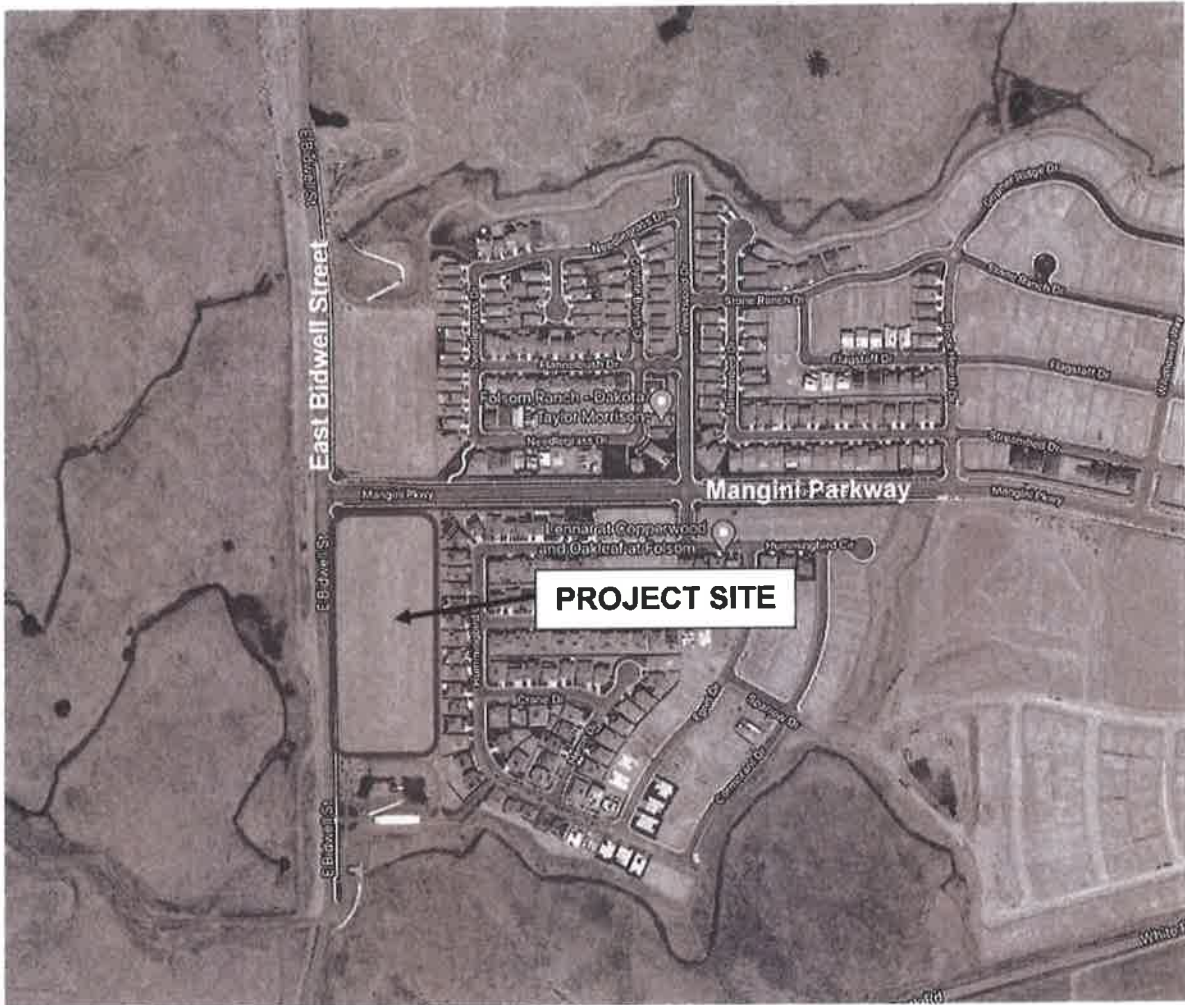


FIGURE 3: SITE AERIAL (2020)



**ATTACHMENT 2
PROJECT DESCRIPTION**

APPLICANT'S PROPOSAL

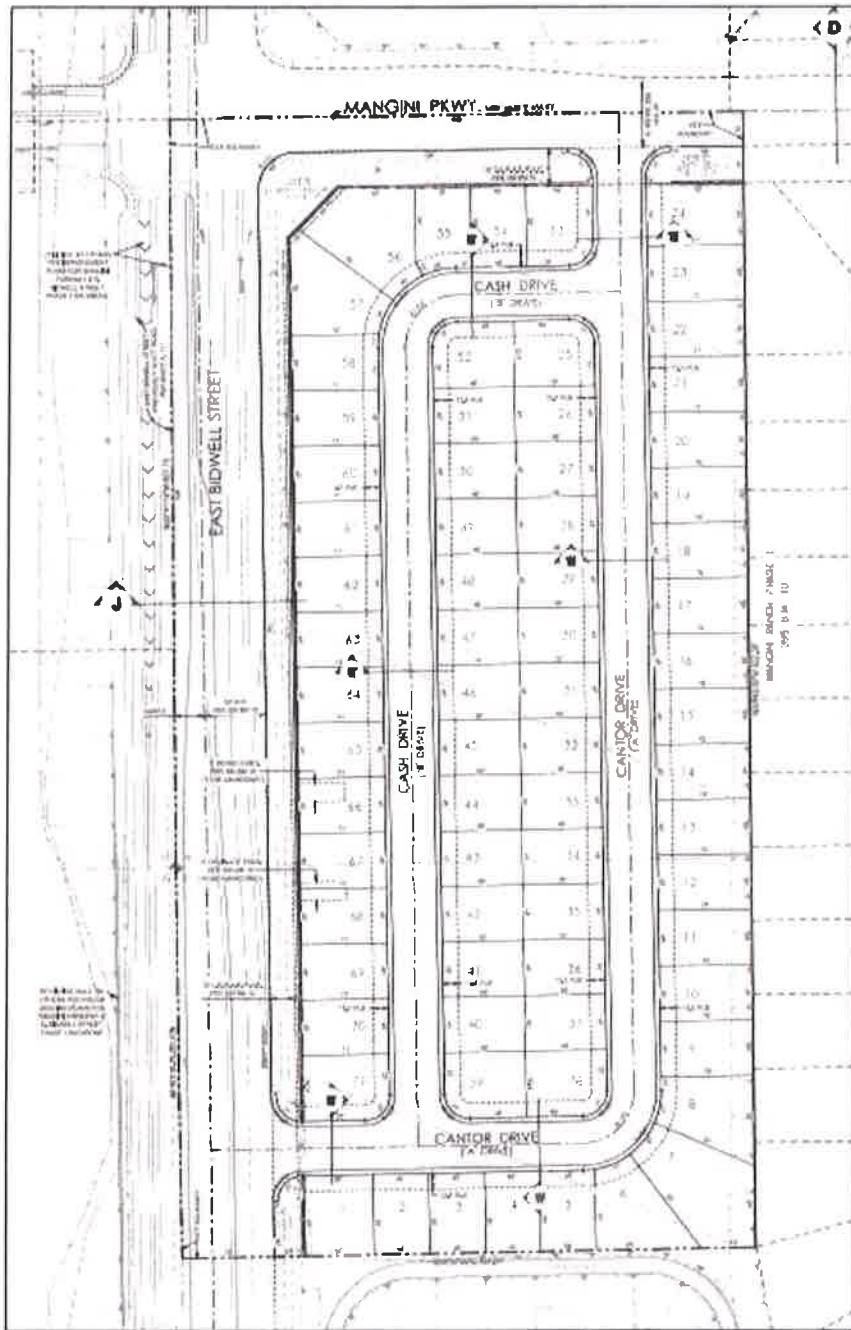
The applicant is requesting approval of several related actions to allow the development of 71 single family homes on a 9.88-acre project site. This Attachment examines the following requested approvals:

- A. Small-Lot Vesting Tentative Subdivision Map
- B. Planned Development Permit (Minor Changes to Development Standards)
- C. Minor Administrative Modification (Reallocation of Dwelling Units to Other Parcels)

A. Small-Lot Vesting Tentative Subdivision Map

The first component of the applicant's proposal is a Small-Lot Vesting Tentative Subdivision Map to create 71 single-family residential lots and 3 landscape lots. The proposed subdivision layout is shown on the following page. (A more detailed version of the subdivision map is included as Attachment 6 to this staff report.)

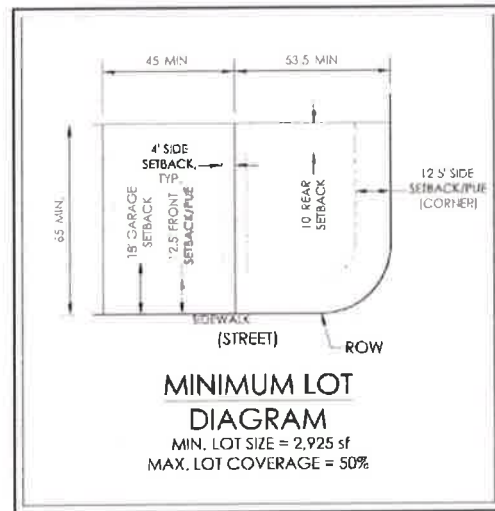
FIGURE 4: PROPOSED SUBDIVISION LAYOUT



The proposed subdivision features interior lots with a minimum size of 2,925 SF, which is 75 SF smaller than the existing development standard for lots in the MLD Single Family land use district of the Specific Plan. Corner lots with a minimum size of 3,300 SF are proposed, which are 200 SF smaller than the existing development standard for lots in the MLD land use district. (The applicant has requested a Planned Development Permit to make these and other minor changes to the development standards for this subdivision. See the discussion of the Planned Development Permit later in this staff report.)

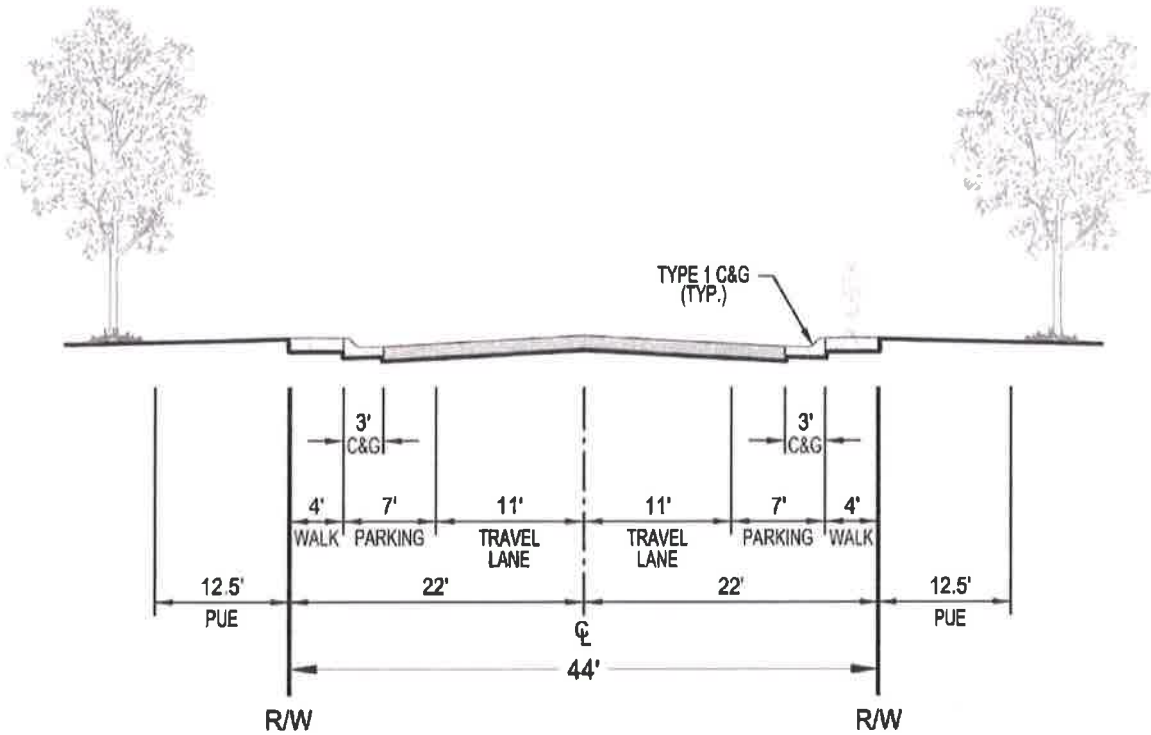
Proposed minimum lot sizes and dimensions are shown below.

FIGURE 5: PROPOSED MINIMUM LOT DIMENSIONS



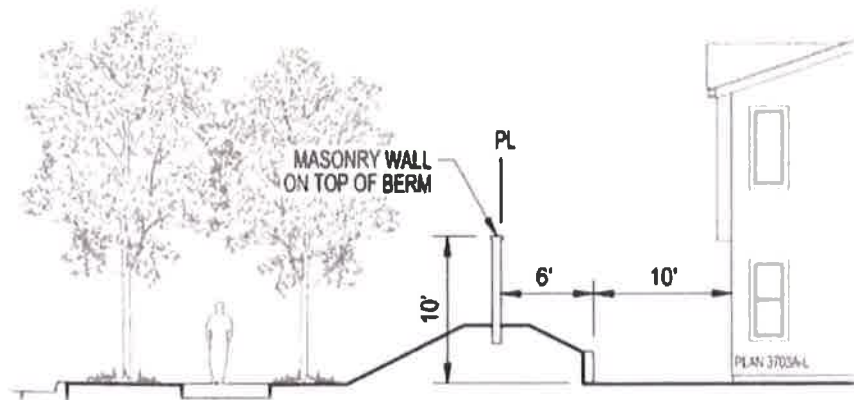
The subdivision uses standard public street right-of-way dimensions, including an internal roadway system with sidewalks on both sides of the street, as shown in Figure 6 on the following page.

FIGURE 6: INTERNAL ROADWAY CROSS SECTION



In response to projected traffic levels on East Bidwell Street and to minimize potential noise impacts associated with these traffic levels, the project proposes a combination of berms (4-foot-tall berm), soundwalls (6-foot-tall soundwall), and relatively deep 16-foot rear yards (a 10-foot rear yard setback is required within the subdivision) for the homes adjacent to this roadway, as shown below in Figure 7.

FIGURE 7: EAST BIDWELL STREET-TO-REAR YARD CROSS SECTION



B. Planned Development Permit

The applicant is seeking approval of a Planned Development Permit which provides project-specific development standards for the project and architectural designs for the proposed residential units. The Planned Development Permit includes the following major components:

- Proposed Revised Development Standards
- Proposed Residential Designs
- Proposed Landscaping

These are discussed below.

Proposed Revised Development Standards

The applicant proposes changes to some FPASP development standards:

1. **Minimum lot size for interior lots** is proposed to be **reduced** from 3,000 SF to **2,925 SF**. Minimum lot size for **corner lots** is proposed to be **reduced** from 3,500 SF to **3,300 SF**.
2. Minimum **front yard setbacks for the primary structure**, which are proposed to be reduced from 15 feet to **12.5 feet**
3. Minimum **garage setbacks**, which are proposed to be reduced from 20 feet to **18 feet**
4. Minimum **side yard setbacks**, which are proposed to be reduced from 5 feet to **4 feet**

The applicant's justification for these proposed changes is based on providing a first-floor bedroom for the homes. The following text from the applicant summarizes their justification for the proposed changes in development standards:

As part of our submittal we are requesting a few minor modifications to the MLD development standards. The primary factor driving our request for setback modifications is so that we can offer a downstairs bedroom in two of the three plans. This feature has become a very desirable amenity offering a space for a home office, guest accommodations or a family member bedroom. Field surveys in the Folsom market of active communities has shown this feature being one of the top requests from buyers. Thirty-seven feet is the ideal width to achieve a functional downstairs bedroom. Placing the room forward of the garage creates a more desirable front elevation and pedestrian experience.

Our minor modification requests associated with architecture include front, interior side, and garage setback modifications.

Proposed Residential Designs

The proposed project includes the construction of 71 single family homes in three different configurations—1, 2, and 3—and three architectural styles. All of the homes are proposed in a two-story configuration, with downstairs bedrooms in Plan 2 and Plan 3.

Proposed architectural styles are:

- Italian Villa
- Spanish Colonial
- Western Farmhouse

All three architectural styles are proposed to be used for all unit types, with a variety of colors and materials as shown in the applicant's bound submittal booklet (Attachment 16).

The applicant's submittal describes the architectural styles as follows:

Creekstone elevation designs are Spanish Colonial, Italian Villa and Western Farmhouse, consistent with the fabric of existing historic Folsom community. Each plan offers each elevation style. Combined with nine pre-plotted color schemes, there is limited duplication of same plan, elevation, and color combination. These styles each carry a strong character and together, create a neighborhood full of varying interests. Roofs vary in forms, pitches, style, and heights. Two-story buildings include one-story massing. Thoughtful breaks in massing are achieved to provide visual interest at elevations exposed to public view. The front door, garage door and coach light selections vary per elevation and are architecturally compatible with the theme of each home. Combined, all these design features, create visual interest and a pedestrian friendly streetscape.

- *Spanish Colonial - The simply articulated design combines light colored stucco wall finish, terra cotta colored villa roof tiles, with pops of color on the window shutters. Lines are clean, cantilevers are highlighted with curved corbels, and roof lines are traditionally low-pitched gables.*
- *Western Farmhouse - This asymmetrical cottage design integrates a series of gable roofs in the massing and the introduction of siding and brick, for character and texture. The traditional steep-pitched roof, accentuated by the gable end board and batt finish, provides for variety in the eave lines within the streetscape.*

- *Italian Villa - Strong punctuations of material and detail highlight the Italian Villa, the most formal of the three styles. Stone veneer-finished walls create a strong base, corner treatments frame the wall planes, and windows are centered and highlighted with a wide trim surround. The style calls for a hip roof design.*

Illustrations of the proposed architectural styles applied to the proposed residential designs are shown below and on the following two pages.

FIGURE 8: PLAN 1 ELEVATIONS



Front Elevation - 1A - Spanish Colonial



Front Elevation - 1C - Italian Villa



Front Elevation - 1B - Western Farmhouse

FIGURE 9: PLAN 2 ELEVATIONS



Front Elevation - 2A - Spanish Colonial



Front Elevation - 2C - Italian Villa



Front Elevation - 2B - Western Farmhouse

FIGURE 10: PLAN 3 ELEVATIONS



Front Elevation - 3A - Spanish Colonial



Front Elevation - 3C - Italian Villa



Front Elevation - 3B - Western Farmhouse

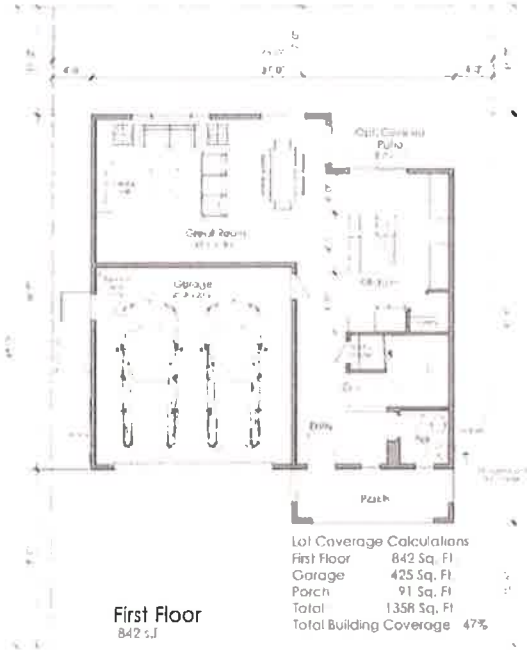
Typical floorplans for each unit type are shown in the figures on the following pages. As noted earlier, Plans 2 and 3 include a downstairs bedroom.

FIGURE 11: PLAN 1 FLOORPLAN



Second Floor
 1054 s.f.

Floor Plan
 3 Bedrooms
 2.5 Baths
 1896 s.f.



First Floor
 842 s.f.

Lot Coverage Calculations
 First Floor 842 Sq. Ft.
 Garage 425 Sq. Ft.
 Porch 91 Sq. Ft.
 Total 1358 Sq. Ft.
 Total Building Coverage 47%

FIGURE 12: PLAN 2 FLOORPLAN



Opt. Loft

Second Floor
 1084 s.f.

Floor Plan
 4 Bedrooms
 Opt. Loft
 3 Baths
 2049 s.f.



First Floor
 965 s.f.

Lot Coverage Calculations
 First Floor 965 Sq. Ft.
 Garage 419 Sq. Ft.
 Porch 72 Sq. Ft.
 Total 1456 Sq. Ft.
 Total Building Coverage 50%

Downstairs bedroom highlighted

FIGURE 13: PLAN 3 FLOORPLAN



Downstairs bedroom highlighted

Existing and Proposed Landscaping

Existing landscaping and sidewalks are present within a 20-foot-wide landscape corridor located along the east side of East Bidwell Street and within a 30-foot-wide landscape corridor located along the south side of Mangini Parkway. The applicant is proposing to provide an additional five feet of landscaping along East Bidwell Street in order to accommodate a four-foot-tall berm, increasing the width of this landscape buffer to 25 feet. Accordingly, the existing 20-foot-wide landscape easement located along the East Bidwell Street frontage is being widening to 25 feet as shown on the Small-Lot Vesting Tentative Subdivision Map.

The applicant is proposing to install new landscaping in the front yards and street side yards of the new homes within the subdivision. Homeowners will be responsible for landscaping the rear yards of the individual homes. Front yard landscaping has been designed by the applicant to complement the proposed architecture and to work within the front yard areas available.

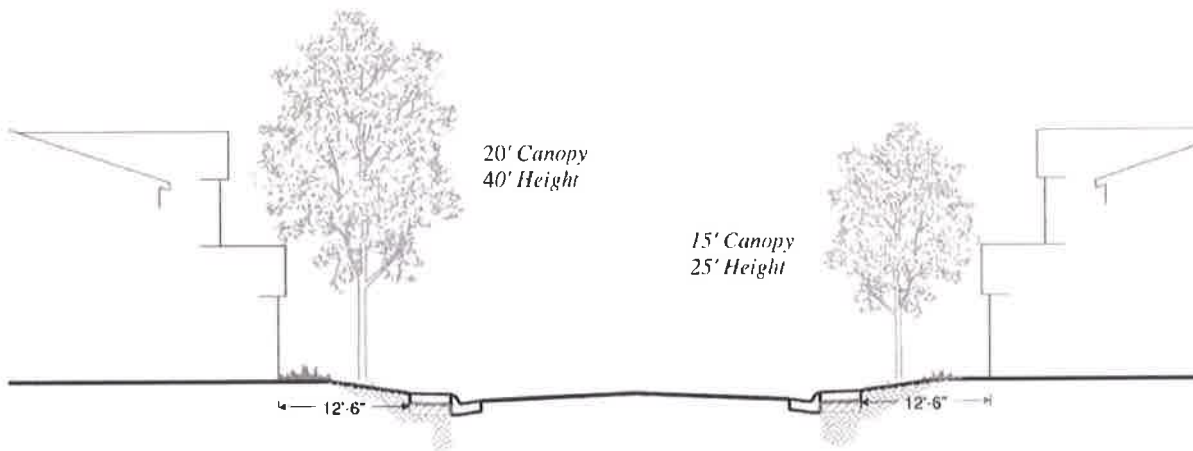
The applicant describes the landscaping concept for the front yards as follows:

“The front yard landscaping proposed for this community has been thoughtfully planned providing an aesthetically pleasing design that includes a mix of shrub accent planting and ornamental grasses combined with accent boulders for added vertical interest. By omitting the turf, these designs are more water efficient and require less maintenance.

Much effort was put into selecting the trees proposed for this community. Working with the Folsom City Arborist, great care was taken in selecting trees with appropriate characteristics for the planting space provided. The proposed trees are known to be successful in small planting areas, are considered non-invasive and utility friendly. In addition, they provide a combination of canopy shapes, colors and heights ranging from 10'-50'. The designs provide a tree planting zone averaging 206 square feet offering ample space for the proposed minimum one tree per lot. Additional planning is in place to mitigate concerns about long term tree success. First, our target tree planting zone avoids garage sides of the lot entirely reducing utility conflicts considerably. In addition, as we do with any installation, contractors will be directed to maintain minimum distances from utilities and hardscapes. Should any minimum distance not be met, root barriers will be added.”

The applicant has discussed appropriate tree species with the City's Arborist and has selected a list of trees which will fit within space available (shown below). The updated tree list is included in the applicant's submittal book, attached to this staff report (Attachment 16).

FIGURE 14: TREES IN FRONT YARD AREAS



Selected trees for the front yard areas include:

- *Arbutus unedo* Marina “Strawberry Tree”
- *Cercis occidentalis* “Western Redbud”
- *Lagerstroemia Hybrid* Natchez “Crape Myrtle”
- *Podocarpus macrophyllus* “Yew Pine”
- *Prunus caroliniana* “Carolina Laurel Cherry”
- *Pyrus calleryana* Chanticleer “Chanticleer Pear”

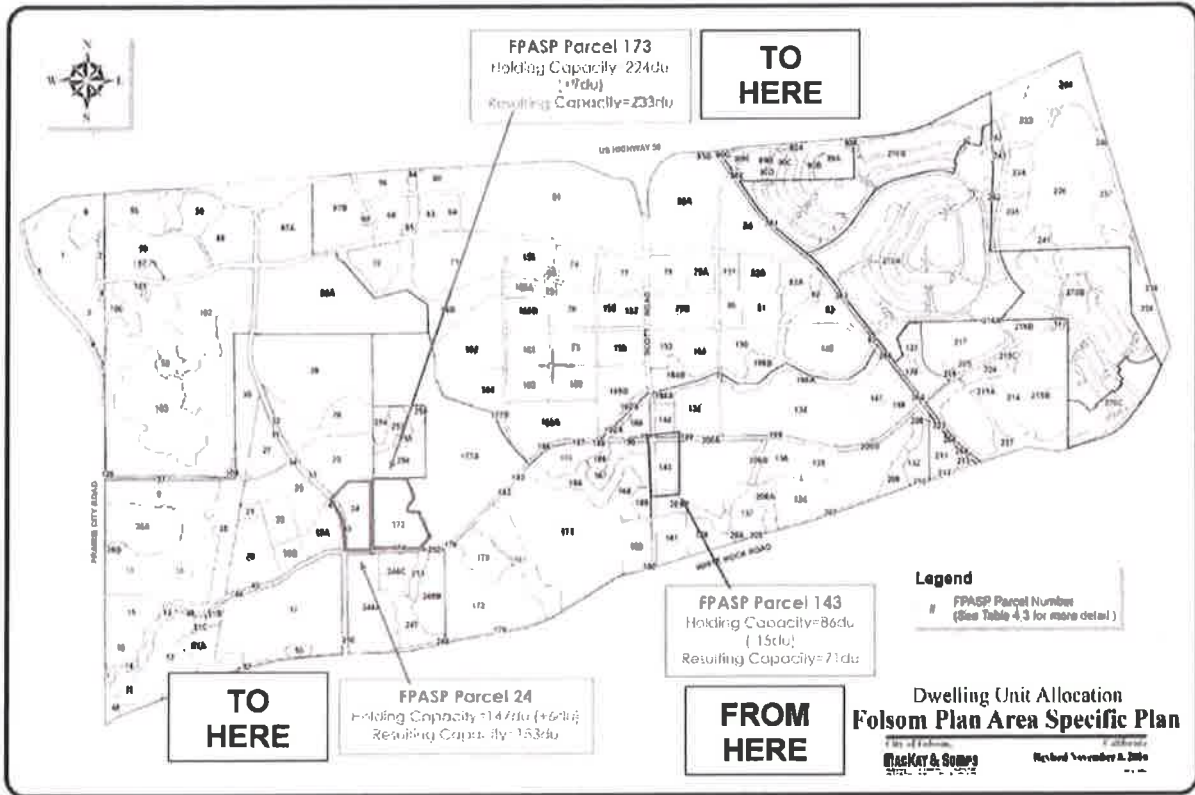
All of these trees have either a relatively small canopy size (e.g., the crape myrtle) or have a tall, vertical form (e.g., the yew pine) that will fit in the proposed front yard areas. Due to their size, these species are more commonly used as “accent” trees in a palette that includes larger “canopy” trees when enough space is available.

C. Minor Administrative Modification

The parcel (Parcel 143) on which the Creekstone Phase 1 Subdivision project is located is designated by the FPASP for the development of 86 residential units. Because the applicant is proposing to construct only 71 residential units on the subject parcel, a Minor Administrative Modification is proposed to reallocate the 15 unused residential units to two other sites (Parcel 24 and Parcel 173) within the Folsom Plan Area. These other two sites or parcels have not been mapped, and no development applications are currently on file with the City.

Parcel 24 and Parcel 173 are both designated MLD by the FPASP (as is the Creekstone Phase 1 Subdivision parcel). The increase in the number of units allocated to these sites (6 units added to Parcel 24 and 9 units added to Parcel 173) would not require a change in the land use designation for either site as each parcel has available capacity to accept additional units. The Creekstone Phase 1 Subdivision site and the proposed locations (all of which are under the same ownership group/Mangini Improvement Company, Inc.) for the reallocated residential units are shown in Figure 15 on the following page.

FIGURE 15: PROPOSED REALLOCATION OF 15 DWELLING UNITS



ATTACHMENT 3 ANALYSIS

The following sections provide an analysis of the applicant's proposal. Staff's analysis includes:

- A. Small-Lot Vesting Tentative Subdivision Map
- B. Planned Development Permit (Minor Changes to Development Standards)
 - Proposed Revised Development Standards
 - Proposed Residential Designs
 - Proposed Landscaping
- C. Traffic/Access/Circulation
- D. Parking
- E. Noise Impacts
- F. Walls/Fencing
- G. Inclusionary Housing
- H. Frontage Improvements
- I. Minor Administrative Modification (Shift of Dwelling Units to Other Parcels)

This section also includes a discussion of the project's performance with relation to relevant policies in the Folsom General Plan and the Folsom Plan Area Specific Plan:

- J. Conformance with Relevant Folsom General Plan Folsom Plan Area Specific Plan Objectives and Policies

A. Small-Lot Vesting Tentative Subdivision Map

As shown on the submitted Small-Lot Vesting Tentative Subdivision Map (Attachment 6), the proposed subdivision includes 71 single family residential lots, 3 landscape lots, and two internal public streets (Cantor Drive and Cash Drive). The proposed project will be required to dedicate public right-of-way for the two internal public streets. The project is not required to dedicate any additional public right-of-way along East Bidwell Street or Mangini Parkway as the right-of-way for these two roadways has previously been dedicated. As shown on the Subdivision Map, the applicant is also proposing to expand an existing landscape easement located along the East Bidwell Street frontage from 20 to 25 feet in width in order to accommodate a new landscape berm.

As mentioned previously, all roadways within the subdivision are proposed to be public streets. As a result, staff has included a condition (Condition No. 41) that requires the applicant to dedicate public utility easements for underground facilities (i.e., SMUD, Pacific Gas and Electric, cable television, telephone) on properties adjacent to the streets.

As noted earlier, the applicant is proposing changes to the development standards of the FPASP to accommodate the lots proposed. These include a minimum lot size of **2,925 SF** for interior lots and **3,300 SF** for corner lots.

Based on the proposed subdivision map, more than half of the proposed lots (58%) are larger than 3,000 SF, the minimum size that would apply if the applicant's proposed change were not approved. A total of six (6) lots would be at the minimum proposed size (2,925 SF). All lots and their proposed size are shown below. Interior lots below 3,000 SF and corner lots smaller than 3,500 SF are highlighted to demonstrate which lots require the revised development standards proposed by the applicant.

Creekstone Phase 1 Subdivision Proposed Lot Sizes

Lot #	Size (SF)	Lot #	Size (SF)	Lot #	Size (SF)
1	3,640	25 (C)	3,445	49	2,970
2	2,925	26	2,970	50	2,970
3	2,925	27	2,970	51	2,970
4	2,925	28	2,970	52 (C)	3,445
5	2,927	29	2,970	53 (C)	3,398
6	4,188	30	2,970	54	2,941
7	6,327	31	2,970	55	3,000
8	4,271	32	2,970	56	5,187
9	3,357	33	2,970	57	5,392
10	3,367	34	2,970	58	3,199
11	3,377	35	2,970	59	3,195
12	3,388	36	2,970	60	3,195
13	3,398	37	2,970	61	3,195
14	3,407	38 (C)	3,445	62	3,195
15	3,418	39 (C)	3,445	63	3,195
16	3,428	40	2,970	64	3,195
17	3,438	41	2,970	65	3,195
18	3,448	42	2,970	66	3,195
19	3,458	43	2,970	67	3,195
20	3,468	44	2,970	68	3,195
21	3,478	45	2,970	69	3,195
22	3,488	46	2,970	70	3,195
23	3,498	47	2,970	71 (C)	3,713
24	3,914	48	2,970		
(C)	Corner Lot				

	Interior lot smaller than 2,950 SF		
	Interior lot 2,951 to 3,000 SF		
	Corner lot smaller than 3,500 SF		

Staff has determined that the proposed Small-Lot Vesting Tentative Subdivision Map complies with all City requirements, as well as with the requirements of the State Subdivision Map Act.

B. Planned Development Permit

The following are proposed as part of the applicant’s Planned Development Permit:

- Proposed Revised Development Standards
- Proposed Residential Designs
- Proposed Landscaping

These are discussed below.

Revised Development Standards

The applicant is requesting approval of a Planned Development Permit which would deviate from the development standards established by the Folsom Plan Area Specific Plan for residential lots with an MLD designation. Changes are proposed to standards for lot sizes, garage setbacks, and building setbacks, as described earlier in this staff report.

The applicant’s justification for the revised development standards is provided below:

As part of our submittal we are requesting a few minor modifications to the MLD development standards. The primary factor driving our request for setback modifications is so that we can offer a downstairs bedroom in two of the three plans. This feature has become a very desirable amenity offering a space for a home office, guest accommodations or a family member bedroom. Field surveys in the Folsom market of active communities has shown this feature being one of the top requests from buyers. Thirty-seven feet is the ideal width to achieve a functional downstairs bedroom. Placing the room forward of the garage creates a more desirable front elevation and pedestrian experience. Our minor modification requests associated with architecture include front, interior side, and garage setback modifications.

Specific changes and staff's analysis are discussed below.

1. **Minimum lot size for interior lots** is proposed to be **reduced** from 3,000 SF to **2,925 SF**. Minimum lot size for **corner lots** is proposed to be **reduced** from 3,500 SF to **3,300 SF**.

Staff concurs with these proposed changes, which are consistent with other subdivisions approved in the Folsom Plan Area and which will help provide ownership housing at a more affordable price point than would be possible with larger lots. Staff also notes that most of the proposed lots would be large enough to meet the 3,000 SF minimum size that would otherwise apply, and that only five of 71 lots would be below 2,950 SF. Of five corner lots, four would be slightly smaller than 3,500 SF (the typical minimum; the applicant is proposing 3,300 SF).

2. **Minimum front yard setbacks for the primary structure**, which are proposed to be reduced from 15 feet to **12.5 feet**

Staff concurs with these proposed standards, which are similar to setbacks provided in other developments in the Folsom Plan Area. As noted by the applicant, this reduced setback will also help accommodate the first-floor bedrooms in the Plan 2 and 3 homes, which staff views as a benefit. Plan 1 homes will not need the reduced setback.

The proposed reduction in the front yard setback for living area will not detract from the visual appearance of the street scene, as the design, materials, and colors of the main residential structure and the garage have been coordinated.

3. **Minimum garage setbacks**, which are proposed to be reduced from 20 feet to **18 feet**

Staff concurs with these proposed standards, which are similar to setbacks provided in other developments in the Folsom Plan Area.

The proposed reduction in the front yard setback for garages will not detract from the visual appearance of the street scene or the individual master plans as the design, materials, and colors of the main residential structure and the garage have been coordinated.

4. **Minimum side yard setbacks**, which are proposed to be reduced from 5 feet to **4 feet**

Staff concurs with this reduction, which is similar to development standards that have been approved for other projects in the Folsom Plan Area. However, staff notes that

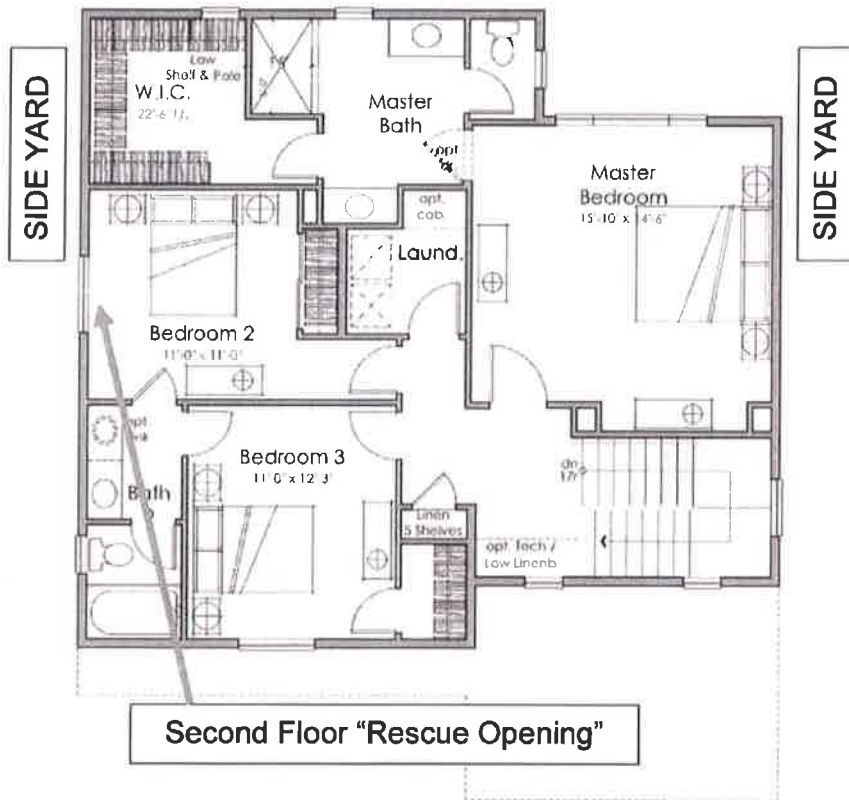
changes to the City's fire codes now require a 5' x 5' clear area below second floor bedroom windows ("rescue openings"¹). Projects approved before the adoption of the updated Folsom Fire Code in 2019 are considered exempt from this requirement.

The implication for projects such as Creekstone Phase 1 Subdivision is that standard side yard fencing that separates homes could not be placed under these second-floor "rescue openings." Side yard fencing for these homes will need to be pushed back from the front until it is located past the upper floor window, with the result that the affected homes will have a smaller "private" side yard.

For the Creekstone Phase 1 Subdivision project specifically, this will affect fences adjacent to the second floor of Plan 1 homes, which are the only proposed homes in this project which have a bedroom window that would qualify as a "rescue opening" (see below). Both the Plan 2 and Plan 3 units have second-floor bedrooms, but these are open to either the front or rear yard, where there is sufficient clear area to meet the City's Fire Code standards. Figure 16 on the following page shows an example of a second floor bedroom with a rescue opening.

¹ Generally, a "rescue opening" is a window which provides for emergency exiting.

FIGURE 16: SECOND FLOOR BEDROOM AND "RESCUE OPENING"



Based on the fact that a number of side yard fences within the subdivision will be required to be placed further back from the front property line than is typical for a traditional subdivision, staff recommends that trash, recycling, and yard waste containers be placed behind the side yard fence so that they are not visible from the public right-of-way. In addition, staff recommends that air conditioning units also be placed behind the side yard fence or located in the rear yard so that they are not visible from the public right-of-way. (Condition No. 51 is included to reflect these requirements). Fence placement locations will be addressed when detailed construction plans are submitted to the City.

As described above, the applicant is proposing to modify a number of development standards for development of the subdivision including reducing the minimum lot size for interior and corner lots, reducing the required front yard setback for the primary structure, reducing the required front yard setback for garages, and reducing the required side yard setbacks for the primary structure. The table (Figure 17) below shows the existing development standards, the proposed development standards, and development standards for similar single-family small-lot subdivisions that have recently been approved in the City.

FIGURE 17: DEVELOPMENT STANDARDS TABLE

Development Standards Table						
	Minimum Lot Size	Maximum Lot Coverage	Front Yard Setback	Front Garage Setback	Side Yard Setback	Rear Yard Setback
SP-MLD Standards	3,000 SF	50%	15 Feet	20 Feet	5 Feet	10 Feet
Proposed Creekstone Standards	2,925 SF	50%	12.5 Feet	18 Feet	4 Feet	10 Feet
Enclave Subdivision	2,800 SF	60%	12.5 Feet	20 Feet	4 Feet	8 Feet
Meadows Subdivision	2,925 SF	60%	7.5 Feet	7.5 Feet	3 Feet	5 Feet
Vizcaya Subdivision	2,504 SF	50%	10 Feet	10 Feet	3.5 Feet	10 Feet
Farmhouse Subdivision	2,850 SF	55%	8 Feet	8 Feet	4 Feet	5 Feet

As shown in the Development Standards Table above, the proposed development standards for the Creekstone Phase 1 Subdivision project are similar to and comparable with numerous other single-family small-lot subdivisions located throughout the City including projects in the Folsom Plan Area and projects north of U.S. Highway 50. In addition, staff has determined that the development standards for the proposed project meet the intent, purposes, and standards set forth in the Folsom Plan Area Specific Plan in that they will provide improved floor plans within the master plans (downstairs bedroom) and enhanced front building elevations (front facing first floor bedroom).

Residential Designs

The proposed project is located within the central portion of the Folsom Plan Area; thus, it is subject to the Folsom Ranch Central District Design Guidelines (Attachment 19), which were approved by the City Council in 2015. The Design Guidelines are a complementary document to the Folsom Plan Area Specific Plan and the Folsom Plan Area Specific Plan Community Guidelines.

The Design Guidelines, which are intended to act as an implementation tool for residential development within the Central District of the Folsom Plan Area, provide the design framework for architecture, street scene, and landscaping to convey a master plan identity. The Design Guidelines also establish the pattern and intensity of development for the Central District to ensure a high quality and aesthetically cohesive environment. While these Design Guidelines establish the quality of architectural and landscape development for the master plan, they are not intended to prevent alternative designs and/or concepts that are compatible with the overall project theme.

As a regulatory tool, the Design Guidelines are intended to assist applicants in creating single-family residential neighborhoods that reflect the City's rich history, reinforce the sense of community, and utilize sustainable best practices. The Design Guidelines also provide the framework for design review approval of Folsom Ranch, Central District residential projects. In addition, the Design Guidelines are intended to be used by builders and developers when designing their Master Plot Plans. Any development project that is submitted to the City must be reviewed for consistency with these Design Guidelines. The following are the general architectural principles intended to guide the design of the Folsom Ranch, Central District to ensure quality development:

- Provide a varied and interesting street scene
- Focus of the home is the front elevation, not the garage
- Provide a variety of garage placements
- Provide detail on rear elevations where visible from the public streets
- Choose appropriate massing and roof forms to define the architectural styles
- Ensure that plans and styles provide a degree of individuality
- Use architectural elements and details to reinforce individual architectural styles

In addition to the general architectural principles referenced previously, the Design Guidelines also provide specific direction regarding a number of architectural situations and features including: edge conditions, corner buildings, building forms, off-set massing forms, front elevations, roof forms, feature windows, architectural projects, balconies, lower height elements, garage door treatments, outdoor living spaces, exterior structures, building materials, and color criteria. The following are examples of architectural situations and features that are relevant to the proposed project:

- Provide a mix of hip and gable roof forms along the street scene
- Provide off-set massing, forms, or wall planes
- Provide recessed second-story elements
- Provide enhanced style-appropriate details on the front building elevation
- Provide decorative window shelves or sill treatments
- Provide architectural projections (recessed windows, eaves, shutters, etc.)
- Provide garage doors that are consistent with the architecture of the building
- Provide variety in the garage door patterns
- Provide outdoor living spaces (porches, balconies, courtyards, etc.)

The architectural design styles selected for the Folsom Ranch Central District have been chosen from the traditional heritage of California home styles, a majority of which have been influenced by the Spanish Mission and Mexican Rancho eras. Over the years, architectural styles in California have become reinterpreted traditional styles that reflect the indoor-outdoor lifestyle choices available in the Mediterranean climate. Suggested architectural styles in the Design Guidelines include American Traditional, Craftsman, Early California Ranch, European Cottage, Italian Villa, Monterey, Spanish Colonial, and Western Farmhouse. Additional architectural styles compatible with the intent of the Design Guidelines may be added if they are regionally appropriate.

As discussed earlier, the applicant has provided proposed architectural designs for the homes to be built in the Creekstone Phase 1 Subdivision. As described in the applicant's proposal, the proposed project features three architectural styles:

- Spanish Colonial
- Italian Villa
- Western Farmhouse

In evaluating the proposed project, staff also took into consideration building and design elements that could be considered unique to the Folsom Plan Area. Staff has determined that the proposed master plans are consistent with the Folsom Ranch Design Guidelines. Based on this analysis, staff forwards the following design recommendations to the Commission for consideration:

1. This approval is for one product line with three two-story master plans in three architectural styles with 12 color and material options. The applicant shall submit building plans that comply with this approval and the attached building elevations dated February 24, 2020.
2. The design, materials, and colors of the single-family residential units shall be consistent with the approved building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department.
3. The Community Development Department shall approve the individual lot permits to assure no duplication or repetition of the same house, same roof-line, same elevation style, side-by-side, or across the street from each other.
4. All mechanical equipment shall be ground-mounted and concealed from view of public streets, neighboring properties and nearby higher buildings. For lots abutting the open space areas (southern project boundary), mechanical equipment shall be screened or located out of view from open space areas.

5. Decorative light fixtures, consistent with the Folsom Ranch Central District Design Guidelines and unique to each architectural design theme, shall be added to the front elevation of each Master Plan to the satisfaction of the Community Development Department.
6. A minimum of one street tree shall be planted in the front yard of each residential lot within the subdivision. A minimum of two trees are required along the street-side of all corner lots. All front yard irrigation and landscaping shall be installed prior to a Building Permit Final.

These recommendations listed above are included in the conditions of approval presented for consideration by the Planning Commission (Condition No. 50).

C. Traffic/Access/Circulation

The Folsom Plan Area Specific Plan established a series of plans and policies for the circulation system within the entire Plan Area. The FPASP circulation system was designed with a sustainable community focus on the movement of people and provides a number of mobility alternatives such as walking, cycling, carpooling, and viable forms of public transportation in addition to vehicular circulation. The circulation plan evaluated regional travel, both in terms of connectivity and capacity as well as local internal connections and access. The circulation plan also addressed the concerns of regional traffic, including parallel capacity to U.S. Highway 50, and connectivity with surrounding jurisdictions while considering community-wide connectivity, alternative modes of travel, and the provision of complete streets.

The 2011 Folsom Plan Area Specific Plan Environmental Impact Report/Environmental Impact Statement included not only a detailed analysis of traffic-related impacts within the Plan Area, but also an evaluation of traffic-related impacts on the surrounding communities. In total, there are fifty-five (55) traffic-related mitigation measures associated with development of the FPASP which are included as conditions of approval for the Creekstone Phase 1 Subdivision project. Many of these mitigation measures are expected to reduce traffic impacts to East Bidwell Street. Included among the mitigation measures are requirements to; fund and construct roadway improvements within the Plan Area, pay a fair-share contribution for construction of improvements north of U.S. Highway 50, participate in the City's Transportation System Management Fee Program, and Participate in the U.S. Highway 50 Corridor Transportation Management Association. The Creekstone Phase 1 Subdivision project is subject to all traffic-related mitigation measures required by the 2011 FPASP EIR/EIS (Condition Nos 52-25 to 52-79).

On September 6, 2019, Kimley Horn completed a Supplemental Traffic Evaluation (included in the attachments to the CEQA Exemption Analysis, included as Attachment 12 to this staff report) for the proposed project² to determine whether additional impacts would occur that were not previously identified and addressed by the 2011 FPASP EIR/EIS.

The Kimley Horn study analyzed traffic operations at six intersections and two roadway segments:

Intersections

1. East Bidwell Street @ Iron Point Road
2. East Bidwell Street @ Placerville Road
3. East Bidwell Street @ US-50 Westbound Ramps
4. East Bidwell Street @ US-50 Eastbound Ramps
5. East Bidwell Street @ Mangini Parkway (formerly Street "A")
6. East Bidwell Street @ White Rock Road

Roadway Segments

1. U.S Highway 50 Eastbound Ramps to Mangini Parkway
2. Mangini Parkway to White Rock Road

The Kimley Horn study concluded that the proposed project would not result in any traffic-related impacts not already identified and would not require any new traffic improvements that have not already been required as mitigation by the prior environmental analyses.

As shown on the submitted Small-Lot Vesting Tentative Subdivision Map (Attachment 6), access to the project site is provided by a new driveway on the east side of East Bidwell Street and a new driveway on south side of Mangini Parkway. Internal circulation is facilitated by two new public streets (Cantor Drive and Cash Drive) that provide circulation throughout the project site.

On April 14, 2020, Kimley Horn completed a Supplemental Access and Circulation Analysis (included as Attachment 13 to this staff report) that evaluated specific access and circulation related issues associated with the proposed project under two different scenarios (Scenario 1 and Scenario 2). Scenario 1 is an interim condition that assumes the Toll Brothers project improvements have not been constructed, while Scenario 2 is an ultimate condition that assumes the Toll Brothers project improvements have been

² Note: The Kimley Horn study also included development of a separate project, Creekstone Phase 2.

constructed. Toll Brothers project improvements include modifications to East Bidwell Street and the intersection of East Bidwell Street and Mangini Parkway.

With respect to project access, the Analysis determined that the East Bidwell Street project driveway will accommodate right-in, right-out, and left-in turning movements, with no left-out turning movements be permitted due to traffic safety concerns. The Analysis also concluded that Mangini Parkway project driveway should be limited to right-in turning movements until such time that Westwood Drive is constructed and ready to accept vehicle traffic between Mangini Parkway and Alder Creek Parkway. The Analysis further recommends that interim improvements be constructed to prohibit right-out turning movements from the Mangini Parkway project driveway prior to issuance of the first certificate of occupancy for the proposed project. The interim right-turn restriction for the Mangini Parkway project driveway is necessary due to the fact that there is currently no safe method for vehicles traveling east from the project site to return to East Bidwell Street due to the fact that the Mangini Parkway/Westwood Drive intersection does not physically accommodate U-turn movements. In addition, there is currently no egress from Mangini Parkway for vehicles heading north, south, or east from the project site.

The following are recommendations from the Supplemental Access and Circulation Analysis which have been included as a condition (Condition Nos. 48 and No. 49) of approval for the Creekstone Phase 1 Subdivision project.

Condition No. 48:

Scenario 1 (Toll Brothers Required Improvements Completed)

- A. The owner/applicant shall construct a southbound left turn lane with a minimum storage length of 255 feet and a 60-foot taper to provide left turn access to Cantor Drive. The owner/applicant shall install median improvements and required signage and striping in East Bidwell Street to prohibit left turns out of Cantor Drive to southbound East Bidwell Street.
- B. The owner/applicant shall modify the existing traffic signal, signing and striping at the intersection of East Bidwell Street and Mangini Parkway to the satisfaction of the City Engineer.

Scenario 2 (Toll Brothers Required Improvements Not Completed)

- A. The owner/applicant shall;
 - 1) Widen East Bidwell Street to include an additional southbound through lane which extends from approximately 640 feet north of the intersection of Mangini Parkway to the left turn lane into Cantor Drive.
 - 2) Widen East Bidwell Street to provide a left turn lane with a minimum storage length of 255 feet and a 60-foot taper into Cantor Drive. Construct median

island improvements together with signage and striping to the satisfaction of the City Engineer to prohibit left turns out of Cantor Drive to southbound East Bidwell Street.

- 3) Modify the existing traffic signal, signing and striping at the intersection of Mangini Parkway and East Bidwell Street to accommodate revised lane configurations and revised turning movements including a northbound East Bidwell Street U-turn and a westbound left turn from Mangini Parkway to southbound East Bidwell Street.

Condition No. 49:

The owner/applicant shall construct interim improvements to the satisfaction of the City Engineer at Cantor Drive on Mangini Parkway to prohibit right turns out of the driveway until such time that Westwood Drive is constructed and ready for traffic between Mangini Parkway and Alder Creek Parkway. The interim improvements prohibiting right turns out of this driveway will be required to be complete and operational prior to issuance of the first Certificate of Occupancy in the Creekstone Phase 1 Subdivision. If Westwood Drive is complete and open for traffic prior to issuance of the first Certificate of Occupancy in the subdivision, the interim improvements prohibiting right turns out of the driveway will not be required.

D. Parking

The Folsom Plan Area Specific Plan requires that single-family residential units located within a Multi-Family Low Density (MLD) designated area provide two covered parking spaces per unit. The FPASP also requires that single-family residential units located within an MLD designated area provide a minimum of 0.8 guest parking spaces per unit.

As shown on the submitted residential schematic design (Attachment 10), each of the homes will include a two-car attached garage, thus meeting the covered parking requirement of the FPASP. In addition, the project provides 71 on-street parking spaces (one space per unit), which exceeds the minimum of 0.8 on-street guest parking spaces required by the FPASP.

E. Noise Impacts

A Noise Assessment (Attachment 14) was prepared by Bollard Acoustical Consultants on August 15, 2019 to determine whether East Bidwell Street or Mangini Parkway traffic-related noise would cause noise levels at the project site to exceed acceptable limits as described in the Noise Element of the City of Folsom General Plan, and to evaluate compliance with the Folsom South of U.S. Highway 50 Specific Plan EIR Noise Mitigation Measures.

Outdoor Noise Levels

The study projected noise levels adjacent to these roadways (based on future traffic levels) and determine what types of measures would be needed to ensure that noise levels at homes adjacent to the roadways would not exceed City standards, which are:

- 60 dB L_{dn}³ for outdoor activity areas (such as rear yards)
- 45 dB L_{dn} for interior areas in dwellings

The noise analysis concluded that, *without mitigation*, noise levels along East Bidwell Street would reach 67 dB L_{dn} in the rear yards of homes, and 65 dB L_{dn} in the rear yards of homes along Mangini Parkway. These levels exceed the City's standard (60 dB L_{dn}) for outdoor activity areas.

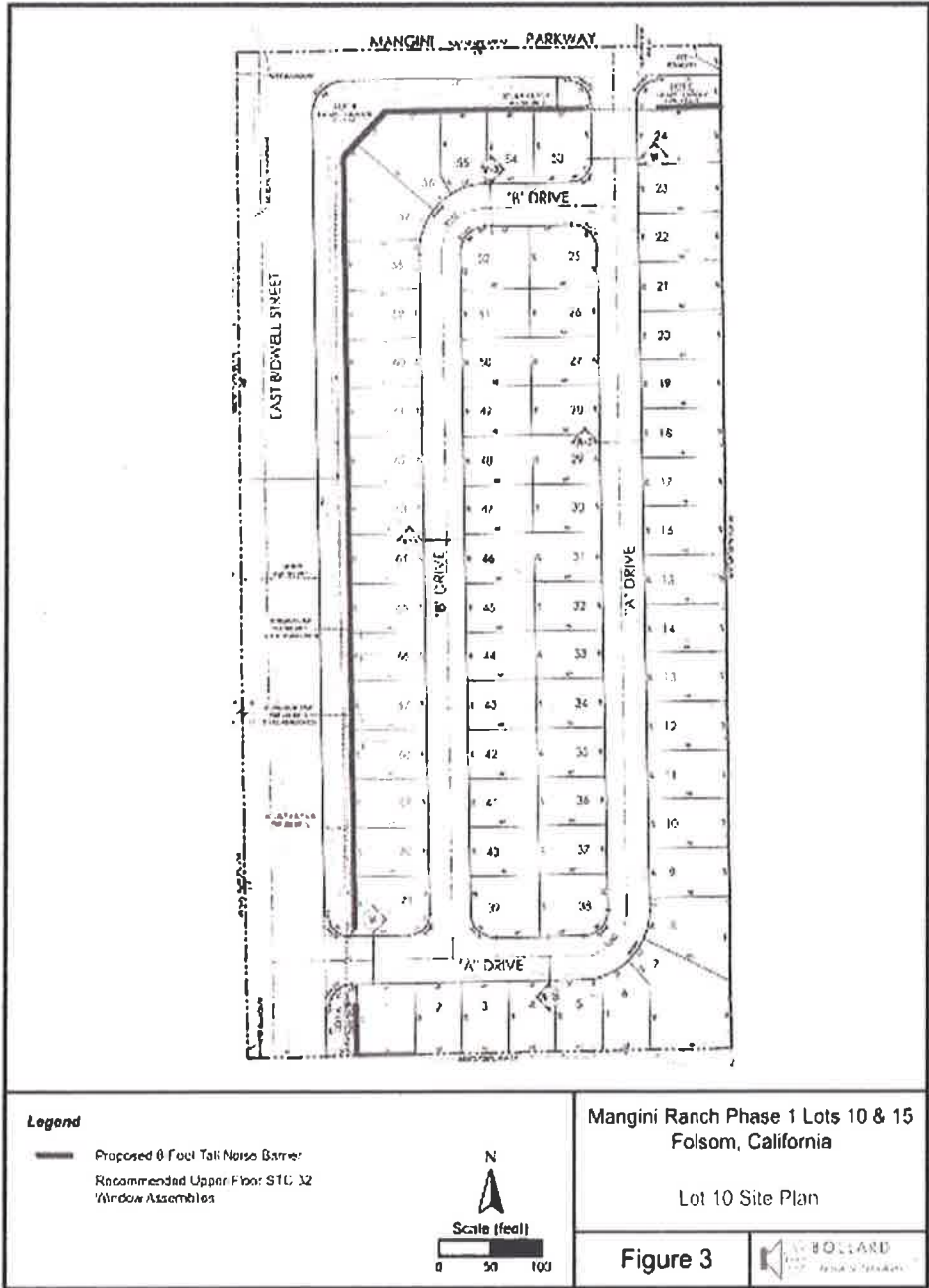
However, the noise analysis also concluded that the installation of a 6-foot-high masonry wall along both of these street frontages (East Bidwell Street and Mangini Parkway) would reduce rear yard noise levels to 56 dB L_{dn} on East Bidwell Street and 59 dB L_{dn} on Mangini Parkway, which would comply with the City's outdoor noise level standard. It is important to note that the noise analysis assumed that a four-foot-tall berm (as proposed with this project) would be located along the project's East Bidwell Street frontage. The six-foot-tall masonry wall referenced above would be located on top of a four-foot-tall berm, resulting in a ten-foot-tall noise barrier (berm/wall) along the East Bidwell Street frontage of the project site. The Mangini Parkway street frontage would include a 6-foot-high masonry wall, this wall is not required to be located on top of a berm feature due to reduced noise levels on this roadway as compared to East Bidwell Street. A map of recommended walls is shown in Figure 18 on the following page.

Interior Noise Levels

The noise study concluded, based on projected noise adjacent to the adjacent roadways, that standard residential construction (including STC 32 window assemblies on the second floor of units adjacent to East Bidwell Parkway) would reduce interior noise levels to acceptable levels.

³ dB L_{dn} is average noise level over a 24-hour day, measured in decibels (dB). The average includes a +10 decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours.

FIGURE 18: RECOMMENDED NOISE WALL LOCATIONS



F. Walls/Fencing

The applicant is proposing a combination of masonry walls and wood fencing for the Creekstone Phase 1 Subdivision project:

- Along the Mangini Parkway and East Bidwell Street frontages, a six-foot-high masonry wall will be constructed to provide an attractive appearance for the subdivision and to reduce traffic-related noise for the homes adjacent to these roadways (see the previous discussion of Noise within this staff report). The six-foot-tall masonry wall along East Bidwell will be positioned on top of a four-foot-tall berm.
- Wooden fencing will be provided between residential units. Wooden fencing will be consistent with the guidelines for fencing provided in the Folsom Ranch Design Guidelines. (As discussed elsewhere in this report, changes to the Fire Code will affect the placement of fences between homes where second-floor windows require a 5' x 5' clear area on the ground.)
- Along the eastern property boundary, an existing masonry wall will remain in place.
- Along the southern property boundary, adjacent to the existing storm detention basin, a low retaining wall topped with an open, tubular steel fence with a combined height of six feet will be installed for Lots 2-7. One lot along the southern property boundary (Lot 1) will have a six-foot-high masonry wall as required by the noise analysis.

The recommended conditions of approval (Condition No. 18) require the applicant to provide a final design for all walls and fences for review and approval by staff prior to construction.

G. Inclusionary Housing

The applicant proposes to comply with Folsom Municipal Code Chapter 17.104 (Inclusionary Housing) by paying in-lieu fees per Municipal Code Section 17.104.060(G). (See the applicant's Inclusionary Housing letter, included as Attachment 17 to this staff report). Homes within the subdivision will be sold at market prices. Fees paid by the applicant will help provide affordable housing elsewhere in the city. The applicant is required to enter into an Inclusionary Housing Agreement with the City. The Final Inclusionary Housing Plan is subject to approval by the City Council. In addition, the Inclusionary Housing Agreement, which will be approved by the City Attorney, must be executed prior to recordation of the Final Map for the Creekstone Phase 1 Subdivision project. Condition No. 39 is included to reflect these requirements.

H. Frontage Improvements

Although most of the physical improvements (streets, curbs, gutter, sidewalks, and landscaping) to East Bidwell Street and Mangini Parkway adjacent to the project site have been constructed, the applicant will be required to install landscaping in a five-foot-wide area along the East Bidwell Street frontage where the four-foot-tall berm will be located. In addition, the applicant will be required to construct the perimeter masonry walls along the frontages of East Bidwell Street and Mangini Parkway (see the Noise discussion earlier in this report). Walls and landscaping will be required to comply with Folsom Ranch Design Guidelines. The recommended conditions of approval require the applicant to submit detailed plans for all landscaping and walls prior to construction.

I. Minor Administrative Modification

As described earlier within this report, the parcel (Parcel 143) on which the Creekstone Phase 1 Subdivision project is located is designated by the FPASP for the development of 86 residential units. Based on the fact that the applicant is proposing to construct only 71 residential units on the subject parcel, a Minor Administrative Modification is being requested to reallocate the 15 unused residential units to two other parcels (Parcel 24 and Parcel 173) situated within the Folsom Plan Area.

The Folsom Plan Area Specific Plan provides for Minor Administrative Modifications,

“... that are consistent with and do not substantially change its overall intent, such as minor adjustments to the land use locations and parcel boundaries shown in Figure 4.1 – Land Use and Figure 4.4 – Plan Area Parcels and the land use acreages shown in Table 4.1 – Land Use Summary.” [FPASP Section 13.3]

The FPASP states that Minor Administrative Modifications can be approved at a staff level, provided the following criteria are met:

- The proposed modification is within the Plan Area.
- The modification does not reduce the size of the proposed town center.
- The modification retains compliance with City Charter Article 7.08, previously known as Measure W.
- The general land use pattern remains consistent with the intent and spirit of the FPASP
- The proposed changes do not substantially alter the backbone infrastructure network.
- The proposed modification offers equal or superior improvements to development capacity or standards.

- The proposed modification does not increase environmental impacts beyond those identified in the EIR/EIS.
- Relocated park or school parcels continue to meet the standards for the type of park or school proposed.
- Relocated park or school parcels remain within walking distance of the residents they serve.

Based on staff's review, the proposed reallocation of 15 residential units from the Creekstone Phase 1 Subdivision site to two other parcels within the Folsom Plan Area meets all of the required criteria mentioned above. As a result, staff is able to approve the proposed Minor Administrative Modification.

J. Conformance with Relevant General Plan and Folsom Plan Area Specific Plan Objectives and Policies

The applicant prepared a detailed analysis of the project's consistency with all of the policies in the Folsom Plan Area Specific Plan; that analysis is included in the CEQA Exemption and Streamlining Analysis in Attachment 12 to this report. Staff concurs with the applicant's analysis that the project is consistent with the Specific Plan.

The following is a summary analysis of the project's consistency with the Folsom General Plan and with key policies of the Folsom Plan Area Specific Plan.

GP and SP OBJECTIVE H-1 (Housing)

To provide an adequate supply of suitable sites for the development of a range of housing types to meet the housing needs of all segments of the population.

GP and SP POLICY H-1.1

The City shall ensure that sufficient land is designated and zoned in a range of residential densities to accommodate the City's regional share of housing.

Analysis: The City provides residential lands at a variety of residential densities as specified in the General Plan and in the Folsom Municipal Code. The Folsom Plan Area Specific Plan includes specialized zoning (Specific Plan Designations) that are customized to the Plan Area as adopted in 2011 and as Amended over time. The FPASP provides residential lands at densities ranging from 1-4 dwelling unit per acre (SF), 4-7 dwelling units per acre (SFHD), 7-12 dwelling units per acre (MLD), 12-20 dwelling units per acre (MMD), 20-30 dwelling units per acre (MHD), and 9-30 dwelling units per acre (MU).

The Creekstone Phase 1 Subdivision project is designated MLD and is proposed to be developed at 7.2 units per acre, which is within the density range for the MLD designation.

SP POLICY 4.1

Create pedestrian-oriented neighborhoods through the use of a grid system of streets where feasible, sidewalks, bike paths and trails. Residential neighborhoods shall be linked, where appropriate, to encourage pedestrian and bicycle travel.

Analysis: The Creekstone Phase 1 Subdivision proposes a traditional single-family neighborhood with local streets provided with sidewalks on both sides of the street. Biking and walking will be accommodated within the project, which will be connected via sidewalks and Class I and Class II bicycle lanes with nearby neighborhoods, parks, and schools.

SP POLICY 4.4

Provide a variety of housing opportunities for residents to participate in the home-ownership market.

Analysis: The Folsom Plan Area Specific Plan provides home ownership opportunities within the SF (Single-Family), SFHD (Single-Family High Density), and MLD (Multi-Family Low Density) land use designated areas. Residential development in the MLD (Multi-Family Low Density), MMD (Multi-Family Medium Density), MHD (Multi-Family High Density) and MU (Mixed-Use) land use categories may provide 'for rent' opportunities; however home ownership may also be accommodated in 'for sale' condos, townhomes, etc. at the time of development of these particular parcels.

The Creekstone Phase 1 Subdivision project is consistent with this policy in that it will provide detached single-family home ownership opportunities within the MLD designation zoned parcels at a more affordable price point than in other, less dense residential developments.

SP POLICY 4.6

As established by the Folsom Plan Area Specific Plan, the total number of dwelling units for the Plan Area shall not exceed 11,461. The number of units within individual land use parcels may vary, so long as the number of units falls within the allowable density range for a particular land use designation.

Analysis: There have been a number of Specific Plan Amendments approved by the City Council within the Folsom Plan Area, which has generally led to an increase in residentially-zoned land and a decrease in commercially-zoned land. As a result, the number of residential units within the Plan Area increased from 10,210 to 11,461 from 2011 to 2018. The various Specific Plan Amendment EIRs and Addenda analyzed impacts from the conversion of the commercial lands to residential lands; impacts and associated mitigations measures can be found in the individual project-specific environmental documents. The increase in population was analyzed and can be accommodated in the excess capacity of the school sites provided in the Plan Area.

The proposed project does not result in any change in total dwelling units in the FPASP. Allocated units originally planned to be constructed on this site that are not part of the current proposal will be reallocated to other parcels. The reallocation of units to these parcels will not exceed the allowable density for the parcels, which are designated MLD.

SP OBJECTIVE 7.1 (Circulation)

Consistent with the California Complete Streets Act of 2008 and the Sustainable Communities and Climate Protection Act (SB 375), create a safe and efficient circulation system for all modes of travel.

SP POLICY 7.1

The roadway network in the Plan Area shall be organized in a grid-like pattern of streets and blocks, except where topography and natural features make it infeasible, for the majority of the Plan Area in order to create neighborhoods that encourage walking, biking, public transit, and other alternative modes of transportation.

Analysis: Consistent with the requirements of the California Complete Streets Act, the FPASP identified and planned for hierarchy of connect “complete streets” to ensure that pedestrian, bike, bus, and automobile modes of travel are designed to have direct and continuous connections throughout the Plan Area. Every option, from regional connector roadways to arterial and local streets, has been carefully planned and designed. Recent California legislation to reduce greenhouse gas emissions (AB 32 and SB 375) has resulted in an increased market demand for public transit and housing located closer to service needs and employment centers. In response to these changes, the FPASP includes a regional transit corridor that will provide public transportation links between the major commercial, public, and multi-family residential land uses in the Plan Area.

The Creekstone Phase 1 Subdivision project has been designed with multiple modes of transportation options (vehicles, bicycle, walking, access to transit) consistent with the approved FPASP circulation plan.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) provides that residential projects which are consistent with an approved Specific Plan for which an EIR was prepared are exempt from a requirement to prepare additional environmental analysis. CEQA Guidelines section 15182(c) provides specific criteria to determine whether this exemption applies:

(c) Residential Projects Implementing Specific Plans.

(1) Eligibility. Where a public agency has prepared an EIR on a specific plan after January 1, 1980, a residential project undertaken pursuant to and in

conformity to that specific plan is exempt from CEQA if the project meets the requirements of this section. Residential projects covered by this section include but are not limited to land subdivisions, zoning changes, and residential planned unit developments. [CEQA Guidelines section 15182]

The applicant has prepared an analysis (included as Attachment 12 to this staff report), which determined that the Creekstone Phase 1 Subdivision project qualifies for the exemption provided in CEQA Guidelines 15182(c), since it is consistent with the Folsom Plan Area Specific Plan.

The applicant's analysis also includes a review of the impacts and mitigation measures addressed in the EIR for the FPASP, which concluded that the project will not result in any impacts not already identified, and that mitigation measures in the EIR will be sufficient to address project impacts. None of the events described in CEQA Guidelines 15162 which would require preparation of a subsequent EIR (substantial changes to the project, substantial changes in the circumstances under which the project is undertaken, or new information of substantial importance) have occurred, as detailed in the CEQA Exemption Analysis (Attachment 12 to this staff report).

The City has reviewed the applicant's analysis and concurs that the project is exempt from additional environmental review as provided in CEQA Guidelines 15182(c).

RECOMMENDATION/PLANNING COMMISSION ACTION

Move to recommend that the City Council:

- Approve the CEQA Exemption for the proposed project pursuant to CEQA Guidelines section 15182(c),
- Approve a Small-Lot Vesting Tentative Subdivision Map creating 71 single-family residential lots and three lettered landscape lots,
- Approve a Planned Development Permit for changes to development standards and residential designs, and
- Approve a Minor Administrative Modification to reallocate 15 single family units to other parcels in the FPASP area

These approvals are subject to the proposed findings below (Findings A-Z) and the recommended conditions of approval (Conditions 1-52) attached to this report.

GENERAL FINDINGS

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND THE FOLSOM RANCH CENTRAL DISTRICT DESIGN GUIDELINES.

CEQA FINDINGS

- C. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED AN ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN.
- D. THE CITY HAS DETERMINED THAT THE CREEKSTONE PHASE 1 SUBDIVISION PROJECT IS UNDERTAKEN TO IMPLEMENT AND IS CONSISTENT WITH THE FOLSOM PLAN AREA SPECIFIC PLAN.
- E. THE CITY HAS DETERMINED THAT THE IMPACTS OF THE CREEKSTONE PHASE 1 SUBDIVISION PROJECT ARE ADEQUATELY ADDRESSED BY THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN AND ASSOCIATED MITIGATION MEASURES AND THAT THE CREEKSTONE PHASE 1 SUBDIVISION PROJECT IS EXEMPT FROM THE REQUIREMENTS OF CEQA PURSUANT TO GOVERNMENT CODE SECTION 65457 AND CEQA GUIDELINES 15182(c).
- F. NONE OF THE EVENTS SPECIFIED IN SECTION 21166 OF THE PUBLIC RESOURCES CODE OR SECTION 15162 OF THE CEQA GUIDELINES HAVE OCCURRED.
- G. THIS PROJECT IS EXEMPT FROM CEQA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 65457 AND SECTION 15162 OF THE CEQA GUIDELINES.

TENTATIVE SUBDIVISION MAP FINDINGS

- H. THE PROPOSED SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP IS CONSISTENT WITH THE CITY'S SUBDIVISION ORDINANCE AND THE SUBDIVISION MAP ACT IN THAT THE PROJECT IS SUBJECT TO CONDITIONS OF APPROVAL THAT WILL ENSURE THAT THE PROJECT IS DEVELOPED IN COMPLIANCE WITH CITY STANDARDS.

- I. THE PROPOSED SUBDIVISION, TOGETHER WITH THE PROVISIONS FOR ITS DESIGN AND IMPROVEMENT, IS CONSISTENT WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND ALL APPLICABLE PROVISIONS OF THE FOLSOM MUNICIPAL CODE.
- J. THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT PROPOSED.
- K. THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF THE DEVELOPMENT.
- L. AS CONDITIONED, THE DESIGN OF THE SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.
- M. AS CONDITIONED, THE DESIGN OF THE SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS.
- N. THE DESIGN OF THE SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP AND THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.
- O. SUBJECT TO SECTION 66474.4 OF THE SUBDIVISION MAP ACT, THE LAND IS NOT SUBJECT TO A CONTRACT ENTERED INTO PURSUANT TO THE CALIFORNIA LAND CONSERVATION ACT OF 1965 (COMMENCING WITH SECTION 51200 OF THE GOVERNMENT CODE).

PLANNED DEVELOPMENT PERMIT FINDINGS

- P. THE PROPOSED PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF CHAPTER 17.38 OF THE FOLSOM MUNICIPAL CODE, THE FOLSOM PLAN AREA SPECIFIC PLAN AND OTHER APPLICABLE ORDINANCES OF THE CITY AND THE GENERAL PLAN.
- Q. THE PROPOSED PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY. THE MINOR MODIFICATIONS TO THOSE STANDARDS PROPOSED AS PART OF THIS PROJECT WILL RESULT IN A DEVELOPMENT THAT IS SUPERIOR TO THAT OBTAINED BY THE RIGID APPLICATION OF THE STANDARDS.

- R. THE PHYSICAL, FUNCTIONAL AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND EXISTING AND FUTURE ADJACENT USES AND AREA CHARACTERISTICS IS ACCEPTABLE.
- S. AS CONDITIONED, THE PROJECT WILL MAKE AVAILABLE NECESSARY PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER AND DRAINAGE, AND THE PROJECT WILL PROVIDE FOR THE FURNISHING OF SUCH FACILITIES.
- T. THE PROPOSED PROJECT WILL NOT CAUSE ADVERSE ENVIRONMENTAL IMPACTS WHICH HAVE NOT BEEN MITIGATED TO AN ACCEPTABLE LEVEL.
- U. THE PROPOSED PROJECT WILL NOT CAUSE UNACCEPTABLE VEHICULAR TRAFFIC LEVELS ON SURROUNDING ROADWAYS, AND THE PROPOSED PROJECT WILL PROVIDE ADEQUATE INTERNAL CIRCULATION, INCLUDING INGRESS AND EGRESS.
- V. AS CONDITIONED, THE PROPOSED PROJECT WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF THE PERSONS OR PROPERTY WITHIN THE VICINITY OF THE PROJECT SITE, AND THE CITY AS A WHOLE.
- W. ADEQUATE PROVISION IS MADE FOR THE FURNISHING OF SANITATION SERVICES AND EMERGENCY PUBLIC SAFETY SERVICES TO THE DEVELOPMENT.

DESIGN REVIEW FINDINGS

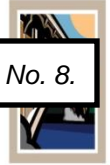
- X. THE PROJECT IS IN COMPLIANCE WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN AND THE APPLICABLE ZONING ORDINANCES.
- Y. THE PROJECT IS IN CONFORMANCE WITH THE FOLSOM RANCH CENTRAL DISTRICT DESIGN GUIDELINES.
- Z. THE BUILDING MATERIALS, TEXTURES, AND COLORS OF THE PROJECT WILL BE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

Attachment 17
City Council PowerPoint Presentation

This page is intentionally left blank.

Creekstone Phase 1 Subdivision

05/26/2020; Item No. 8.

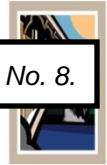


CITY OF
FOLSOM

Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, and Minor Administrative Modification

Vicinity Map

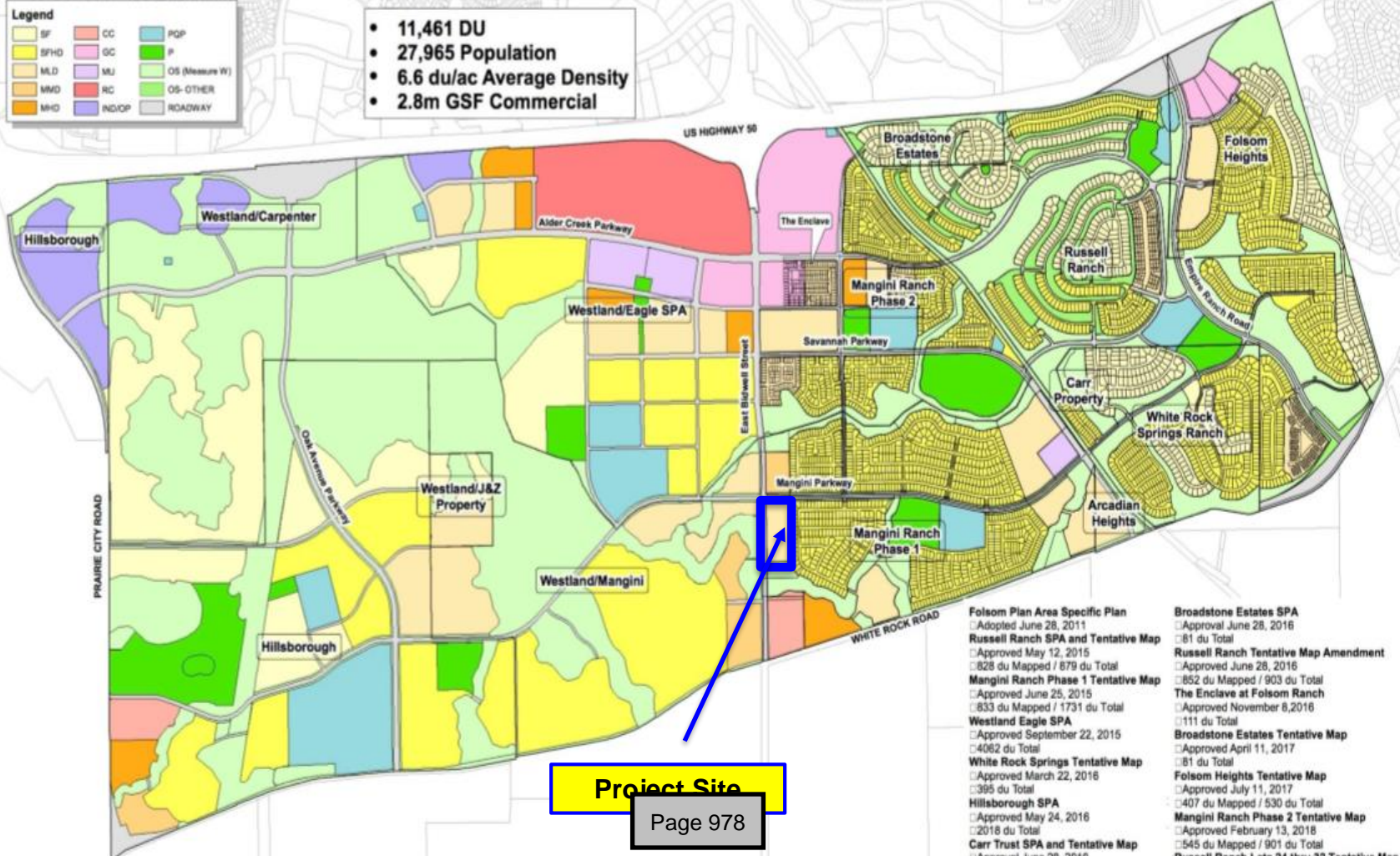
05/26/2020; Item No. 8.



CITY OF
FOLSOM

Legend		
SF	CC	PQP
SFHD	GC	P
MLD	MU	OS (Measure W)
MWD	RC	OS-OTHER
MHO	IND/OP	ROADWAY

- 11,461 DU
- 27,965 Population
- 6.6 du/ac Average Density
- 2.8m GSF Commercial



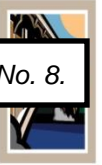
Project Site

Page 978

- | | |
|---|---|
| <p>Folsom Plan Area Specific Plan
 <input type="checkbox"/> Adopted June 28, 2011</p> <p>Russell Ranch SPA and Tentative Map
 <input type="checkbox"/> Approved May 12, 2015
 <input type="checkbox"/> 828 du Mapped / 879 du Total</p> <p>Mangini Ranch Phase 1 Tentative Map
 <input type="checkbox"/> Approved June 25, 2015
 <input type="checkbox"/> 833 du Mapped / 1731 du Total</p> <p>Westland Eagle SPA
 <input type="checkbox"/> Approved September 22, 2015
 <input type="checkbox"/> 4062 du Total</p> <p>White Rock Springs Tentative Map
 <input type="checkbox"/> Approved March 22, 2016
 <input type="checkbox"/> 395 du Total</p> <p>Hillsborough SPA
 <input type="checkbox"/> Approved May 24, 2016
 <input type="checkbox"/> 2018 du Total</p> <p>Carr Trust SPA and Tentative Map
 <input type="checkbox"/> Approval June 28, 2016
 <input type="checkbox"/> 28 du Total</p> <p>Folsom Heights SPA
 <input type="checkbox"/> Approval June 28, 2016
 <input type="checkbox"/> 407 du Mapped / 530 du Total</p> | <p>Broadstone Estates SPA
 <input type="checkbox"/> Approval June 28, 2016
 <input type="checkbox"/> 81 du Total</p> <p>Russell Ranch Tentative Map Amendment
 <input type="checkbox"/> Approved June 28, 2016
 <input type="checkbox"/> 852 du Mapped / 903 du Total</p> <p>The Enclave at Folsom Ranch
 <input type="checkbox"/> Approved November 8, 2016
 <input type="checkbox"/> 111 du Total</p> <p>Broadstone Estates Tentative Map
 <input type="checkbox"/> Approved April 11, 2017
 <input type="checkbox"/> 81 du Total</p> <p>Folsom Heights Tentative Map
 <input type="checkbox"/> Approved July 11, 2017
 <input type="checkbox"/> 407 du Mapped / 530 du Total</p> <p>Mangini Ranch Phase 2 Tentative Map
 <input type="checkbox"/> Approved February 13, 2018
 <input type="checkbox"/> 545 du Mapped / 901 du Total</p> <p>Russell Ranch Lots 24 thru 32 Tentative Map
 <input type="checkbox"/> Approved March 13, 2018
 <input type="checkbox"/> 389 du Total</p> |
|---|---|

Aerial View of Project Site

05/26/2020; Item No. 8.

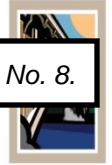


CITY OF
FOLSOM



Key Project Details

05/26/2020; Item No. 8.

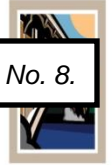


CITY OF
FOLSOM

- **Creekstone Phase 1 Subdivision**
 - 71-Unit Single-Family Residential Subdivision
 - 9.88-Acre Site at SE Corner of East Bidwell Street and Mangini Parkway
 - Located within Mangini Ranch Phase 1 Subdivision
- **Small-Lot Vesting Tentative Subdivision Map**
 - Creation of 71 Single-Family Residential Lots and 3 Lettered Landscape Lots
 - Two Access Driveways (East Bidwell Street and Mangini Parkway)
 - Internal Public Streets
- **Planned Development Permit Proposed Development Standards**
 - Modification to Minimum Lot Sizes
 - Reduce Front Yard Setbacks for Primary Structures from 15 to 12.5 Feet
 - Reduce Garage Setbacks from 20 to 18 Feet
 - Reduce Side Yard Setbacks from 5 to 4 Feet

Key Project Details

05/26/2020; Item No. 8.



CITY OF
FOLSOM

- **Planned Development Permit Proposed Architecture/Design**
 - Two-Story Homes with Two-Car Attached Garage
 - 3 Master plans (1,896 to 2,300 S.F.)(3BR/2.5 to 4BR/3BA)
 - 3 Architectural Styles (Italian Villa, Spanish Colonial, Western Farmhouse)
- **Minor Administrative Modification**
 - Transfer 15 Dwelling Units from Project Site to Two Locations in Plan Area
- **Inclusionary Housing Plan**
 - Payment of In-Lieu Fee into Housing Trust Fund
 - Inclusionary Housing Agreement

Illustrative Site Plan Exhibit

05/26/2020; Item No. 8.

CITY OF
FOLSOM

Illustrative Site Plan

The CREEKSTONE Phase 1 Illustrative Site Plan is shown here. The Project is located at the gateway to the approved Mangini Ranch Phase 1 community in Folsom Ranch. Primary access to the site is located off East Bidwell Street and Mangini Parkway via tree-lined streets with sidewalks on both sides to facilitate walking to nearby schools, parks and commercial uses. On-street guest parking is provided within the Project and meets the city's requirements for on-street guest parking. Also nearby are trail heads to the Plan Area public trail system. (Project area enlargement at right.)

Illustrative Project imagery shown below.

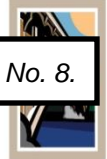


ILLUSTRATIVE SITE PLAN
CREEKSTONE
Phase 1
(Mangini Ranch Lot 10)

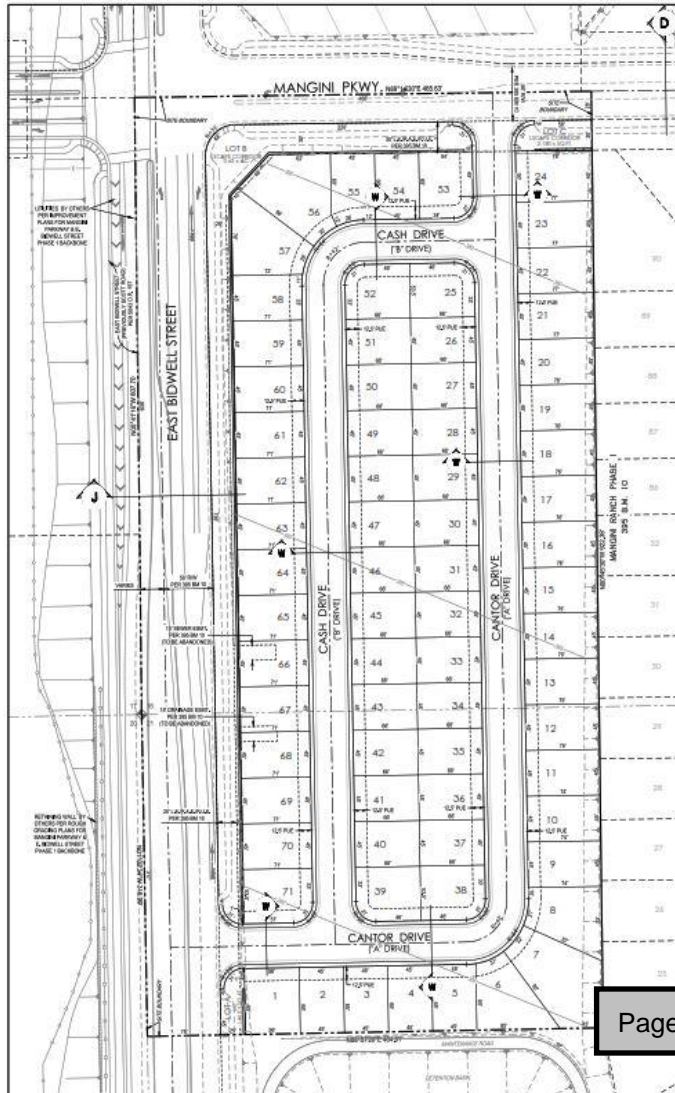
MacKay & Samps

Tentative Subdivision Map

05/26/2020; Item No. 8.



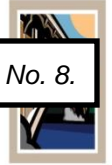
CITY OF
FOLSOM



- Small-Lot Vesting Tentative Subdivision Map**
- 71 Single-Family Residential Lots
 - Lots Range from 2,925 to 6,327 S.F. in Size
 - Interior Lots (2,925 SF Min, Lot Size)
 - Corner Lots (3,300 SF Min Lot Size)
 - All Public Streets within Subdivision
 - Map Meets Subdivision Map Act Requirements

Planned Development Permit

05/26/2020; Item No. 8.

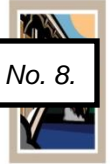


CITY OF
FOLSOM

- Proposed Development Standards
 - Reduce Minimum Lot Size for Interior Lots from 3,000 to 2,925 SF
 - Reduce Minimum Lot Size for Corner Lots from 3,500 to 3,300 SF
 - Reduce Front Yard Setback from 15 to 12.5 Feet
 - Reduce Garage Setback from 20 to 18 Feet
 - Reduce Side Yard Setbacks from 5 to 4 Feet
- Applicant's Justification
 - Allows Placement of Bedroom on First Floor of Residence
 - First Floor Bedroom Strongly Desired by Home Buyers
 - Forward Placement of Downstairs Bedroom Improves Front Building Elevation
 - Deviations from Development Standards Similar to Other Subdivisions in Folsom

Planned Development Permit

05/26/2020; Item No. 8.

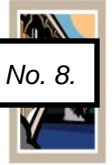


CITY OF
FOLSOM

Development Standards Table						
	Minimum Lot Size	Maximum Lot Coverage	Front Yard Setback	Front Garage Setback	Side Yard Setback	Rear Yard Setback
SP-MLD Standards	3,000 SF	50%	15 Feet	20 Feet	5 Feet	10 Feet
Proposed Creekstone Standards	2,925 SF	50%	12.5 Feet	18 Feet	4 Feet	10 Feet
Enclave Subdivision	2,800 SF	60%	12.5 Feet	20 Feet	4 Feet	8 Feet
Meadows Subdivision	2,925 SF	60%	7.5 Feet	7.5 Feet	3 Feet	5 Feet
Vizcaya Subdivision	2,504 SF	50%	10 Feet	10 Feet	3.5 Feet	10 Feet
Farmhouse Subdivision	2,850 SF	55%	8 Feet	8 Feet	4 Feet	5 Feet

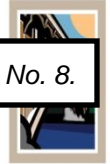
Traffic/Access/Circulation

05/26/2020; Item No. 8.



CITY OF
FOLSOM

- Traffic Impact Analysis 9-19
 - Six Study Intersections and Two Roadway Segments Analyzed
 - No New Impacts that were not Previously Identified in FPA EIR/EIS
 - Project Subject to 55 Traffic-Related Mitigation Measures from FPA EIR/EIS
- Supplemental Access and Circulation Analysis 4-20 (2 Scenarios)
 - Interim Scenario (without Toll Brothers Project Improvements):
 - East Bidwell Street Project Driveway Allows Right-In, Right-Out, and Left-In Turning Movements
 - Mangini Parkway Driveway Allows Right-In Turning Movements Only
 - Ultimate Scenario (with Toll Brothers Project Improvements):
 - East Bidwell Street Project Driveway Allows Right-In, Right-Out, and Left-Out Turning Movements
 - Mangini Parkway Driveway Allows Right-In and Right-Out Turning Movements



Supplemental Access and Circulation Analysis Recommendations:

Scenario 1 (Toll Brothers Improvements Completed)

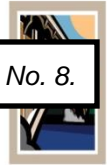
- Construct South-Bound Left-Turn Lane into East Bidwell Street Driveway (Cantor Drive)
- Install Median Improvements in East Bidwell Street to Prevent Left-Turn Out Movements on to East Bidwell Street from Cantor Drive
- Modify Traffic Signal and Striping at Intersection of East Bidwell Street/Mangini Parkway

Scenario 2 (Toll Brothers Improvements not Constructed)

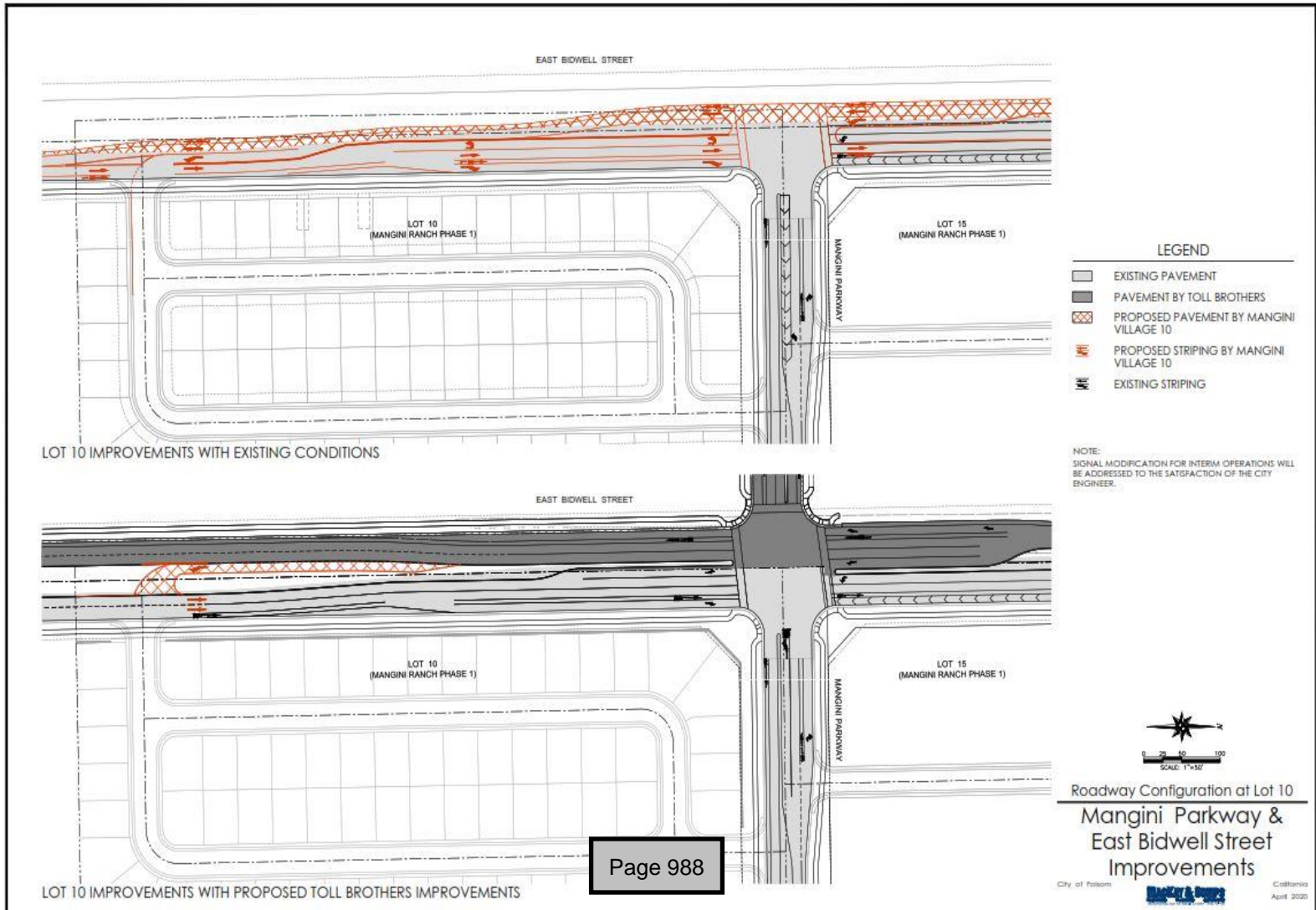
- Widen East Bidwell Street to Provide Additional Southbound Through-Lane Which Extends 64 Feet North of Mangini Parkway to Cantor Drive
- Widen East Bidwell Street to Provide Left-Turn and Storage into Cantor Drive
- Install Median Improvements in East Bidwell Street to Prevent Left-Turn Out Movements on to East Bidwell Street from Cantor Drive
- Modify Traffic Signal and Striping at Intersection of East Bidwell Street/Mangini Parkway
- Construct Interim Improvements on Mangini Parkway to Prevent Right-Turn Out Movements Until Westwood Drive is Constructed and

Traffic/Access/Circulation

05/26/2020; Item No. 8.

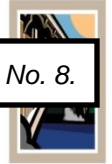


CITY OF
FOLSOM

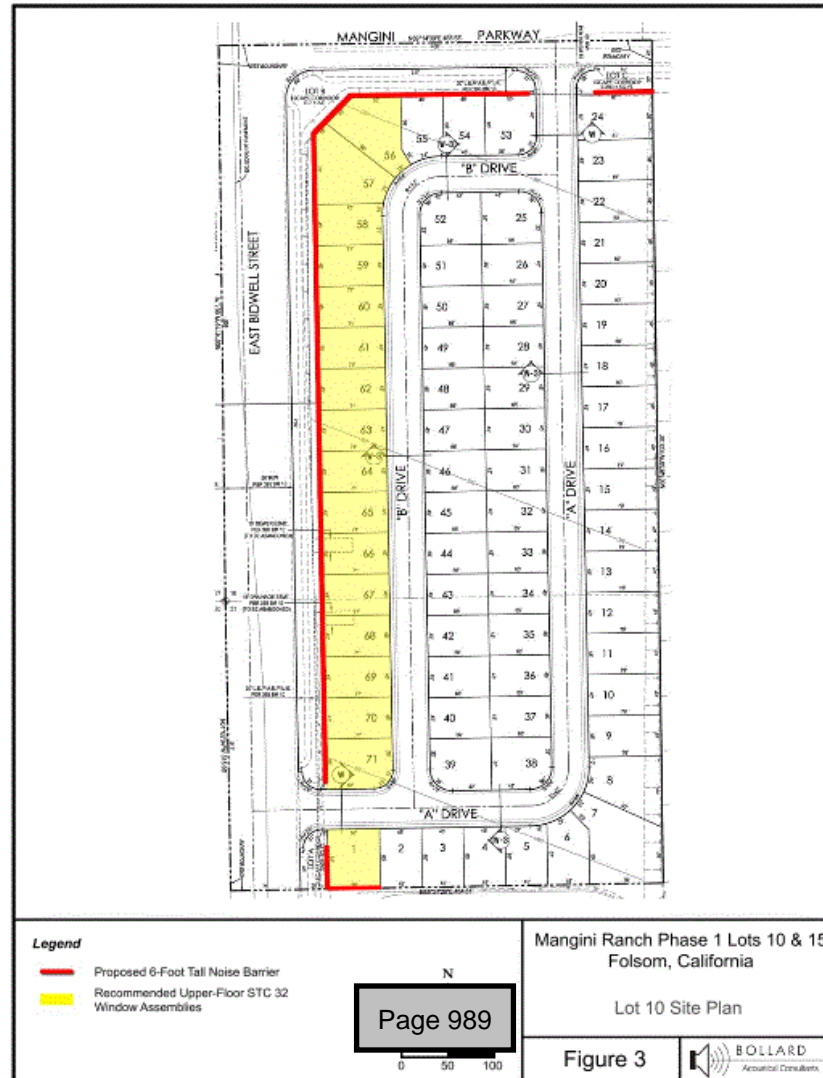


Noise Analysis

05/26/2020; Item No. 8.



CITY OF
FOLSOM

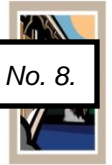


Noise Analysis

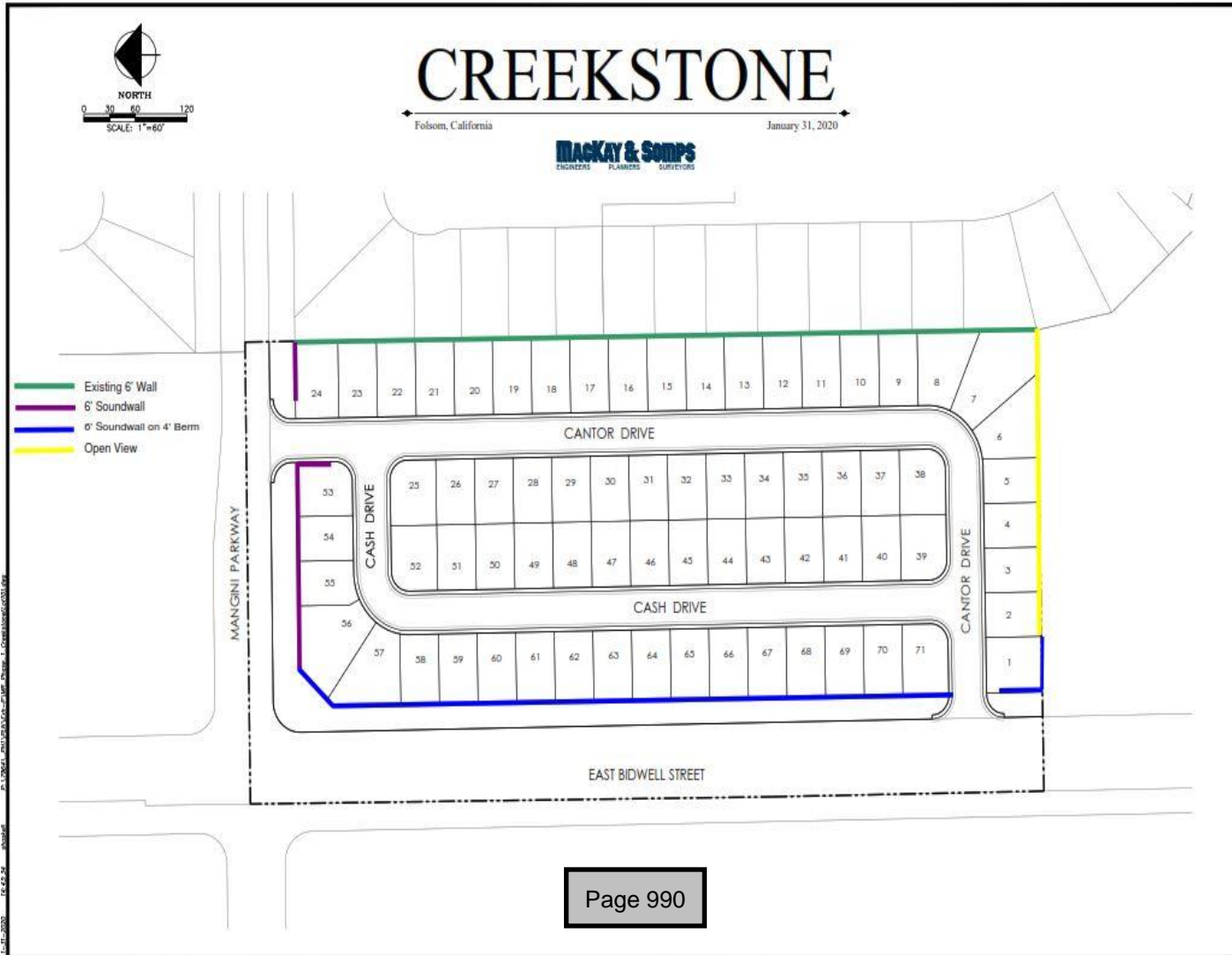
- Noise Impact Analysis
- Noise Mitigation Measures
- Noise Barriers
- Enhanced Construction Methods

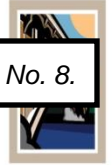
Wall and Fencing Exhibit

05/26/2020; Item No. 8.



CITY OF
FOLSOM

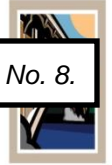




- Proposed Architecture/Design
 - Two-Story Detached Homes with Attached Two-Car Garage
 - Three (3) Master plans (1,896 S.F. to 2,300 S.F.)(3BR/2.5 to 4BR/3BA)
 - Three (3) Architectural Styles
 - Twelve (12) Color and Materials Alternatives
- Proposed California-Themed Architectural Styles:
 - Italian Villa
 - Spanish Colonial
 - Western Farmhouse

Folsom Ranch Central District Design Guidelines

05/26/2020; Item No. 8.

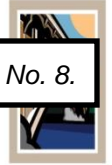


CITY OF
FOLSOM

- Provide a varied and interesting streetscene
- Focus of the home is the front elevation, not the garage
- Provide a variety of garage placements
- Provide detail on rear elevations where visible from the public streets
- Appropriate massing and roof forms to define the architectural styles
- Ensure that plans and styles provide a degree of individuality
- Use architectural elements and details to reinforce individual architectural styles
- Recessed second-story elements
- Architectural projections (recessed windows, eaves, shutters)

Streetscape Exhibit

05/26/2020; Item No. 8.



CITY OF
FOLSOM



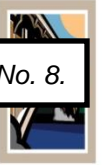
SPANISH COLONIAL

WESTERN FARMHOUSE

ITALIAN VILLA

Building Massing Exhibit

05/26/2020; Item No. 8.

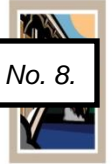


CITY OF
FOLSOM



Master Plan 1

05/26/2020; Item No. 8.



CITY OF
FOLSOM



Front Elevation - 1A - Spanish Colonial



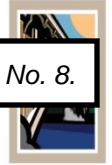
Front Elevation - 1C - Italian Villa



Front Elevation - 1B - Western Farmhouse

Master Plan 2

05/26/2020; Item No. 8.



CITY OF
FOLSOM



Front Elevation - 2A - Spanish Colonial



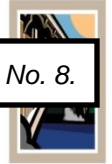
Front Elevation - 2C - Italian Villa



Front Elevation - 2B - Western Farmhouse

Master Plan 3

05/26/2020; Item No. 8.



CITY OF
FOLSOM



Front Elevation - 3A - Spanish Colonial



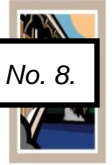
Front Elevation - 3C - Italian Villa



Front Elevation - 3B - Western Farmhouse

Architectural Details

05/26/2020; Item No. 8.



CITY OF
FOLSOM



Single story massing softens the street scene at street corners.



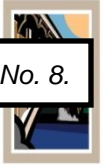
The large porch at Creekstone Plan 1 is a welcoming addition to the street scene.



Vertical and horizontal plane breaks at Plan 3 add variety to the street scene.

Streetscape Perspectives

05/26/2020; Item No. 8.



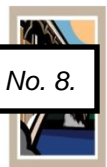
CITY OF
FOLSOM



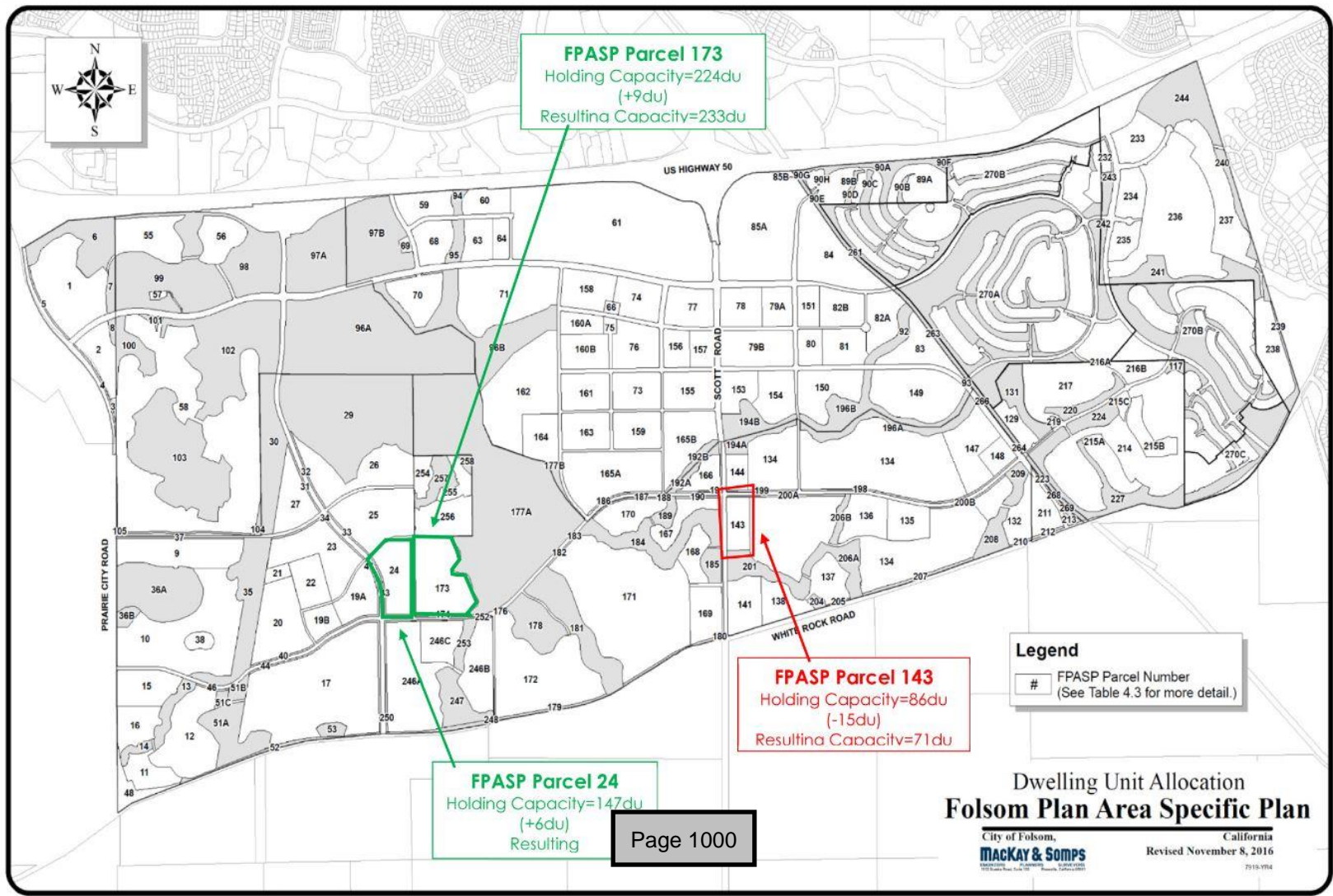
Page 999

Minor Administrative Modification

05/26/2020; Item No. 8.



CITY OF
FOLSOM



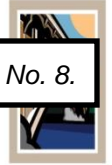
Legend
FPASP Parcel Number
(See Table 4.3 for more detail.)

Dwelling Unit Allocation Folsom Plan Area Specific Plan

City of Folsom, California
Mackay & Somps
Revised November 8, 2016
7515-1914

Environmental Review

05/26/2020; Item No. 8.

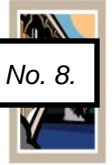


CITY OF
FOLSOM

- CEQA Exemption and Streamlining Analysis Prepared for Proposed Project (Attachment 11)
- Concluded that Prior Environmental Documents (FPASP EIR/EIS, FPASP Water Addendum, Westland-Eagle Addendum) have Adequately Addressed Required Issues and No Further Environmental Review is Required (CEQA Guidelines Section 15183)
- Site Specific Impacts (Land Use and Planning, Noise, Transportation/Traffic) were Analyzed and Determined to be Less Than Significant and No New Impacts Identified

Site Photographs

05/26/2020; Item No. 8.



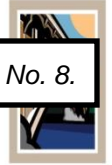
CITY OF
FOLSOM



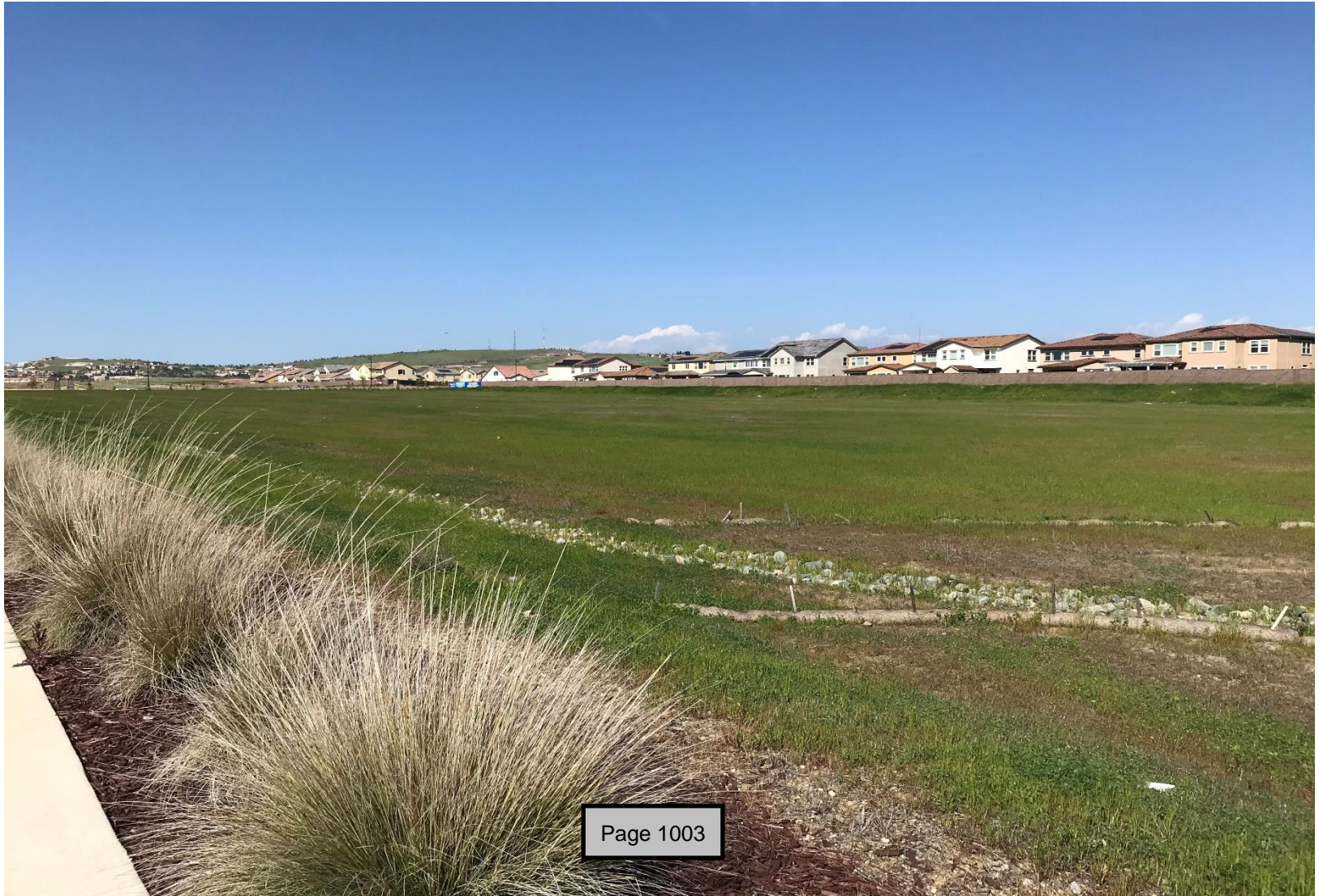
Page 1002

Site Photographs

05/26/2020; Item No. 8.



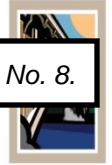
CITY OF
FOLSOM



Page 1003

Planning Commission

05/26/2020; Item No. 8.

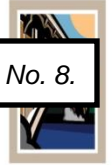


CITY OF
FOLSOM

- Evaluated Project at its May 6, 2020 Meeting
- No Members of Public Spoke at Meeting
- Commission Debated Limited Issues
 - Site Design
 - Placement and Orientation of Homes on Specific Lots
 - Proposed Development Standards
 - Architecture/Design of Master Plans
 - Timing of Roadway Improvements
- Commission Voted to Recommend Approval of Project (5-0-0-2)

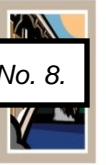
Staff Recommendation

05/26/2020; Item No. 8.



CITY OF
FOLSOM

Staff Forwards Planning Commission
Recommendation to the City Council for
Approval of the Creekstone Phase 1
Subdivision Project (PN 19-059)



This page intentionally left blank

Attachment 18

Creekstone Phase 1 Subdivision Booklet

Also available online at

https://www.folsom.ca.us/community/planning/current_project_information.asp

This page intentionally left blank.

FEBRUARY 26, 2020

CREEKSTONE PHASE 1

PROJECT NARRATIVE

We are pleased to submit to the City of Folsom the Planning Entitlement Application for the **CREEKSTONE Phase 1** project, a part of the FOLSOM RANCH of the Folsom Plan Area Specific Plan (FPASP).

The requested Planning Entitlements / Approvals include the following:

1. Small Lot Vesting Tentative Subdivision Map
2. Planned Development Permit – Residential Architecture/Development Standards
3. Minor Administrative Modification-Transfer of Development Rights

Items submitted include the following items:

1. Application Form
2. Development Permit Fees (\$21,739)
3. Project Narrative (herein)
4. Preliminary Title Report with Exceptions
5. Small Lot Vesting Tentative Subdivision Map (includes lotting plan, preliminary grading/drainage plan, preliminary utility plan)
6. PD Permit – residential Architecture – (includes floorplans, elevations, street scene, typical front-yard landscape plan)
7. PD Permit-Color and Materials Binder
8. PD Permit – Development Standards Exhibits (contained herein)
9. Inclusionary Housing Plan
10. 300' Radius Map/List/Two Sets of Envelopes (subject to change-will complete prior to hearings)
11. One set of all Maps and Exhibits reduced to 8 1/2" x 11"
12. CD with .pdf files of the above information



PROJECT BACKGROUND

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

FPASP Regional Context Map



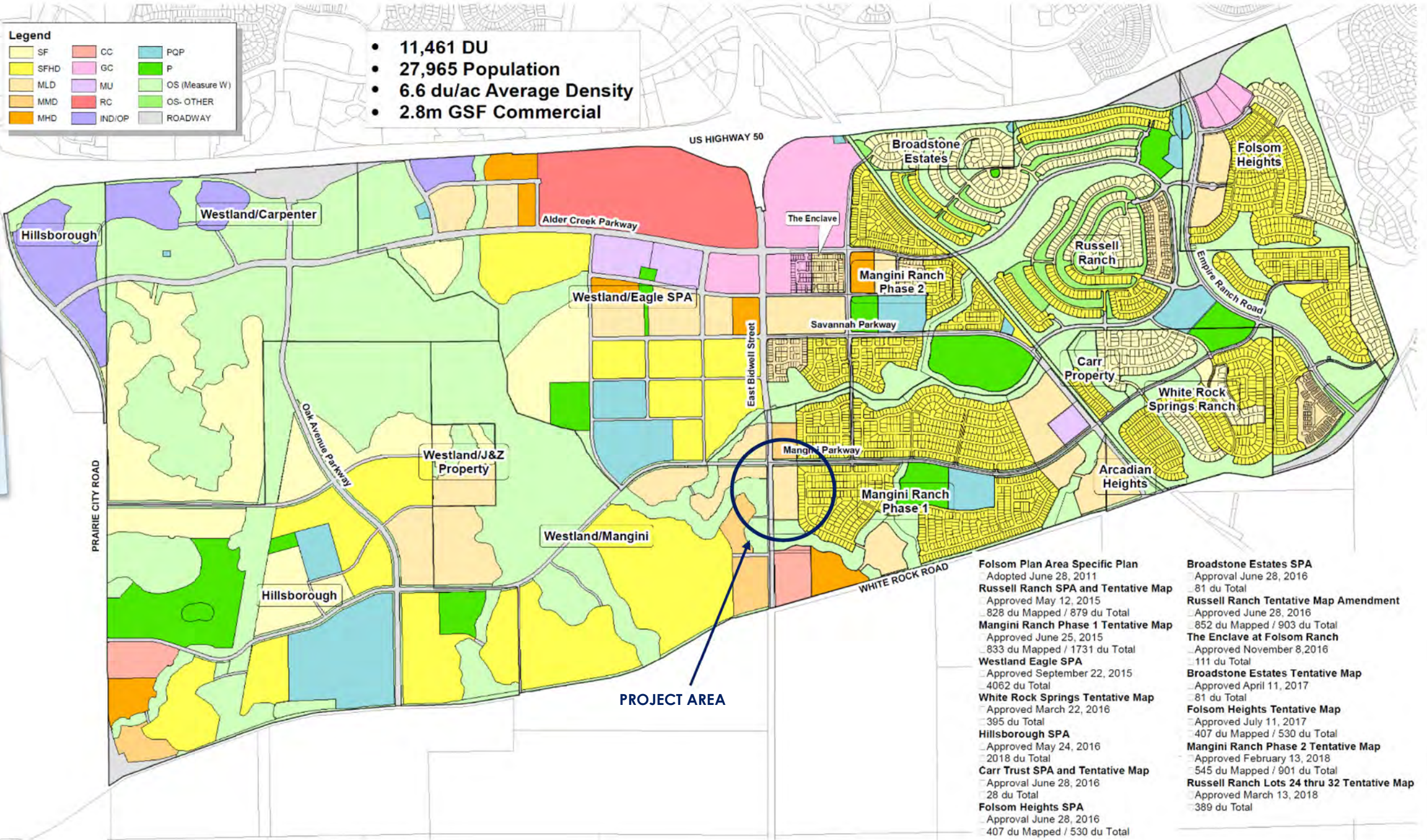
The **Folsom Plan Area Specific Plan** was updated in 2018 to include all of the various approved plan amendments and mapping modifications to the Plan Area to date.



Legend

SF	CC	PQP
SFHD	GC	P
MLD	MU	OS (Measure W)
MMD	RC	OS- OTHER
MHD	IND/OP	ROADWAY

- 11,461 DU
- 27,965 Population
- 6.6 du/ac Average Density
- 2.8m GSF Commercial

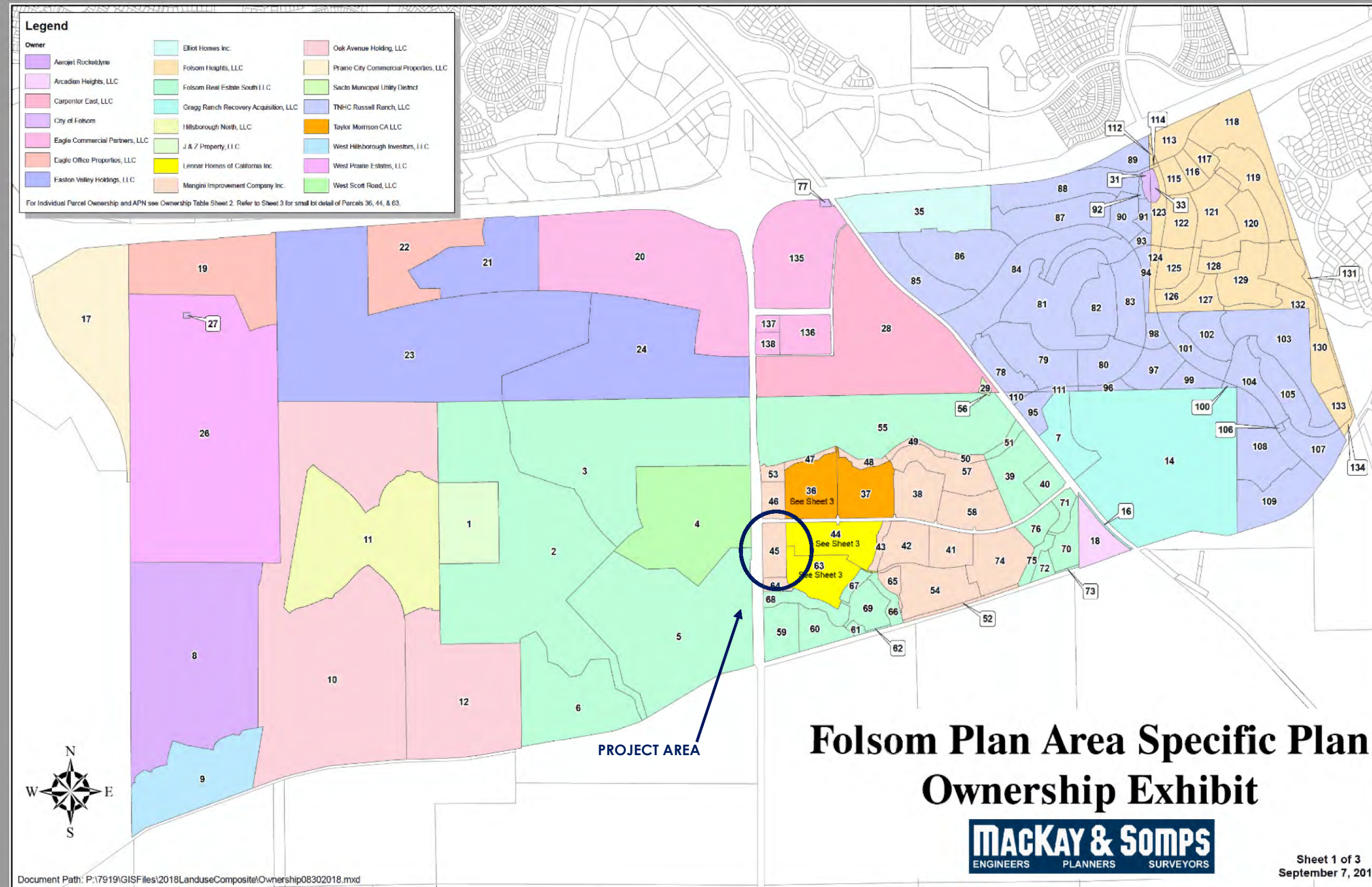


The **Folsom Plan Area Specific Plan 2011-2018 Entitlements exhibit is shown here.** This exhibit illustrates the current entitlement history and land planning status for the FPASP Plan Area.

The **CREEKSTONE Phase 1** Project Site is a proposed residential subdivision located at the southeast corner of Mangini Parkway and East Bidwell Street in the south-central portion of the Plan Area.

<p>Folsom Plan Area Specific Plan</p> <ul style="list-style-type: none"> Adopted June 28, 2011 <p>Russell Ranch SPA and Tentative Map</p> <ul style="list-style-type: none"> Approved May 12, 2015 828 du Mapped / 879 du Total <p>Mangini Ranch Phase 1 Tentative Map</p> <ul style="list-style-type: none"> Approved June 25, 2015 833 du Mapped / 1731 du Total <p>Westland Eagle SPA</p> <ul style="list-style-type: none"> Approved September 22, 2015 4062 du Total <p>White Rock Springs Tentative Map</p> <ul style="list-style-type: none"> Approved March 22, 2016 395 du Total <p>Hillsborough SPA</p> <ul style="list-style-type: none"> Approved May 24, 2016 2018 du Total <p>Carr Trust SPA and Tentative Map</p> <ul style="list-style-type: none"> Approval June 28, 2016 28 du Total <p>Folsom Heights SPA</p> <ul style="list-style-type: none"> Approval June 28, 2016 407 du Mapped / 530 du Total 	<p>Broadstone Estates SPA</p> <ul style="list-style-type: none"> Approval June 28, 2016 81 du Total <p>Russell Ranch Tentative Map Amendment</p> <ul style="list-style-type: none"> Approved June 28, 2016 852 du Mapped / 903 du Total <p>The Enclave at Folsom Ranch</p> <ul style="list-style-type: none"> Approved November 8, 2016 111 du Total <p>Broadstone Estates Tentative Map</p> <ul style="list-style-type: none"> Approved April 11, 2017 81 du Total <p>Folsom Heights Tentative Map</p> <ul style="list-style-type: none"> Approved July 11, 2017 407 du Mapped / 530 du Total <p>Mangini Ranch Phase 2 Tentative Map</p> <ul style="list-style-type: none"> Approved February 13, 2018 545 du Mapped / 901 du Total <p>Russell Ranch Lots 24 thru 32 Tentative Map</p> <ul style="list-style-type: none"> Approved March 13, 2018 389 du Total
--	--

Folsom Plan Area Specific Plan – 2011 / 2018 Entitlements



The FPASP 2019 Ownership Map is shown here.

The Project Site subject properties are identified by APN 072-3370-013.

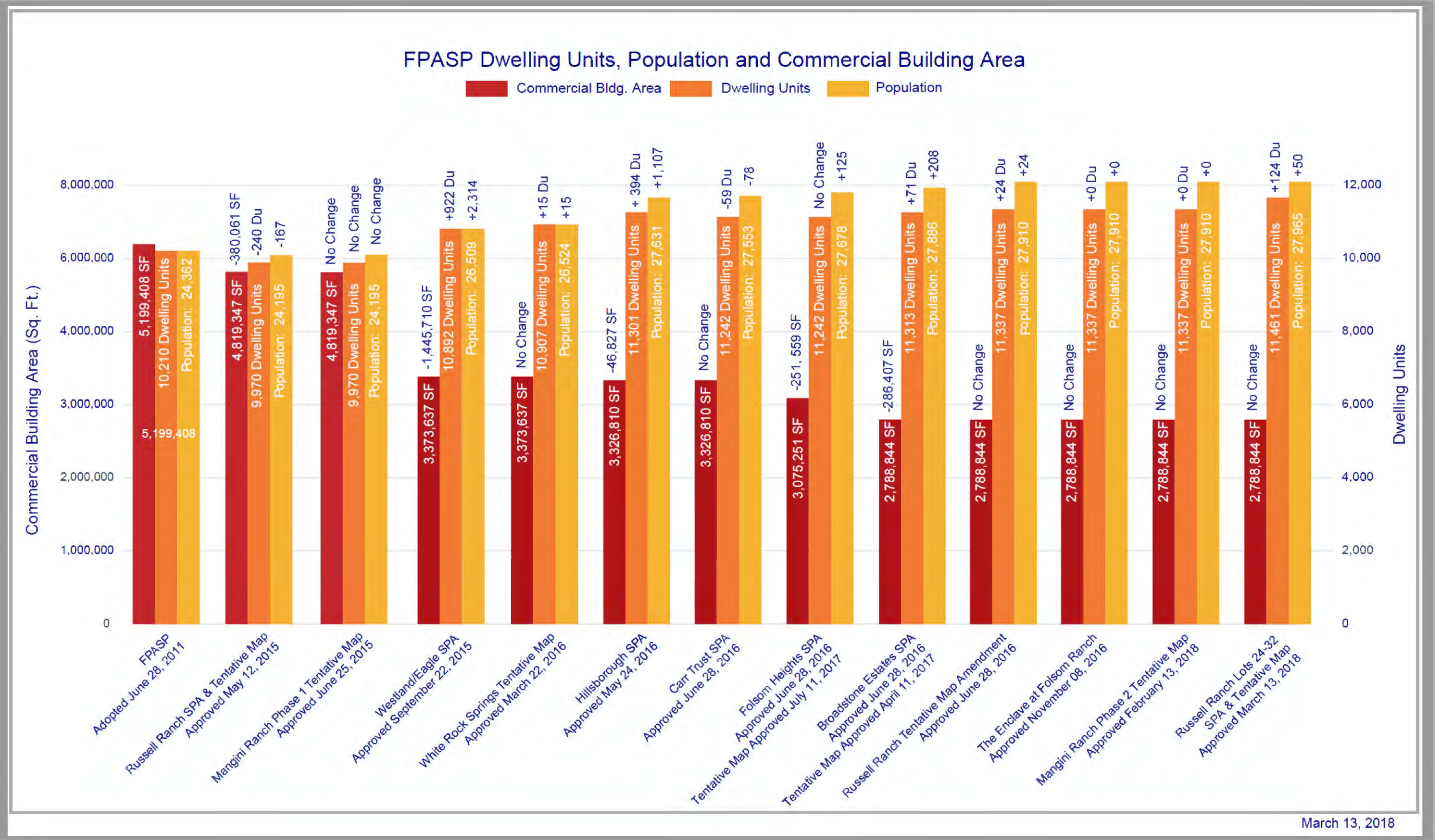
The project owner/applicant is Mangini Improvement Company Inc.

The Folsom Plan Area Specific Plan 2011-2018 Entitlements BAR CHART exhibit is shown here. This exhibit provides a graphic depiction of the Plan Area's "holding capacities" relative to residential dwelling units, population and commercial building area (gross square feet).

The proposed CREEKSTONE Phase 1 entitlements include:

- Small Lot Tentative Subdivision Map
- Planned Development Permit for residential architecture & development standards
- Minor Administrative Amendment-Transfer of Development Rights

The **CREEKSTONE Phase 1** project proposes a Small Lot Vesting Tentative Map to create 71 dwelling units; the holding capacity for this Parcel is 86 dwelling units. The 15 unmapped residential units will be the subject of a Minor Administrative Amendment-Transfer of Development Rights (described herein) therefore no change to the FPASP total unit allocation, total population, or commercial gross square feet will occur from these entitlements.



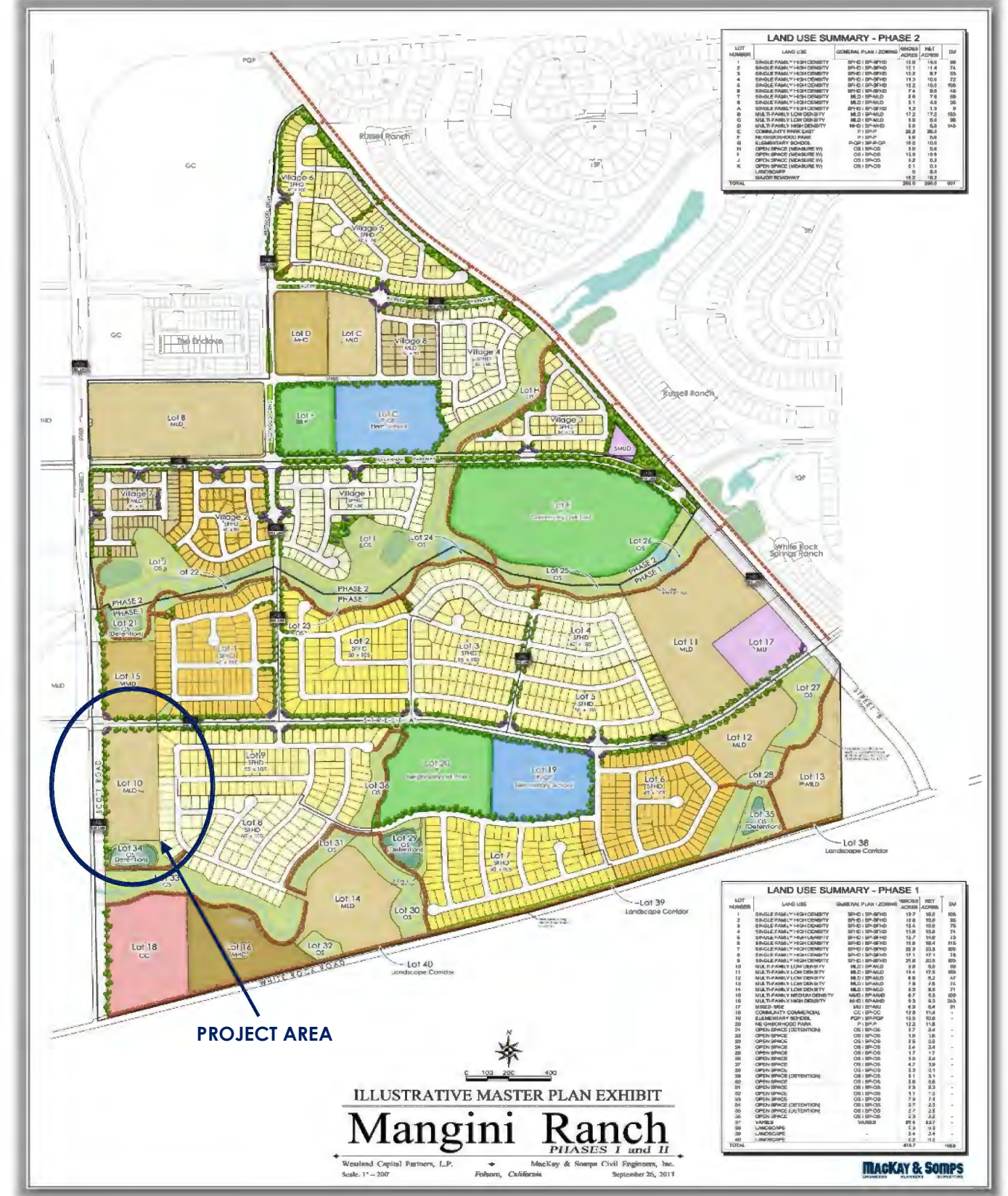
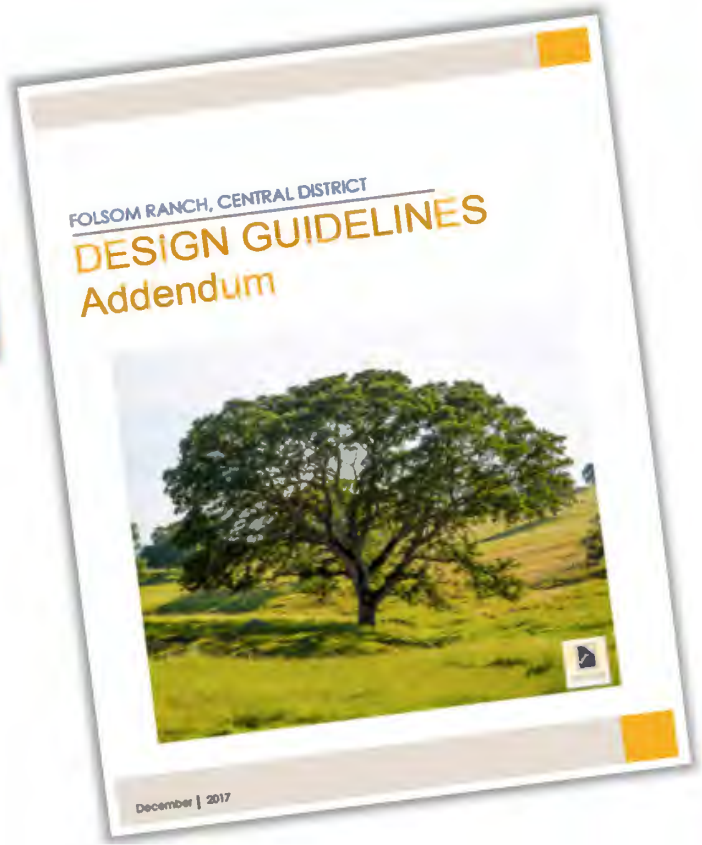
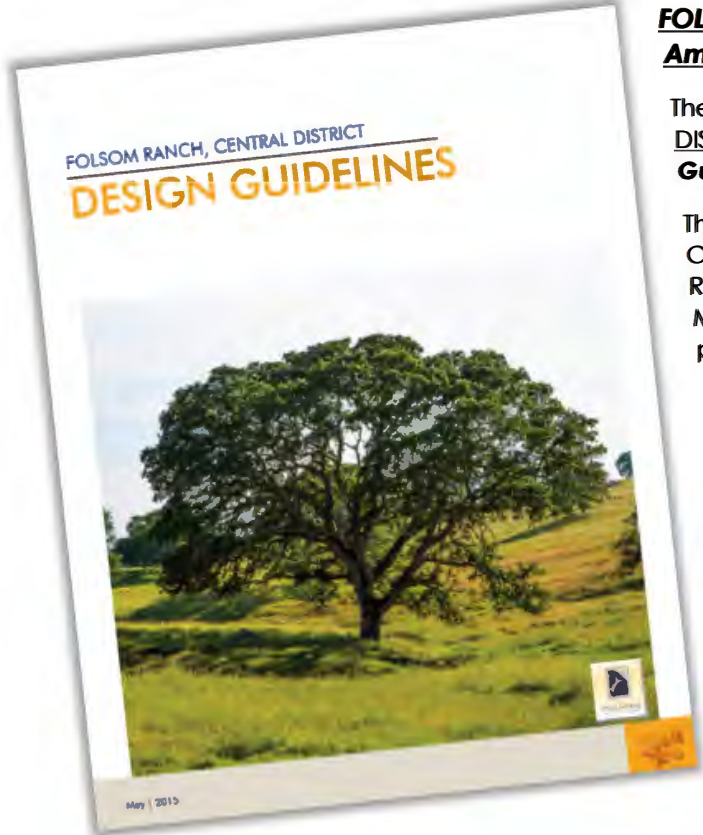
MANGINI RANCH ILLUSTRATIVE MASTER PLAN

Shown here is the Mangini Ranch Illustrative Master Plan. The illustrative master plan exhibit shown here shows MANGINI RANCH PHASE 1 & 2; The CREEKSTONE Phase 1 area, highlighted in blue, is designed to blend seamlessly into the existing fabric of the community.

FOLSOM RANCH CENTRAL DISTRICT DESIGN GUIDELINES (Approved 2015; Amended 2018)

The CREEKSTONE Phase 1 project is located within the FOLSOM RANCH CENTRAL DISTRICT as defined by the approved "Folsom Ranch Central District Design Guidelines" (dated May 2015).

These design guidelines apply to all the SF, SFHD and MLD residential areas of the Central District as shown on Page 1-3 of these Guidelines. The approved Mangini Ranch Phase 2 project amended these Guidelines to include the MLD, MMD and MHD sites in the Folsom Ranch Central District area. The CREEKSTONE Phase 1 project is designed to comply with these Guidelines.



ILLUSTRATIVE MASTER PLAN EXHIBIT
Mangini Ranch
PHASES I and II

Westland Capital Partners, L.P. MacKay & Somps Civil Engineers, Inc.
Scale: 1" = 200' Folsom, California September 20, 2019

MACKEY & SOMPS

Minor Administrative Amendment - Transfer of Development Rights

CREEKSTONE Phase 1 is also known as FPASP Parcel 143 in the Folsom Plan Area Specific Plan Allocation Map and Table (Allocation Map shown here). A Minor Administrative Amendment is also sought for the transfer of 15 unutilized units from CREEKSTONE Phase 1 as shown and described below.

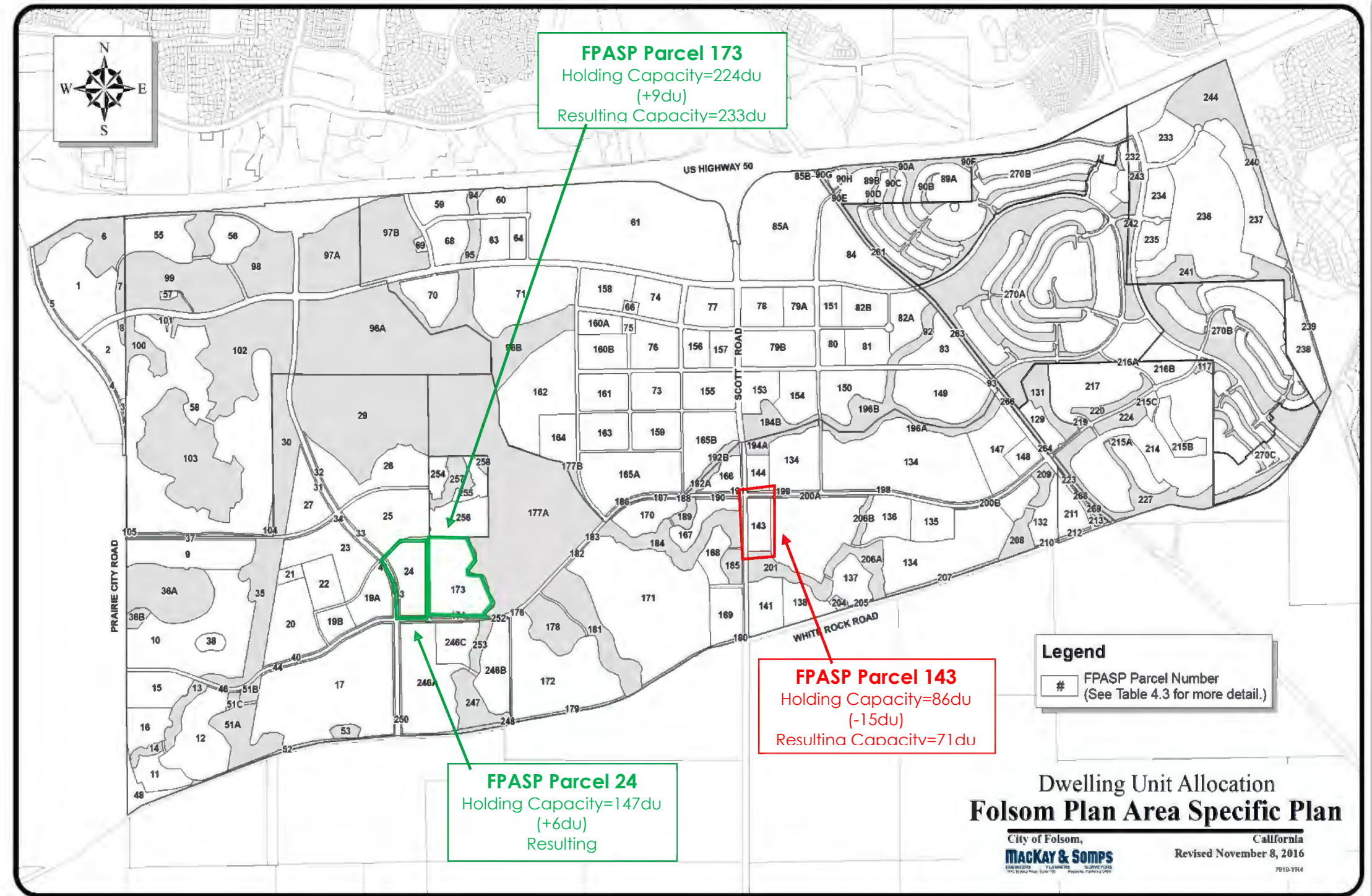
Minor Administrative Amendment Compliance

The proposed entitlements seek a Minor Administrative Amendment (MAM) to the FPASP 2011 with a Transfer of Development Rights (TDR), as anticipated and permitted in the FPASP 2011, Chapter 13 Implementation, Section 13.3.1 Minor Administrative Amendment. The FPASP 2011 permits flexibility in transferring residential unit allocations (and commercial building area allocations) to reflect changing market demand. Transfer of residential unit allocations are allowed as a MAM consistent with FPASP 2011, Chapter 13 Implementation, Section 13.3.2 Transfer of Development Rights. This entitlement application seeks approval of a MAM-TDR to **transfer 15 dwelling units from FPASP MLD Parcel 143 (CREEKSTONE Phase 1) to FPASP MLD Parcel 24 (+9du) and FPASP MLD Parcel 173 (+9du)** (former Hillsborough SPA area). This transfer of units does not add additional dwelling units to the FPASP, and the overall total dwelling units remains unchanged +at 11,461du in the FPASP; no change in population results from this transfer of units and the overall estimated population in the FPASP remains at 27,965.

FPASP 2011 Section 4.7 describes the context in which transfer of residential units is expected or likely to occur. "The FPASP permits adjustments to the residential land use mix to reflect sensitive natural features as well as changing market demand for a particular housing type. Transfer of units is permitted between residential parcels provided that the Plan Area maximum entitlement of 11,461 dwelling units is not exceeded except by amendment of the FPASP. Each residential development parcel is allocated a certain number of dwelling units (see FPASP Table 4.3). If a parcel is developed at less than its allocation number, the remaining un-built units may be transferred to another residential parcel or parcels. Increases or decreases in residential density resulting from unit transfers shall not be less than the minimum or exceed the maximum allowable density for each residential land use category unless a request to increase or decrease the density is accompanied with a Specific Plan Amendment application pursuant to Section 13.3.1."

In addition to the requirements as set forth in Section 4.7 of the FPASP 2011 (above), the City shall approve residential dwelling unit transfers or density adjustments between any Plan Area residential land use parcel or parcels, provided the following conditions are met (below). *(Justification for compliance with FPASP Minor Administrative Modification criteria are shown as shown in blue italics.)*

- The transferor and transferee parcel or parcels are located within the Plan Area and are designated for residential use. *(The transferor {FPASP MLD Parcel 143} and transferee {FPASP MLD Parcels 24 and 173} parcels are located within the Plan Area, are designated for residential use.)*
- The transferor and transferee parcel or parcels conform to all applicable development standards contained in Appendix A. *(The transferor and transferee parcels will conform to all applicable development standards contained in Appendix A.)*
- The transfer of units does not result in increased impacts beyond those identified in the FPASP EIR/EIS. *(The transfer of units does not result in increased impacts beyond those identified in the FPASP EIR/EIS.)*
- The transfer of units does not adversely impact planned infrastructure, roadways, schools, or other public facilities; affordable housing agreements; or fee programs and assessment districts unless such impacts are reduced to an acceptable level through project-specific mitigation measures. *(The transfer of units will not adversely impact planned infrastructure, roadways, schools, or other public facilities; affordable housing agreements; or fee programs and assessment districts.)*

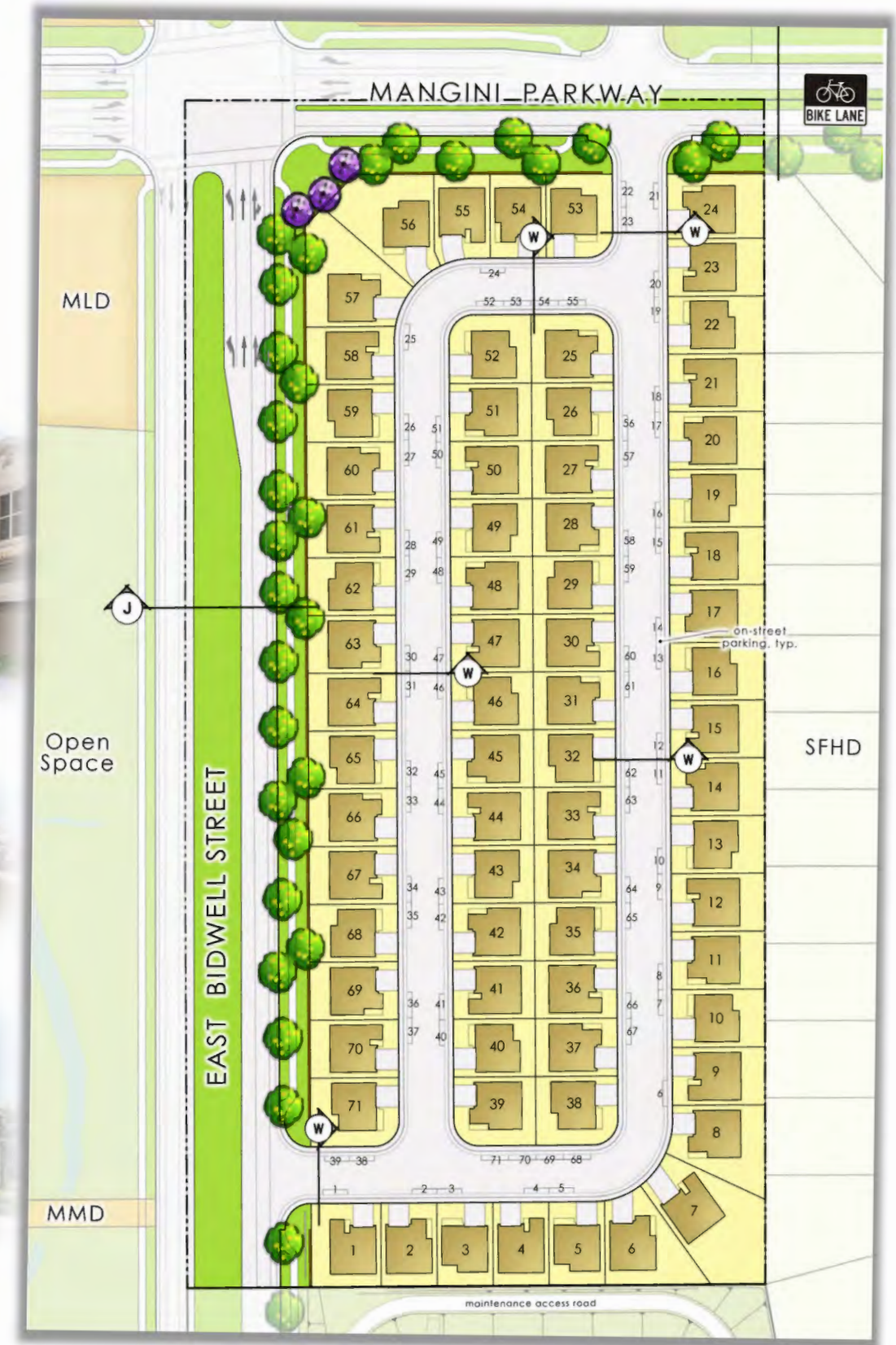




Illustrative Site Plan

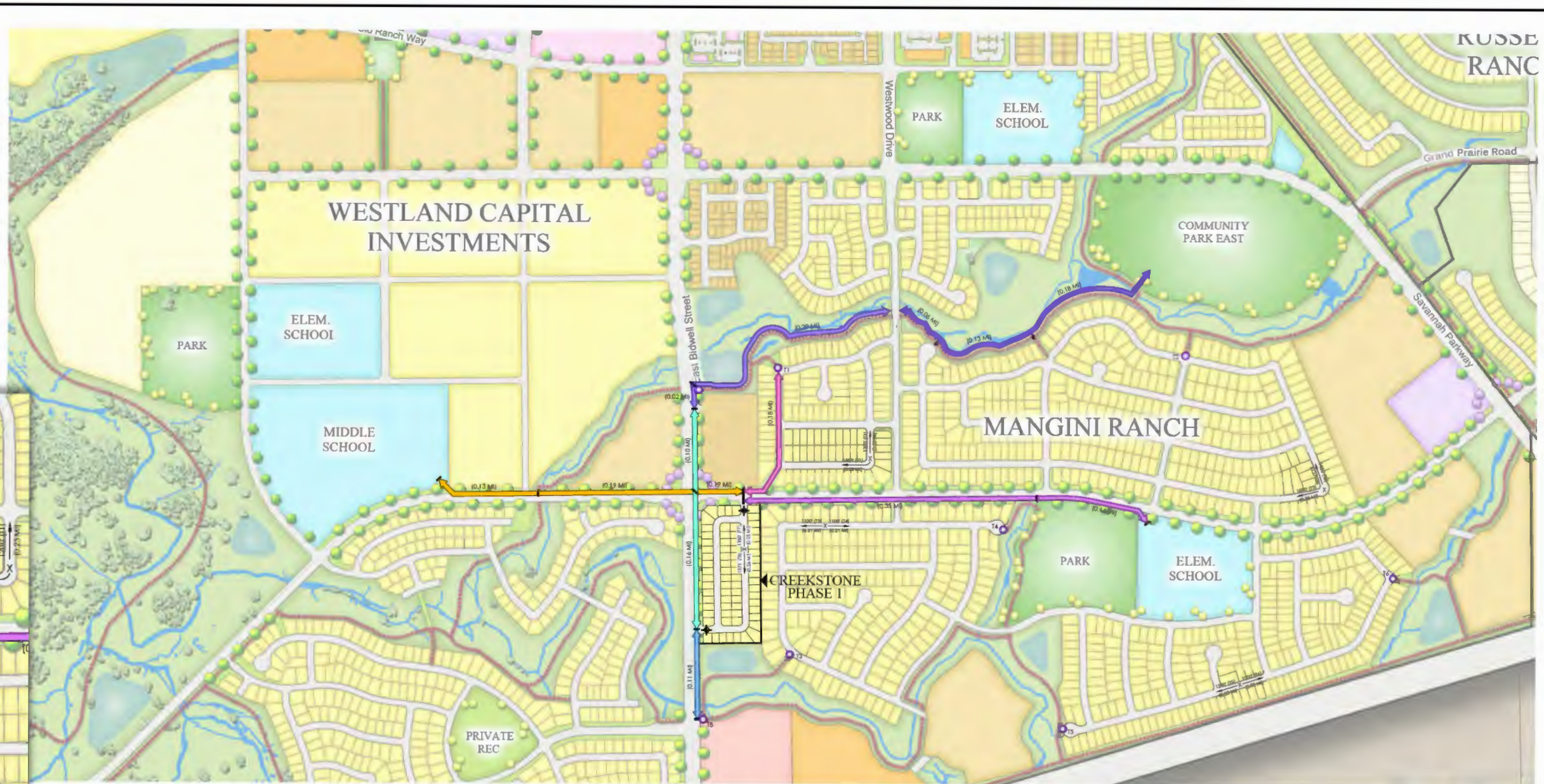
The CREEKSTONE Phase 1 Illustrative Site Plan is shown here. The Project is located at the gateway to the approved Mangini Ranch Phase 1 community in Folsom Ranch. Primary access to the site is located off East Bidwell Street and Mangini Parkway via tree-lined streets with sidewalks on both sides to facilitate walking to nearby schools, parks and commercial uses. On-street guest parking is provided within the Project and meets the city's requirements for on-street guest parking. Also nearby are trail heads to the Plan Area public trail system. (Project area enlargement at right.)

Illustrative Project imagery shown below.



Walkability Map

Walking is the number one reported outdoor activity among Folsom's residents, with biking reported as a close second-favorite activity. The FPASP will be home to a vast trail system, as shown in the adopted FPASP. The Project is located nearby two planned trail heads and provides easy and convenient sidewalk access to these trail heads. The **Creekstone Phase 1 Walkability Map**, shown here, illustrates the locations to the trail heads and the distances from the Project to various Plan amenities. (Project area enlargement shown below.)



LEGEND

ORIGINATION POINT	+
TRAIL-HEAD	○
COMPARATIVE DISTANCE TO TRAIL-HEAD	1 100' (0.13 MI) 2 150' (0.18 MI)
7.5 MINUTES (0.37 MI)	→
5.2 MINUTES (0.26 MI)	→
2.2 MINUTES (0.11 MI)	→
13.6 MINUTES (0.69 MI)	→
9.8 MINUTES (0.49 MI)	→
2.5 MINUTES (0.18 MI)	→

*Walk times based on 30 minutes/mile.



WALKABILITY EXHIBIT
CREEKSTONE Phase 1
 (Mangini Ranch Lot 10)

Folsom, California **MACKAY & SOMPS** ENGINEERS PLANNERS SURVEYORS December 19, 2019

Planned Development (PD) Permit – Residential Architecture

The PD Permit seeks approval of the residential architecture, floorplans, elevations and street scene, colors & materials, and typical frontyard landscaping.

CREEKSTONE elevation designs are Spanish Colonial, Italian Villa and Western Farmhouse, consistent with the fabric of existing historic Folsom community. Each plan offers each elevation style. Combined with **nine pre-plotted color schemes**, there is limited duplication of same plan, elevation and color combination. These styles each carry a strong character and together, create a neighborhood full of varying interests. Roofs vary in forms, pitches, style and heights. Two-story buildings include one-story massing. Thoughtful breaks in massing are achieved to provide visual interest at elevations exposed to public view. The front door, garage door and coach light selections vary per elevation and are architecturally compatible with the theme of each home. Combined, all these design features, create visual interest and a pedestrian friendly streetscape.

- **Spanish Colonial** - The simply articulated design combines light colored stucco wall finish, terra cotta colored villa roof tiles, with pops of color on the window shutters. Lines are clean, cantilevers are highlighted with curved corbels, and roof lines are traditionally low-pitched gables.
- **Western Farmhouse** - This asymmetrical cottage design integrates a series of gable roofs in the massing and the introduction of siding and brick, for character and texture. The traditional steep-pitched roof, accentuated by the gable end board and batt finish, provides for variety in the eave lines within the streetscape.
- **Italian Villa** - Strong punctuations of material and detail highlight the Italian Villa, the most formal of the three styles. Stone veneer-finished walls create a strong base, corner treatments frame the wall planes, and windows are centered and highlighted with a wide trim surround. The style calls for a hip roof design.



SPANISH COLONIAL

WESTERN FARMHOUSE

ITALIAN VILLA

In response to the concerns shared by the City, TRI Pointe Homes has developed a new program for the Creekstone Lot 10 community that we believe resolves most, if not all, of the prior comments. We seek to provide 71 detached small lot homesites at an attainable price to the highly desired Folsom market. Extensive market research shows this density is under served in the Folsom market and there is a large population of homeowners seeking homes that are offered at an attainable price point and have the lifestyle of a single-family home. The Creekstone series was designed specifically for first-time buyers consisting of renters looking to purchase, single professionals, and young couples possibly starting a family. The homes in Creekstone provide two bay garages with parking for full size vehicles in the driveway, private entries and private yards. The community is walkable with sidewalks on both sides of the street and trail heads within 0.11 miles (less than 600 feet) and parks within 0.35 miles. These distances are typical of Mangini Ranch as demonstrated in the *Walkability Exhibit*.

Architecture

Updated from the initial range of 2,017 to 2,455, we are now proposing three two-story plans ranging from 1,896 to 2,300 square feet. These smaller plans occupy less of the proposed 45x65 minimum lot size which **meets the 50% or less lot coverage** development standard. In addition, these new designs provide more horizontal, vertical and single-story massing. These revised designs now include **outdoor covered areas** that can be offered at homesites that have lot depths of seventy-one feet (71'), which is 48% of the lots in the community. These new designs also now achieve a **twelve and a half foot (12'-6") front setback** for all plans vs. the previously suggested ten feet (10').

With 1,896 square feet of living space, the first plan (top right) offers a sizable standard front porch. The considerable amount of single-story massing combined with a **six-foot-deep porch** and 12'-6" front setback makes this an inviting home that provides a favorable pedestrian experience.

Offset massing is provided at the rear of the home with a horizontal plane break between the first-floor great room and kitchen as well as the second-floor master bath and master bedroom. At the rear of the home a covered patio option will be offered off the kitchen providing additional single-story massing, a variation in the rear street scene and a shaded area for homeowners to enjoy the outdoors.



Single story massing softens the street scene at street corners.

With 2,049 of living space, plan 2 (at left) was specifically designed for the corner lots and includes the **widely desired bedroom downstairs**. The corner entry, second floor set-back and wrapped architectural treatments soften the ends of the block and provide additional massing variation when plotted mid-block. The single-story massing runs along the entire length of the home making it visible from both front and rear. At the house side of the home, this vertical plane break provides **sixteen feet separation** between the second floor of the neighboring home.

Plan 3 (bottom right) provides 2,300 square feet of living space and includes the **bedroom downstairs** Folsom homebuyers often seek. This home includes a variety of both **horizontal and vertical wall breaks** providing ample single-story massing at the front elevation. At the rear a covered patio is offered providing additional single-story massing. This combined with the projection at the master bedroom provides additional variety to the rear street scene.



The large porch at Creekstone Plan 1 is a welcoming addition to the street scene.



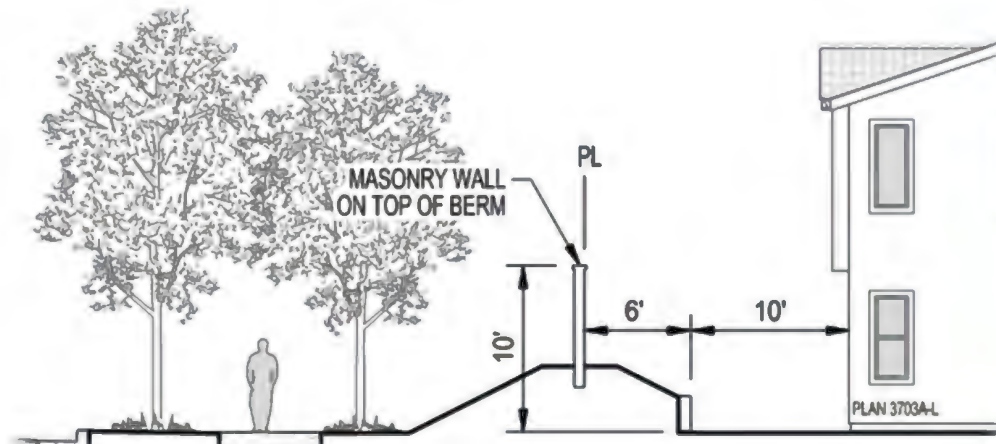
Vertical and horizontal plane breaks at Plan 3 add variety to the street scene.

Although not required, **all Creekstone plans will have window trim at all windows**, even areas not visible from main roads. Creekstone is adjacent to East Bidwell Street and Mangini Parkway so the homes will be highly visible to both Mangini Ranch residents and traffic circulating to other parts of Folsom and beyond. Therefore, elevations adjacent to edge conditions will receive **additional elevation design elements** appropriate to the theme of the home.

As demonstrated in the *Building Articulation Exhibit* (at right), **ample single-story massing**, vertical plane breaks and placing the living space forward of the garage are important elements in the neighborhood design. Combined all these elements provide many points of interest to focus on and support a **favorable pedestrian experience**.

Site Planning

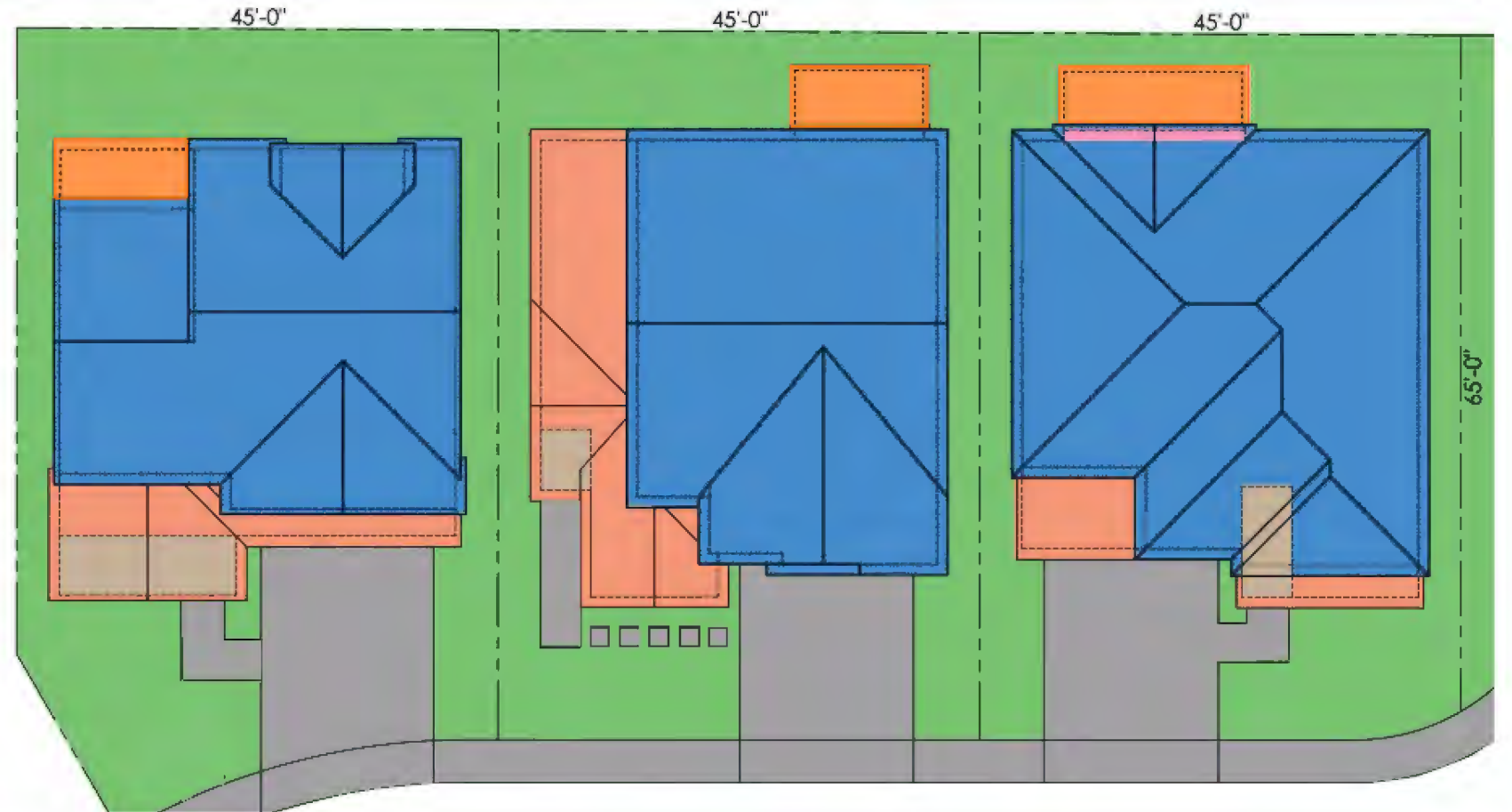
Given the amount of traffic expected along East Bidwell the site was designed to provide **forty-one feet** between the existing road right-of-way and the rear of the homes. This includes a twenty-five-foot landscape buffer and a **sixteen-foot private rear yard**. In addition, a six-foot sound wall on top of a four-foot berm will be provided.



Addressing conditions that exist when homes have close adjacencies, the revised site plan incorporates opportunities that will have **positive impacts to the homeowners and the community** overall. Plan 2 will be plotted on all corner lots providing a **single-story element along the street edge** in the community. Air conditioning units for each home are planned to be placed on side yards toward the front of the home and behind a screen to shield from public view. This thoughtful placement provides **unobstructed use of the private rear yard** as well as reducing noise at key gathering areas within the home. In a review of adjacencies of key areas such as outdoor living and master bedrooms, privacy exists regardless of what plans are plotted adjacent to one another. No plotting combination results in the master bedroom areas directly adjacent to one another and in the case of Plan 2 the master bedroom enjoys a **sixteen-foot building separation** from the neighbor.

Though the smallest lot proposed is 45x65, only six (6) lots with only 65' of depth are proposed, with the remaining **92% of lots having additional rear yard depth over the minimum** of ten feet (10'). In fact, **49% of the proposed lots have rear yards depths of sixteen feet (16') and deeper** which also favorably reduces lot coverage to 45% or lower. Even with the addition of the outdoor patio option, coverage remains 48% or lower at these larger lots.

Plan	Area	Coverage on Lot with 16' Deep Rear Yard 45 x 71, 3,195 sq. ft. lot
Plan 1	1,358	43%
Plan 1 with Outdoor Patio	1,428	45%
Plan 2	1,456	46%
Plan 2 with Outdoor Patio	1,516	47%
Plan 3	1,457	46%
Plan 3 with Outdoor Patio	1,556	48%



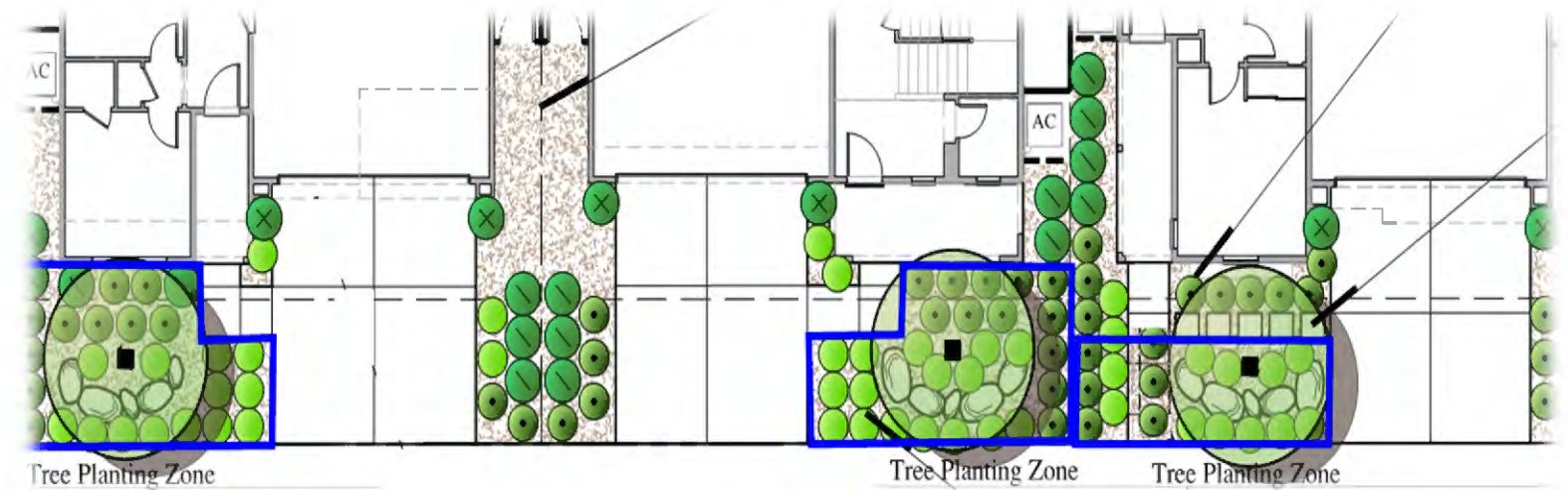
Rear of homes along East Bidwell are additionally enhanced and set back substantially from the road.

Front Yard Landscape

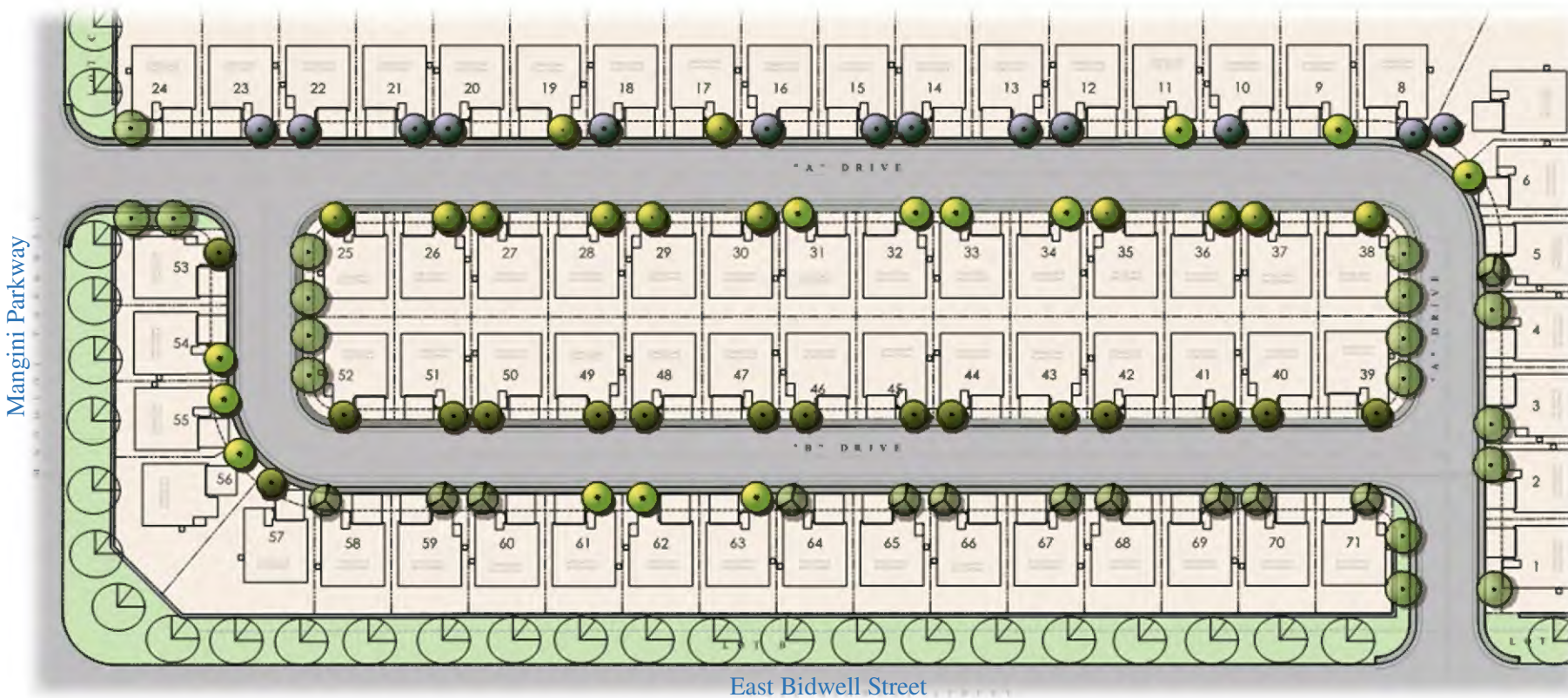
The front yard landscaping proposed for this community has been thoughtfully planned providing an aesthetically pleasing design that includes a mix of shrub accent planting and ornamental grasses combined with accent boulders for added vertical interest. By omitting the turf, these designs are water efficient, low maintenance, and provide more flexibility relative to tree planting locations.

Much effort was put into selecting the trees proposed for this community. Working with the Folsom City Arborist, great care was taken in selecting **trees with appropriate characteristics** for the planting space provided. The proposed trees are known to be successful in small planting areas, are considered **non-invasive and utility friendly**. In addition, they provide a combination of canopy shapes, colors and heights ranging from 10'-50'. The designs provide a tree planting zone averaging 206 square feet offering ample space for the proposed minimum one tree per lot. Additional planning is in place to mitigate concerns about long term tree success. First, our target **tree planting zone avoids garage sides** of the lot entirely reducing utility conflicts considerably. In addition, as we do with any installation, contractors will be directed to maintain minimum distances from water lines and hardscapes. Should any minimum distance not be met, root barrier will be added.

Creekstone is located at the intersection of East Bidwell and Mangini Parkway. As a result, this community receives the added benefit of **additional shade from the surrounding street landscape buffers**. In addition, the six corner lots within the community will include two additional trees along the side of the lot.



Tree success is augmented through no turf designs and by providing a tree planting zone averaging 206 square feet located away from the garage side where most of the home's utility lines exist.



Creekstone community includes large landscape buffers on two sides providing additional shade to the homes along Mangini Parkway and East Bidwell Street.

Modification Request

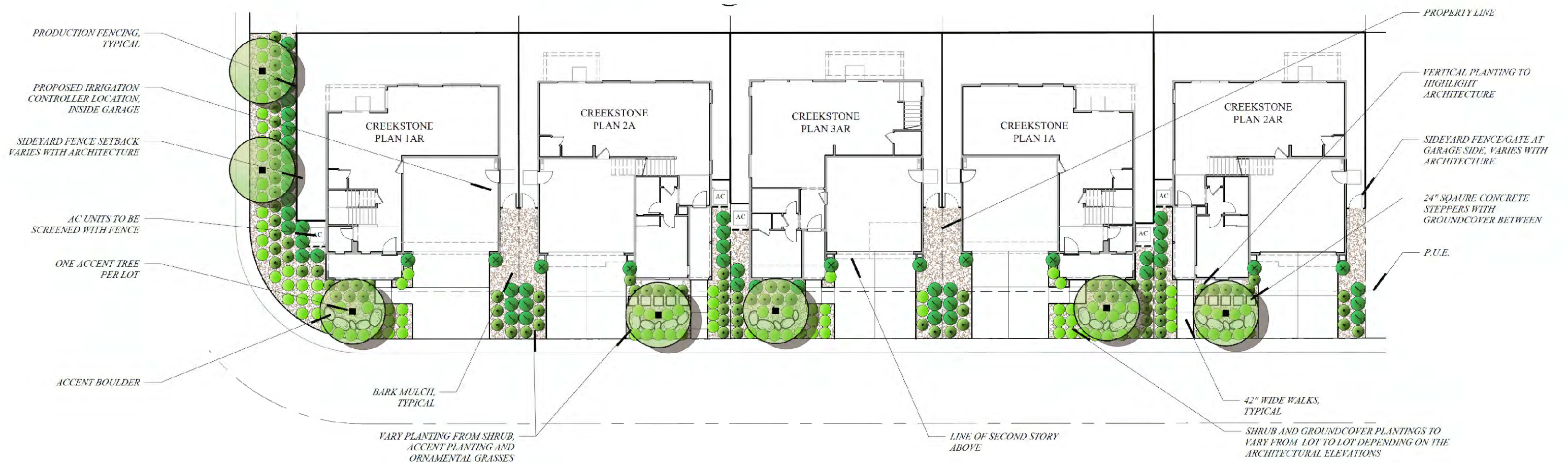
As part of our submittal we are requesting a few minor modifications to the MLD development standards. The primary factor driving our request for setback modifications is so that we can offer a downstairs bedroom in two of the three plans. This feature has become a very desirable amenity offering a space for a home office, guest accommodations or a family member bedroom. Field surveys in the Folsom market of active communities has shown this feature being one of the top requests from buyers. Thirty-seven feet is the ideal width to achieve a functional downstairs bedroom. Placing the room forward of the garage creates a more desirable front elevation and pedestrian experience. Our minor modification requests associated with architecture include front, interior side and garage setback modifications.

Category	Approved MLD	Proposed MLD	Note
Primary Structure	15'	12'-6"	Not applicable to Plan 1 whose primary structure setback is at 18'
Interior Side Yard	5'	4'	
Garage Setback	20'	18'	
Lot Area	3,000 Interior 3,500 Corner	2,925 Interior 3,300 Corner	58% of the lots are over 3,000sf.

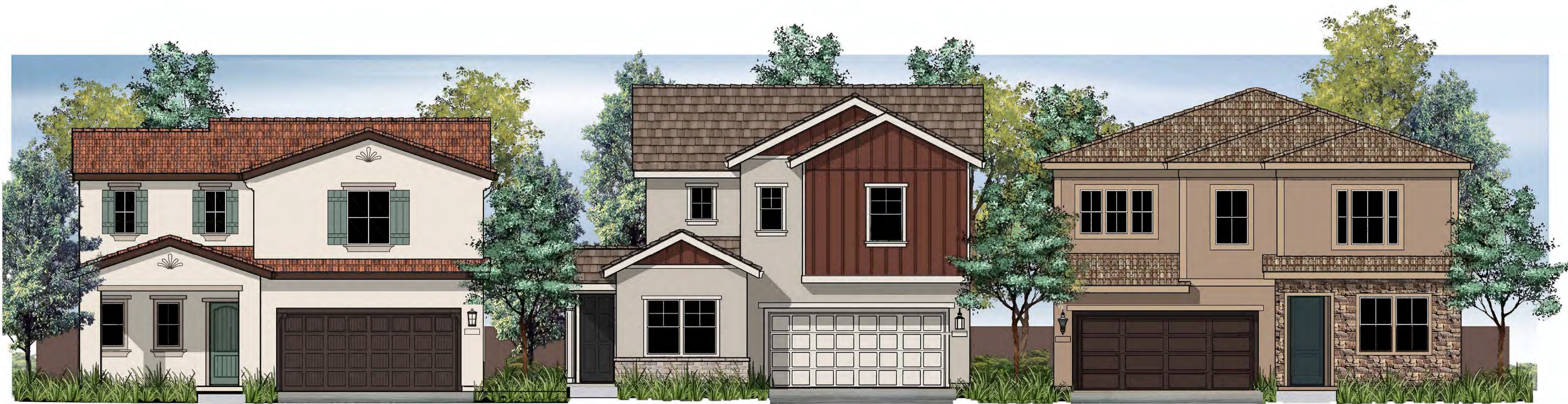
Conceptual Landscape Design



A benefit to the proposed architecture is a compact landscape area, reducing overall water consumption and homeowner maintenance. As demonstrated in the **Conceptual Front Yard Landscaping** exhibit shown here, the space available to landscape does not compromise aesthetics. Shrub and groundcover plantings will vary depending on the elevation theme adding more interest and diversity to the street scene. Street and accent trees will be placed thoughtfully adhering to the design guideline minimum planting distances and Folsom Master Tree List.



The following pages illustrate the proposed Tentative Subdivision Map, Architecture and Landscape Architecture package.



PLAN 1AR
SPANISH

PLAN 2BR
FARMHOUSE

PLAN 3C
ITALIAN

Mangini Ranch Phase 1 - Lot 10 Creekstone Phase 1

SHEET INDEX:

ARCHITECTURE:

- A0.0 TITLE SHEET
- A0.1 ARTICULATION EXHIBIT

PLAN 1

- A1.0 PLAN 1 COLORED ELEVATIONS
- A1.1 PLAN 1 FLOOR PLANS
 - A1.1.1 PLAN 1 ADDENDA
- 1.2 PLAN 1A EXTERIOR ELEVATIONS
- A1.3 PLAN 1B EXTERIOR ELEVATIONS
- A1.4 PLAN 1C EXTERIOR ELEVATIONS
- A1.5 OPT. COVERED OUTDOOR ROOM ELEVATIONS

PLAN 2

- A2.0 PLAN 2 COLORED ELEVATIONS
- A2.1 PLAN 2 FLOOR PLANS
 - A2.1.1 PLAN 2 ADDENDA
- A2.2 PLAN 2A EXTERIOR ELEVATIONS
- A2.3 PLAN 2B EXTERIOR ELEVATIONS
- A2.4 PLAN 2C EXTERIOR ELEVATIONS
- A2.5 OPT. COVERED OUTDOOR ROOM ELEVATIONS

PLAN 3

- A3.0 PLAN 3 COLORED FRONT ELEVATIONS
- A3.1 PLAN 3 FLOOR PLANS
 - A3.1.1 PLAN 3 ADDENDA
- A3.2 PLAN 3A EXTERIOR ELEVATIONS
- A3.3 PLAN 3B EXTERIOR ELEVATIONS
- A3.4 PLAN 3C EXTERIOR ELEVATIONS
- A3.5 OPT. COVERED OUTDOOR ROOM ELEVATIONS

- A4.0 COLOR / MATERIAL SCHEMES



LEGEND

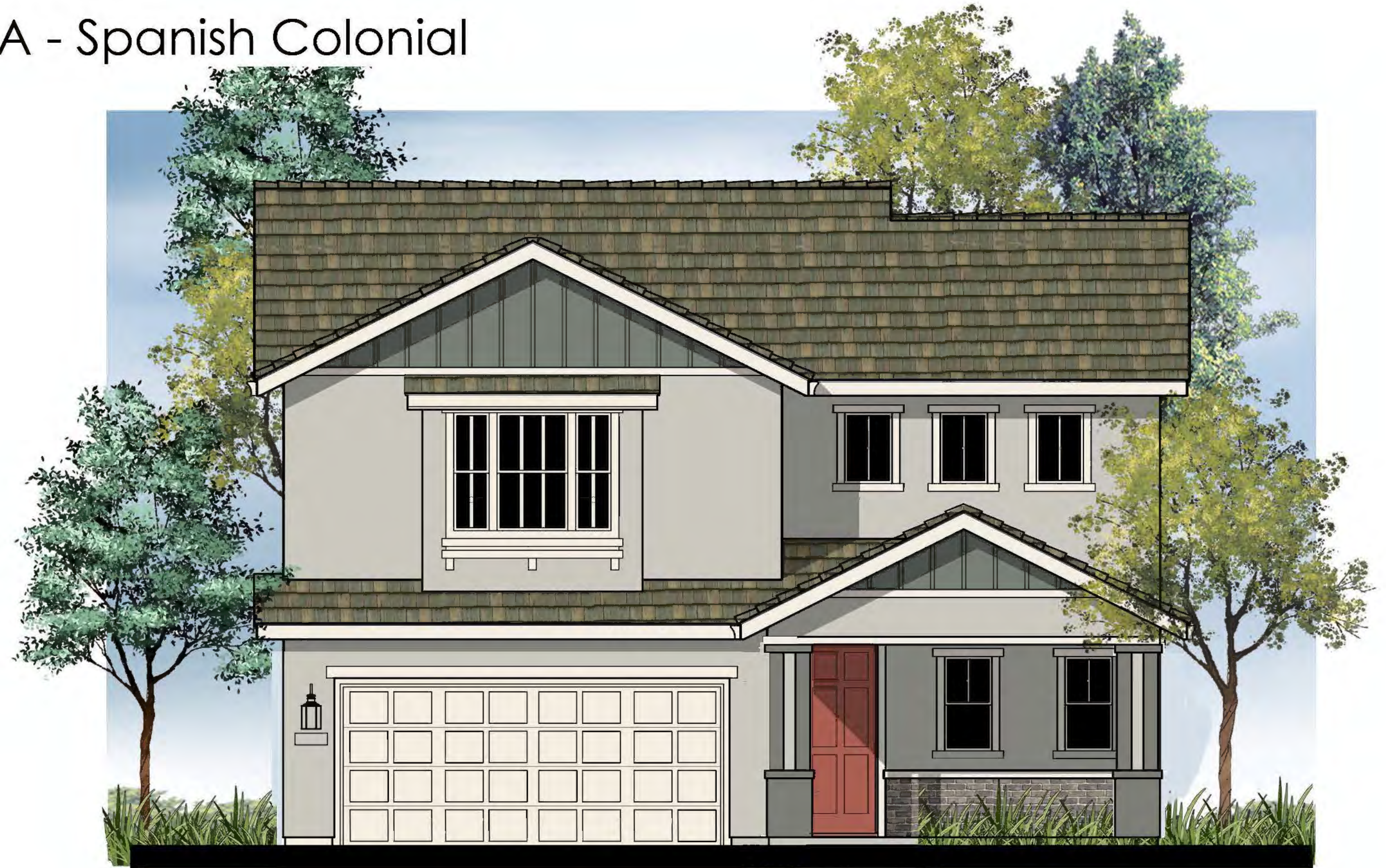
	FIRST STORY MASSING
	SECOND STORY MASSING
	CANTILEVER AT PLAN 3 SECOND FLOOR
	COVERED FRONT PORCH (ONE STORY)
	DRIVEWAY / SIDEWALK



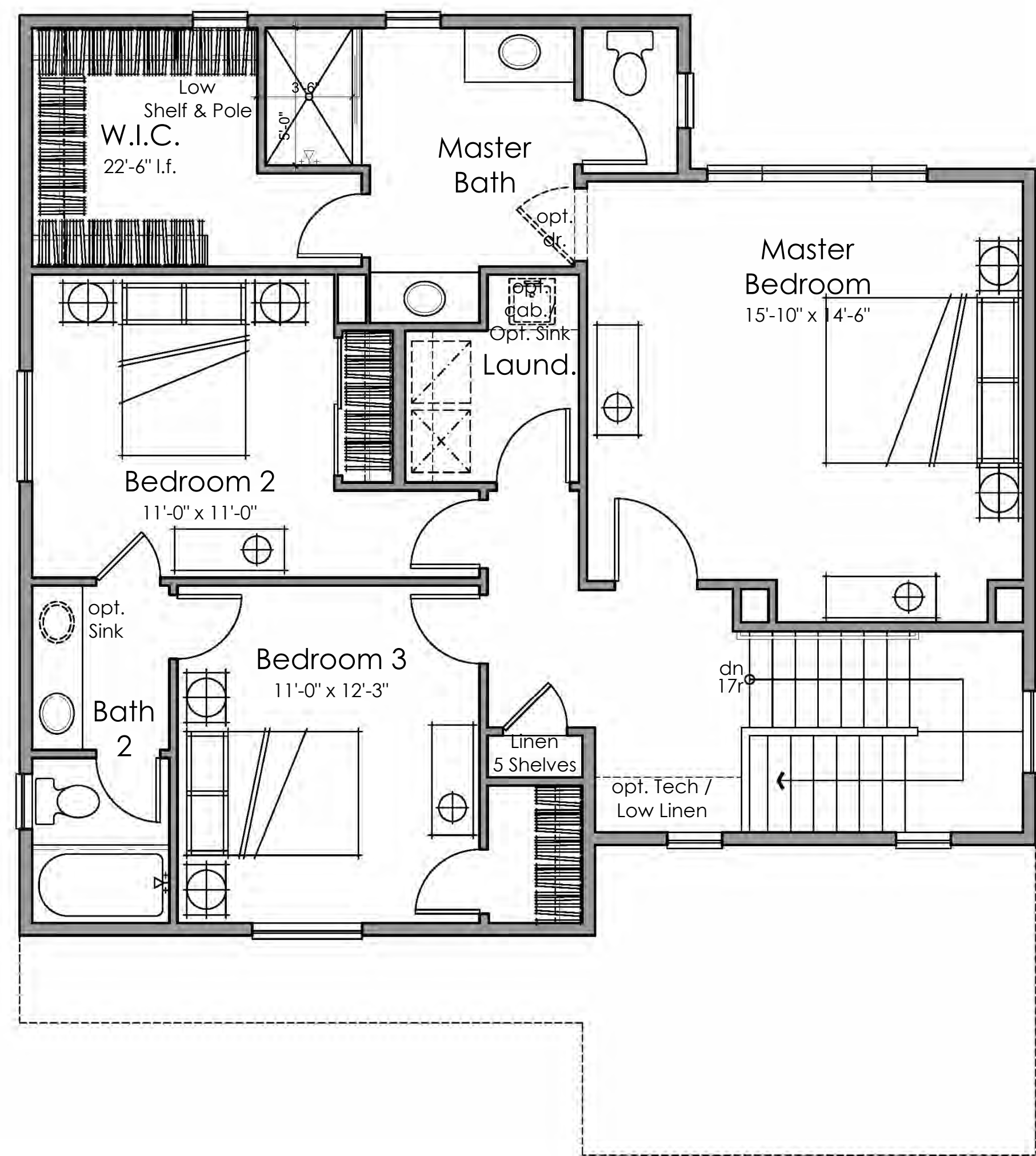
Front Elevation - 1A - Spanish Colonial



Front Elevation - 1C - Italian Villa

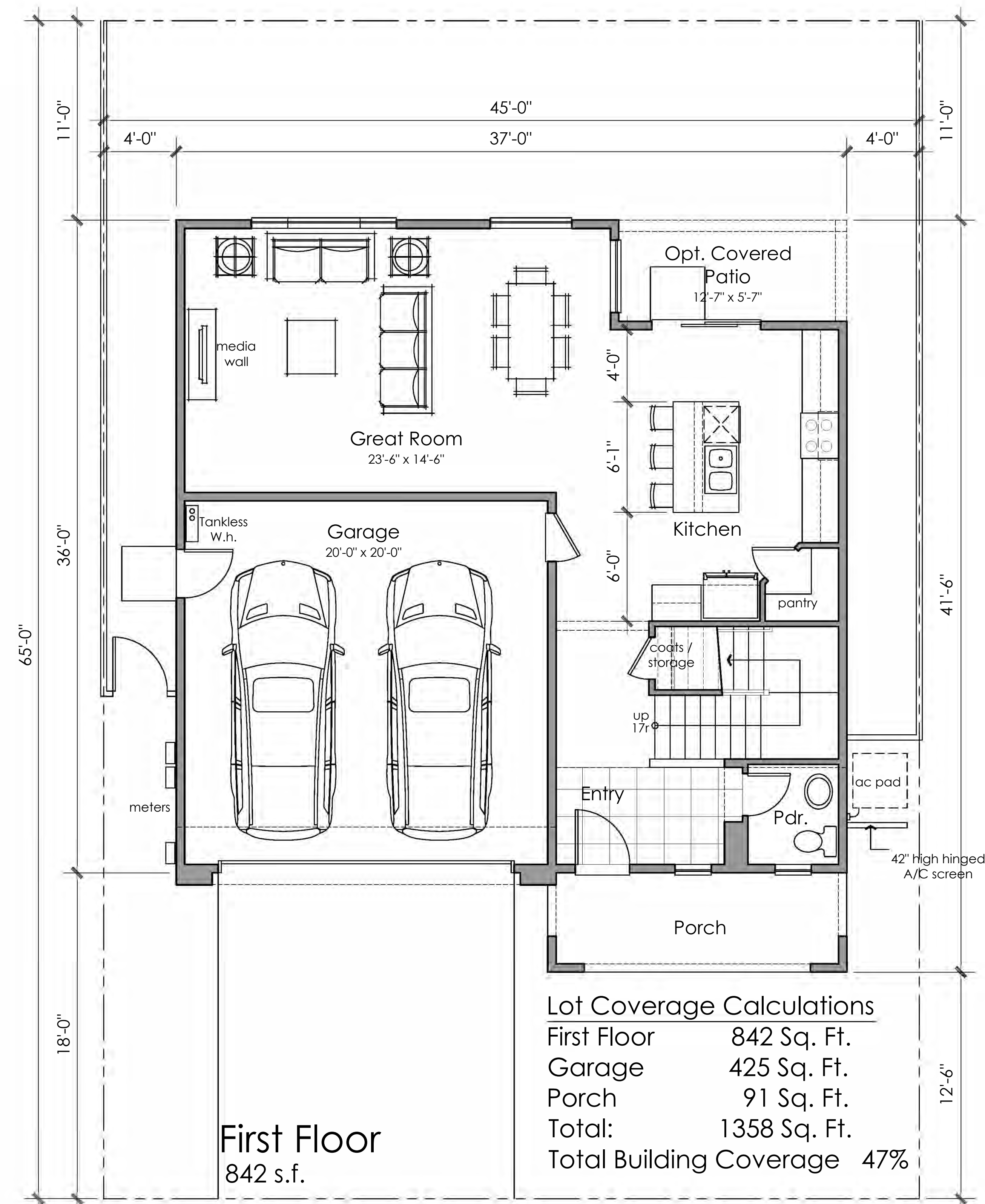


Front Elevation - 1B - Western Farmhouse

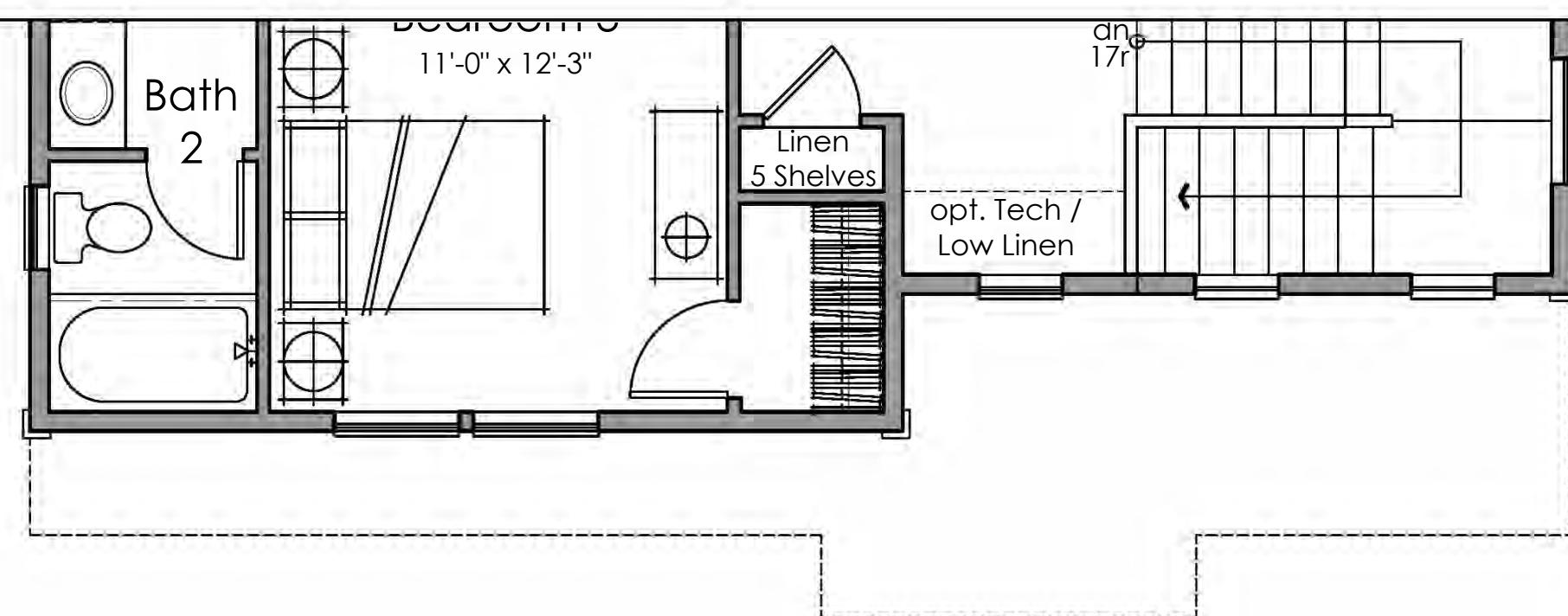


Second Floor
1054 s.f.

Floor Plan
3 Bedrooms
2.5 Baths
1896 s.f.



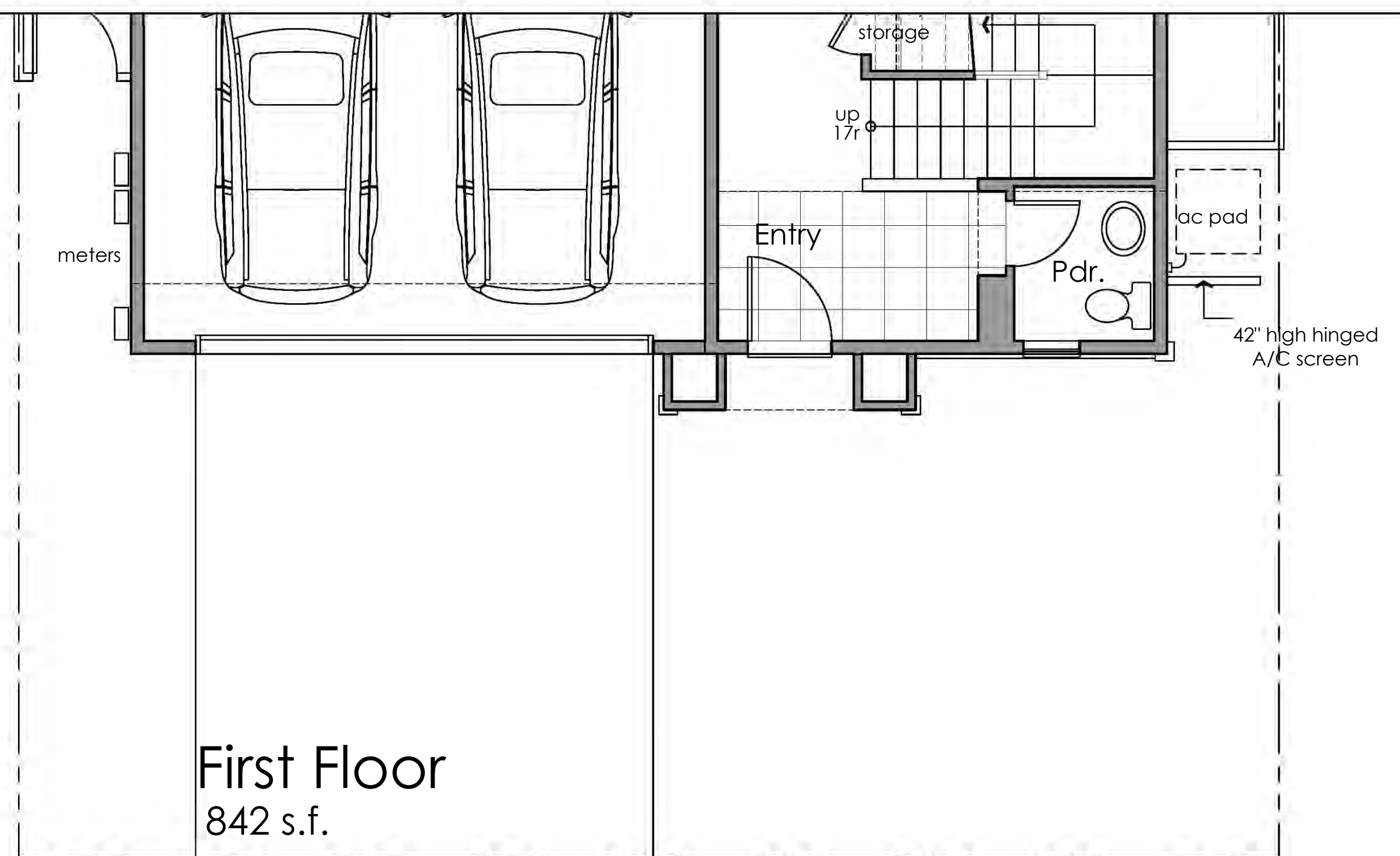
First Floor
842 s.f.



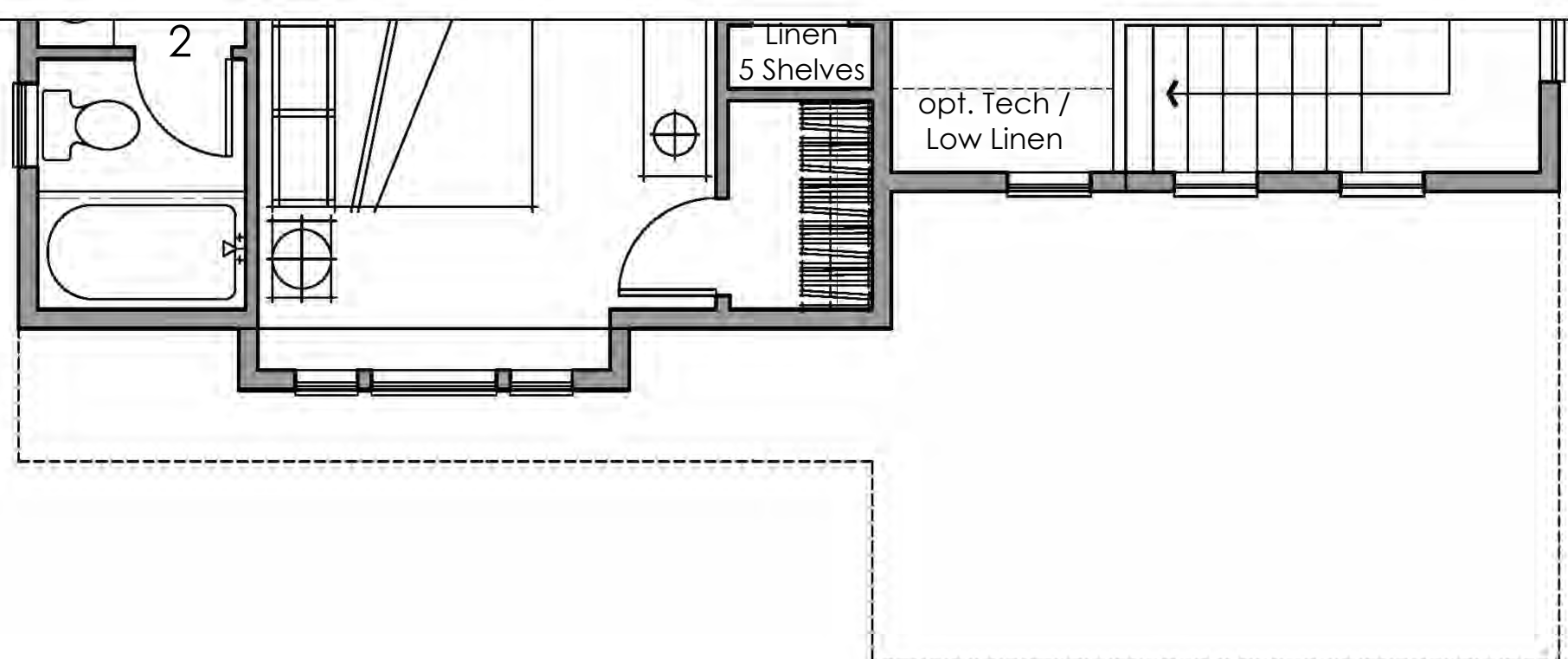
Second Floor
1054 s.f.

Lot Coverage Calculations 1C

First Floor	842 Sq. Ft.
Garage	421 Sq. Ft.
Porch	18 Sq. Ft.
Total:	1281 Sq. Ft.
Total Building Coverage	44%



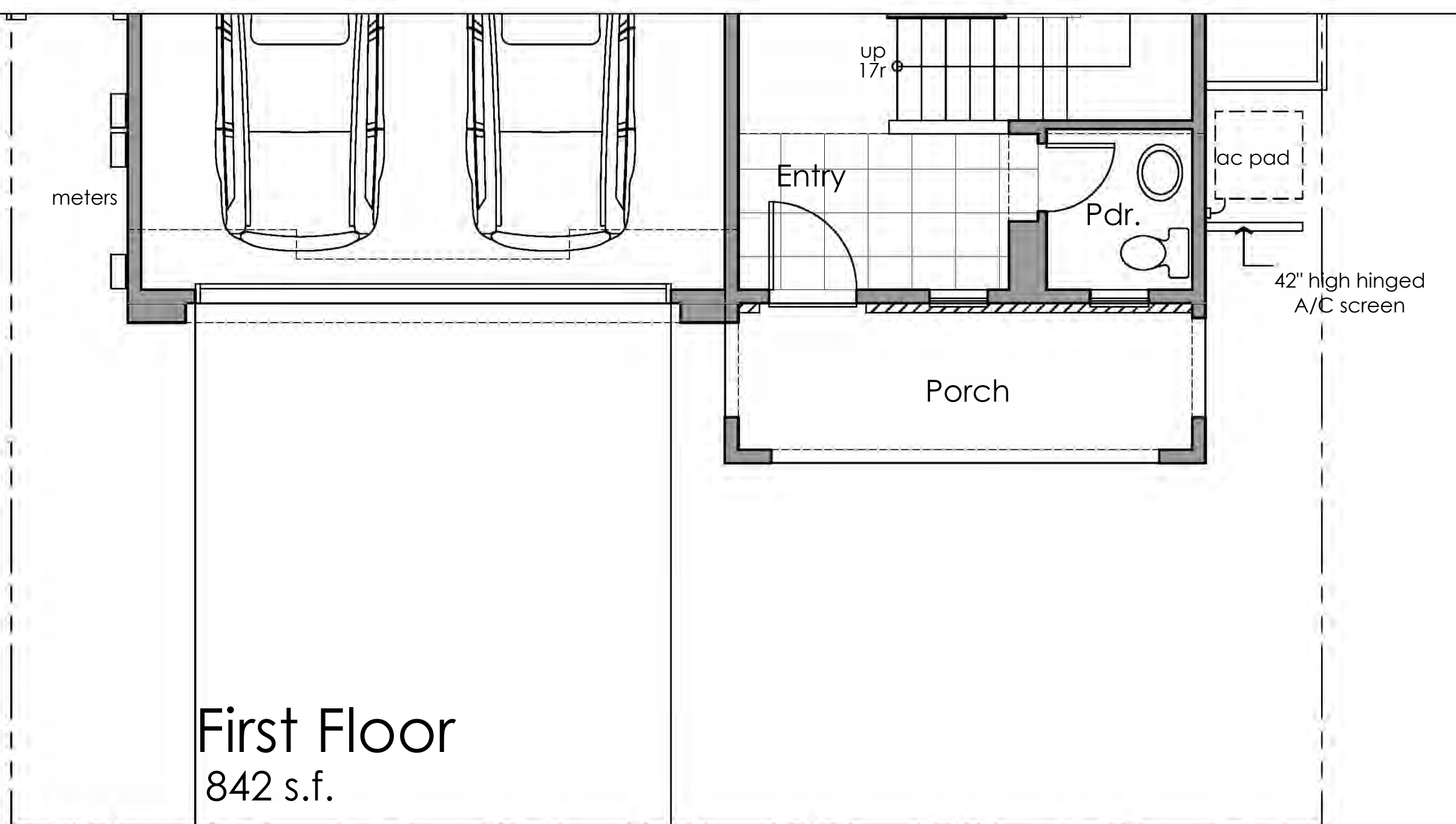
First Floor
842 s.f.



Second Floor
1068 s.f.

Lot Coverage Calculations 1B

First Floor	842 Sq. Ft.
Garage	421 Sq. Ft.
Porch	91 Sq. Ft.
Total:	1354 Sq. Ft.
Total Building Coverage	46%



First Floor
842 s.f.

SPANISH COLONIAL
Characterized by simply articulated
details and adaptability

DESIGN ELEMENTS

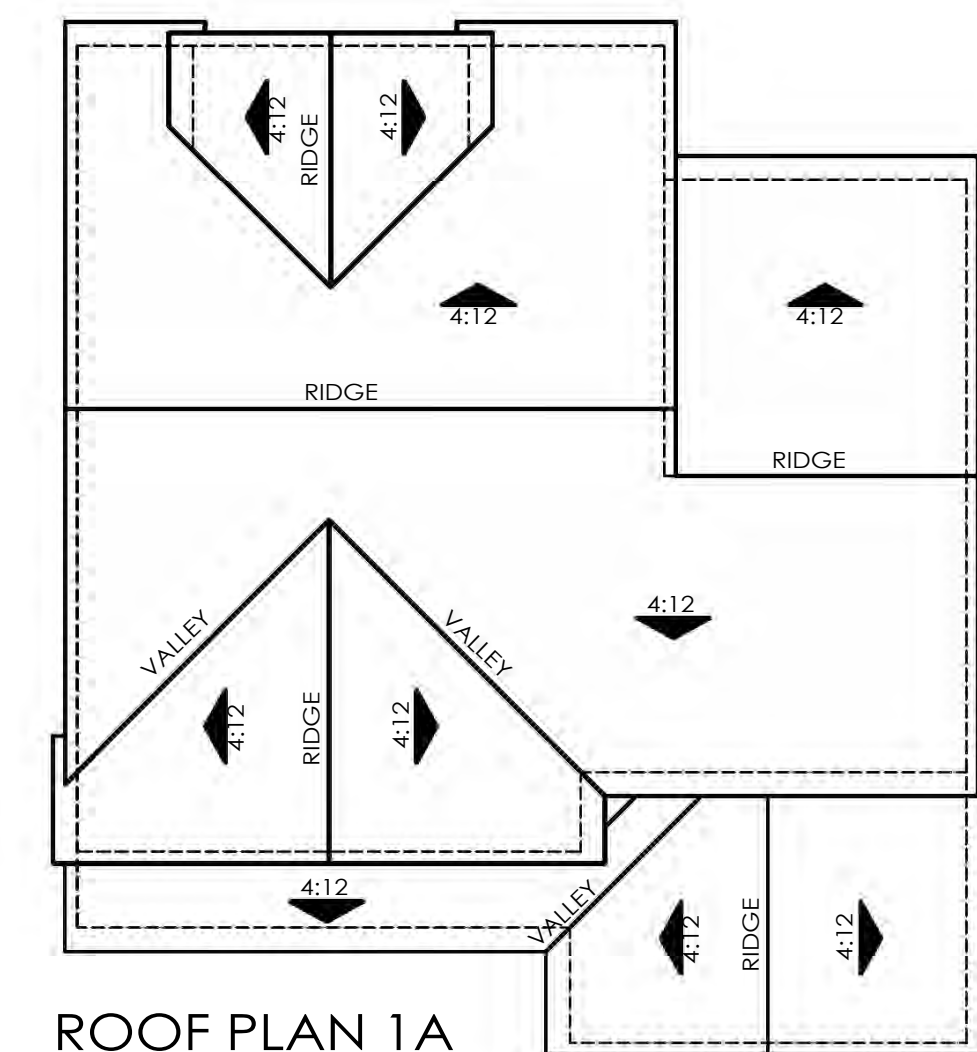
Two Story Massing
Stucco Exterior Finish
Villa Shaped Concrete Tile
Gently Pitched Roofs

ENHANCED DESIGN ELEMENTS

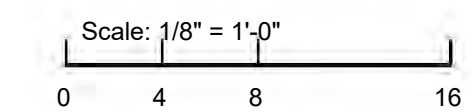
Corbel Details
Shutters
Faux Clay Outlookers



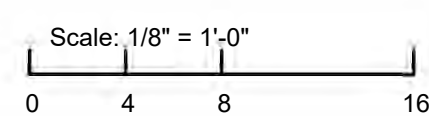
Front Elevations - 1A - Spanish Colonial



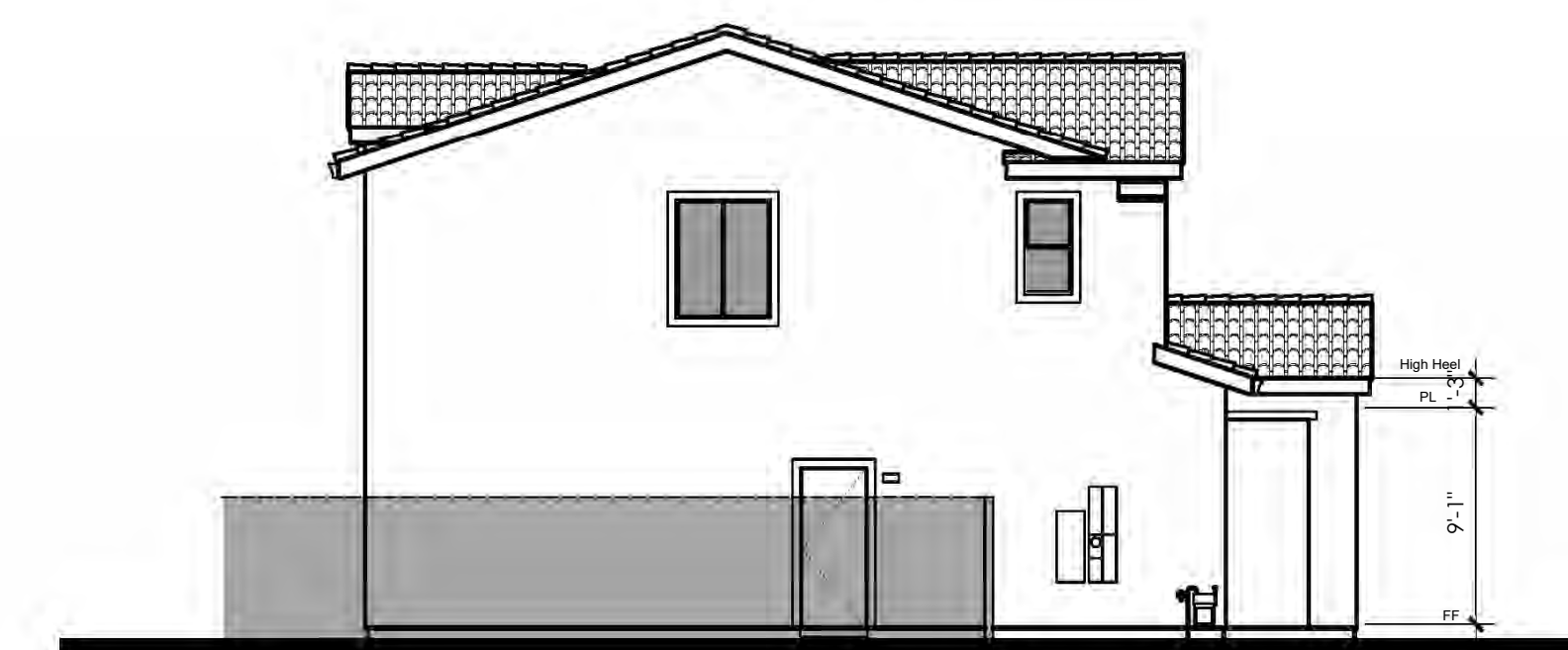
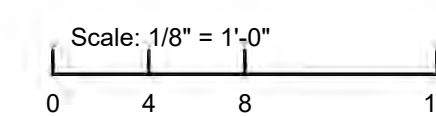
ROOF PLAN 1A
OVERHANG : 12"
RAKE : 5"
ROOF PITCH : 4:12 U.N.O



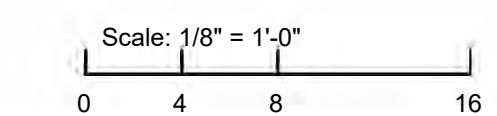
Right Elevation



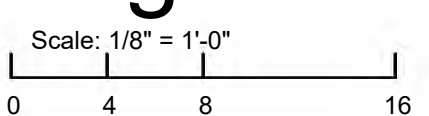
Rear Elevation



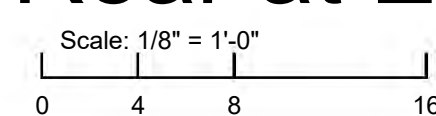
Left Elevation



Right at Enhanced Lots



Rear at Enhanced Lots

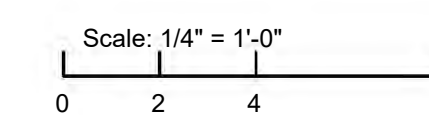


Architecture + Planning
The Leamington Building
1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com



CREEKSTONE
FOLSOM, CA # 2018-0956

SCHEMATIC DESIGN
FEBRUARY 24, 2020



EXTERIOR ELEVATIONS - PLAN 1A

A1.2

WESTERN FARMHOUSE
Characterized by an asymmetrical, casual cottage look. It represents a practical and picturesque country home.

DESIGN ELEMENTS

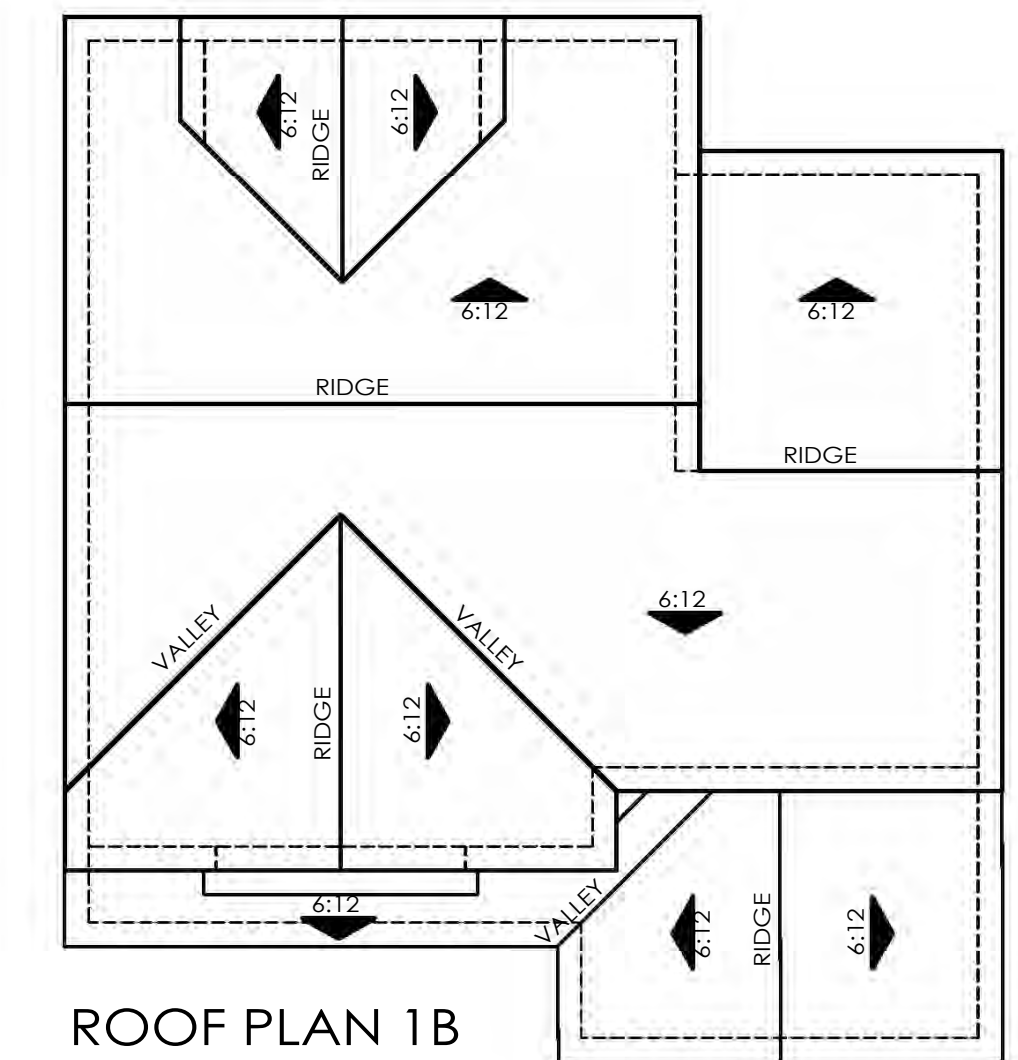
- Two Story Massing
- Stucco Exterior Finish
- Flat Concrete Tile
- Steeper Pitched Roofs

ENHANCED DESIGN ELEMENTS

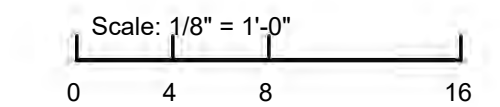
- Board and Batt
- Brick Veneer
- Shutters



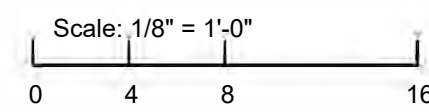
Front Elevations - 1B - Western Farmhouse



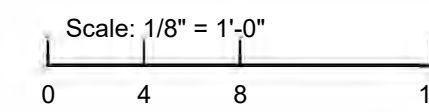
ROOF PLAN 1B
OVERHANG: 12"
RAKE: 5"
ROOF PITCH: 6:12 U.N.O.



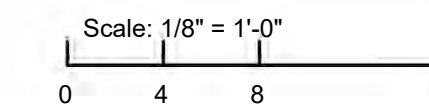
Right Elevation



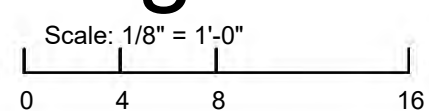
Rear Elevation



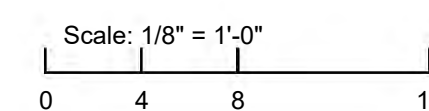
Left Elevation



Right at Enhanced Lots



Rear at Enhanced Lots



NOTE: 4' BERM + 6' WALL AT LOTS WHERE REAR ENHANCED ELEVATIONS OCCUR

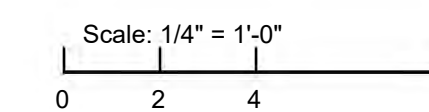


Architecture + Planning
The Leamington Building
1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com



CREEKSTONE
FOLSOM, CA # 2018-0956

SCHEMATIC DESIGN
FEBRUARY 24, 2020



EXTERIOR ELEVATIONS - PLAN 1B

A1.3

ITALIAN VILLA
Characterized by a formal and elegant facade.

DESIGN ELEMENTS

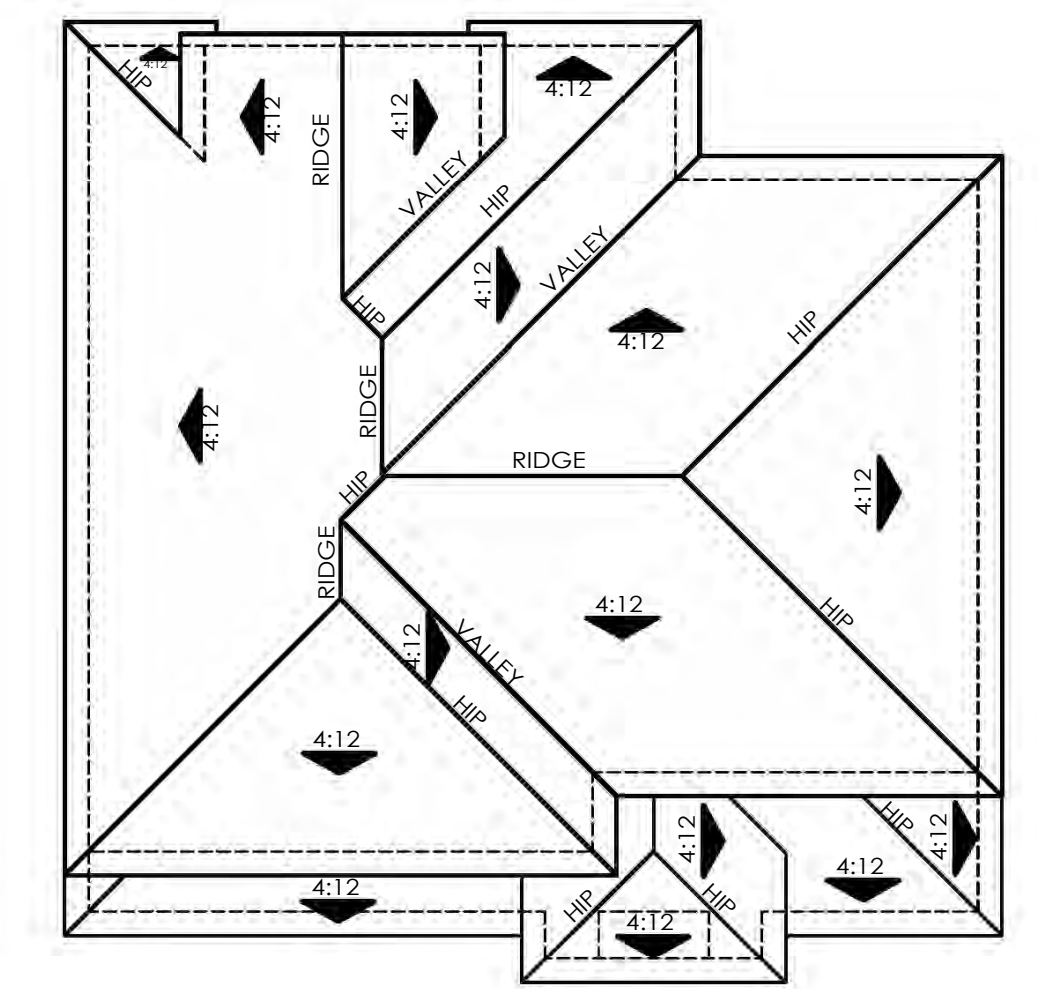
Two Story Massing
Stucco Exterior Finish
Villa Shaped Concrete Tile
Gently Pitched Roofs

ENHANCED DESIGN ELEMENTS

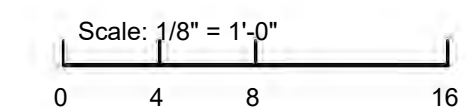
Corbels
Stone Veneer
Faux Clay Outlookers



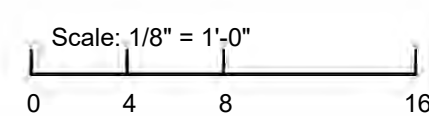
Front Elevations - 1C - Italian Villa



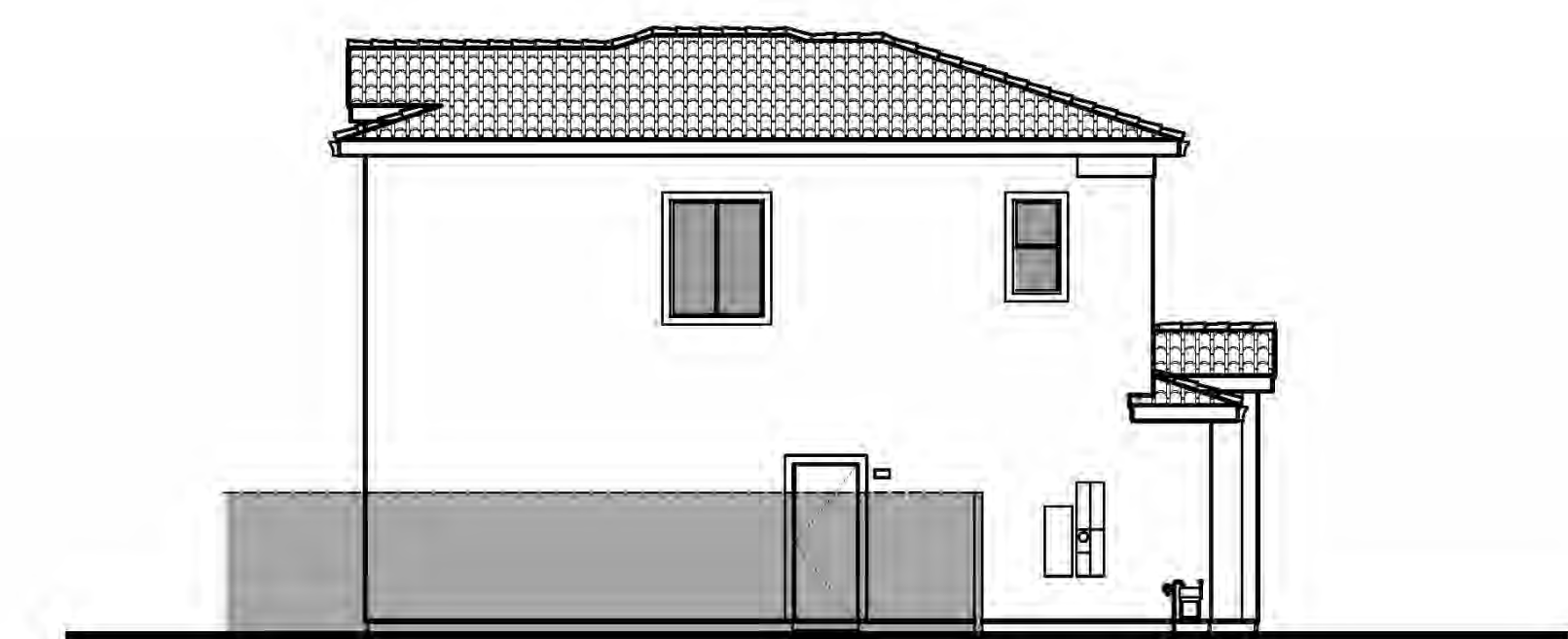
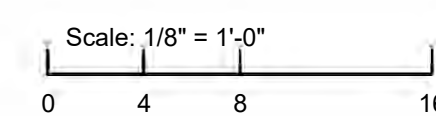
ROOF PLAN 1C
OVERHANG: 12"
RAKE: 4"
ROOF PITCH: 4:12 U.N.O.



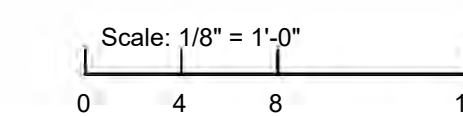
Right Elevation



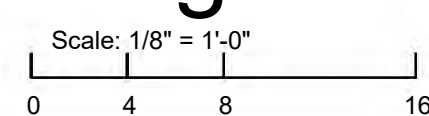
Rear Elevation



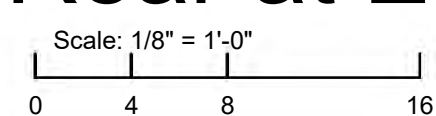
Left Elevation



Right at Enhanced Lots



Rear at Enhanced Lots



NOTE: 4' BERM + 6\"/>

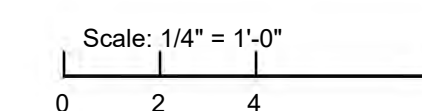


Architecture + Planning
The Leamington Building
1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com



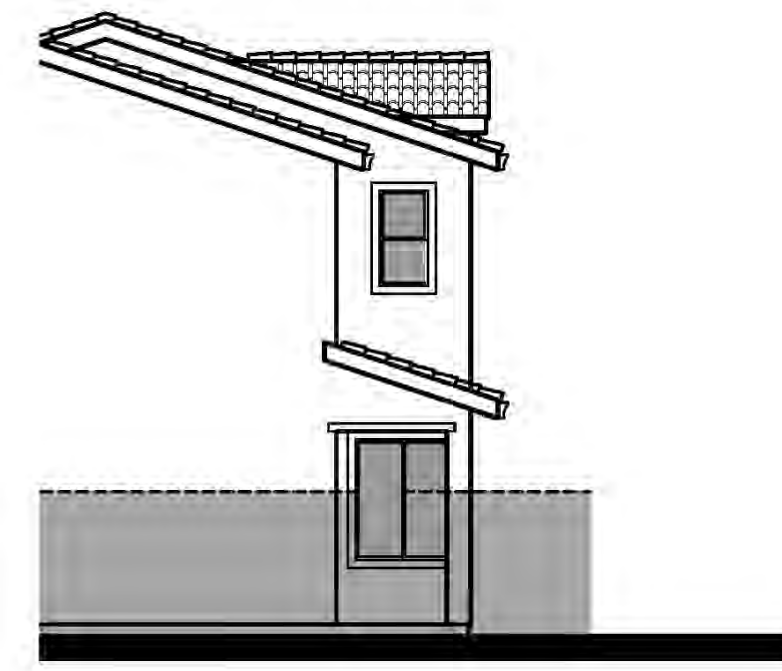
CREEKSTONE
FOLSOM, CA # 2018-0956

SCHEMATIC DESIGN
FEBRUARY 24, 2020



EXTERIOR ELEVATIONS - PLAN 1C

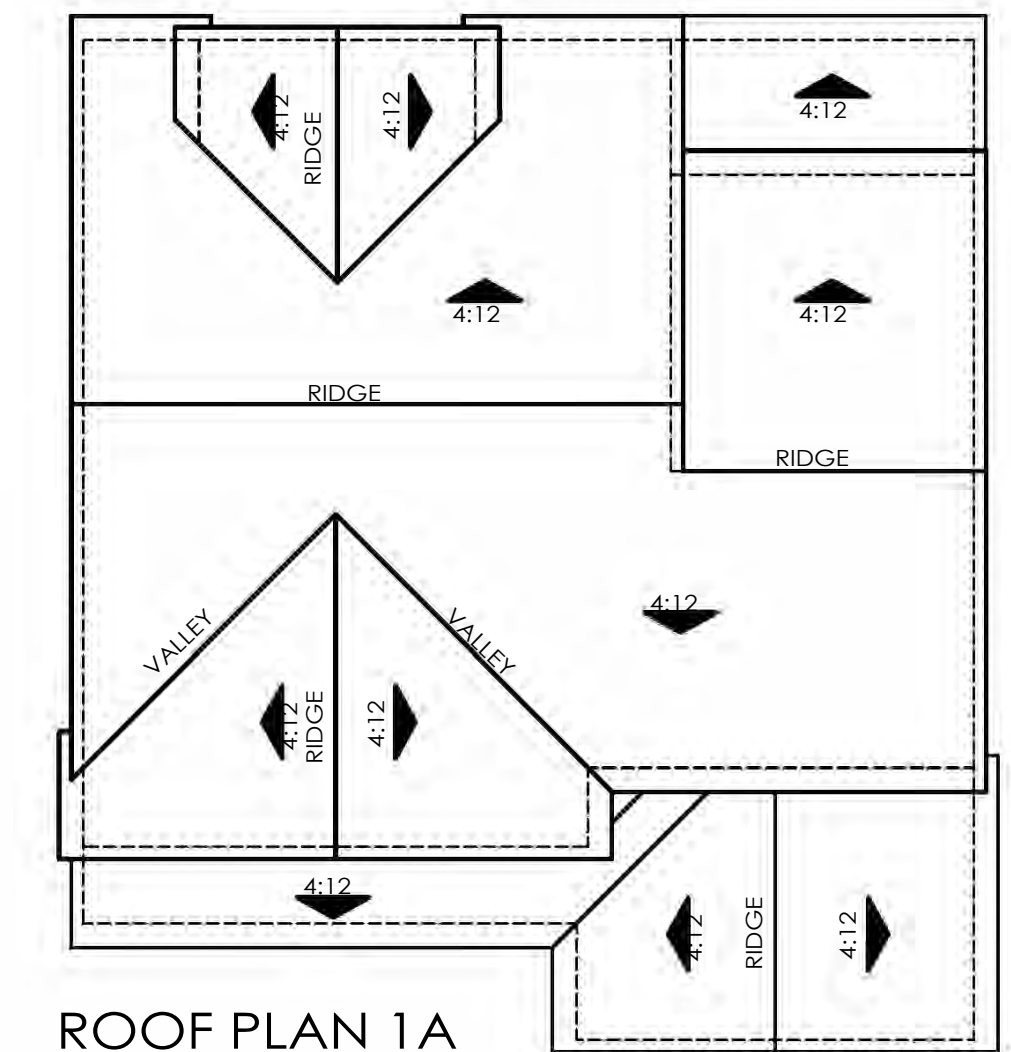
A1.4



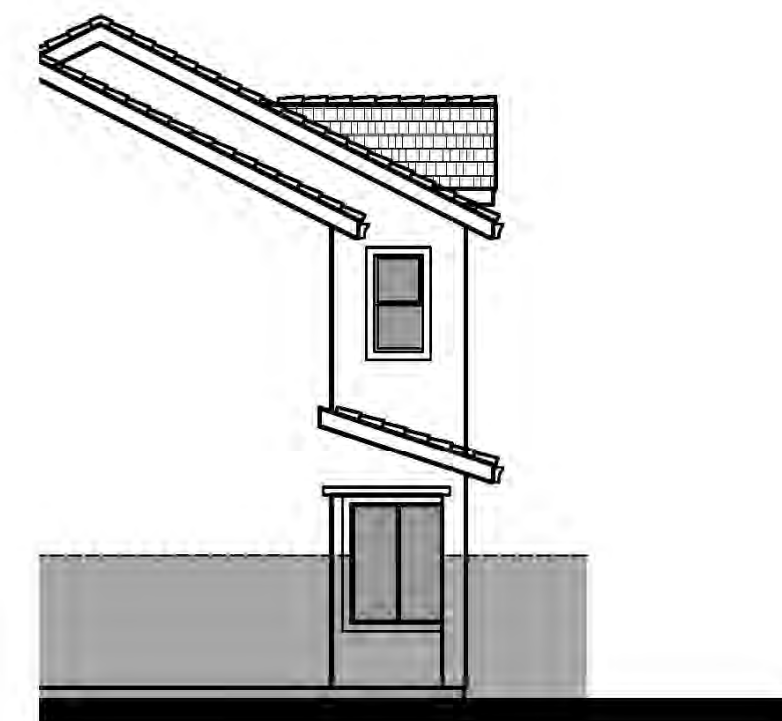
Right Elevation - 1A
Opt. Covered Outdoor Room



Rear Elevation - 1A
Opt. Covered Outdoor Room



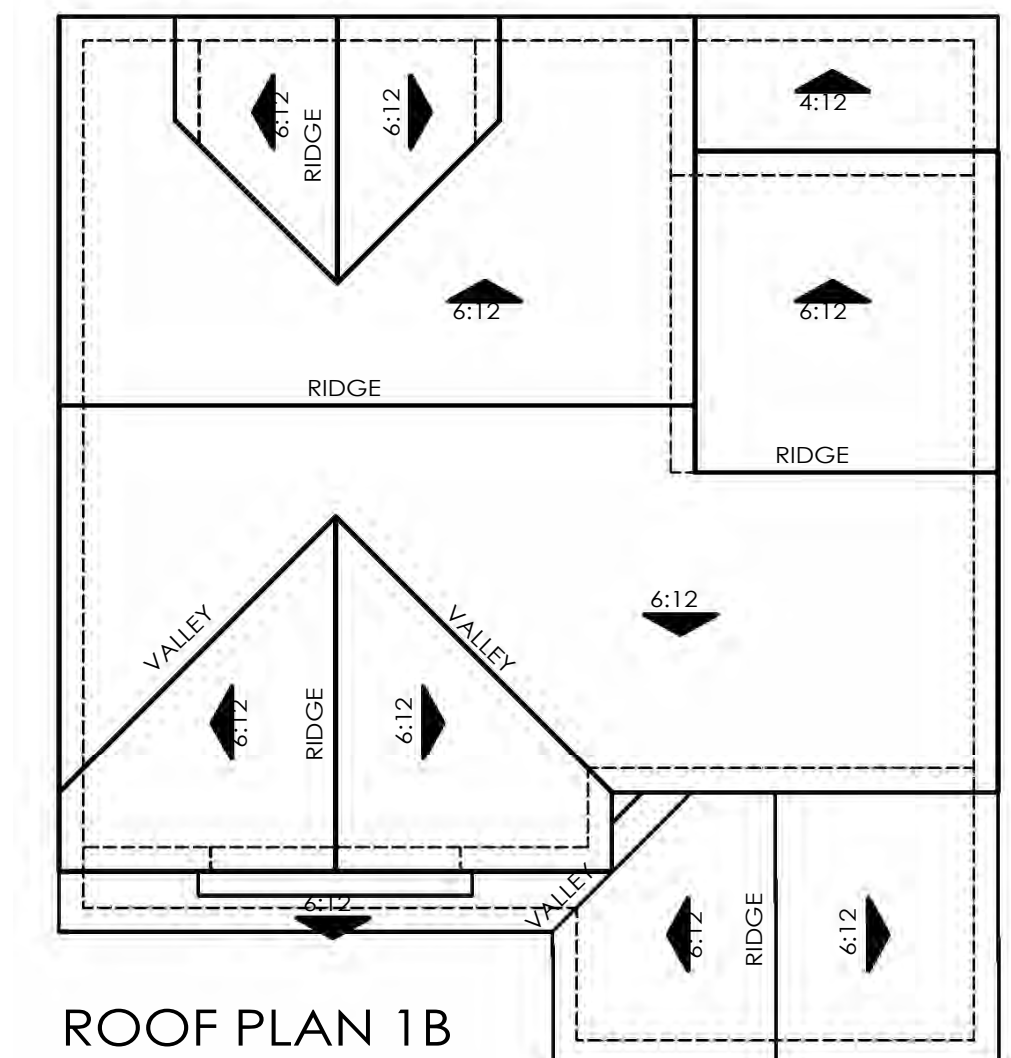
ROOF PLAN 1A
OVERHANG: 12"
RAKE: 6"
ROOF PITCH: 4:12 U.N.O



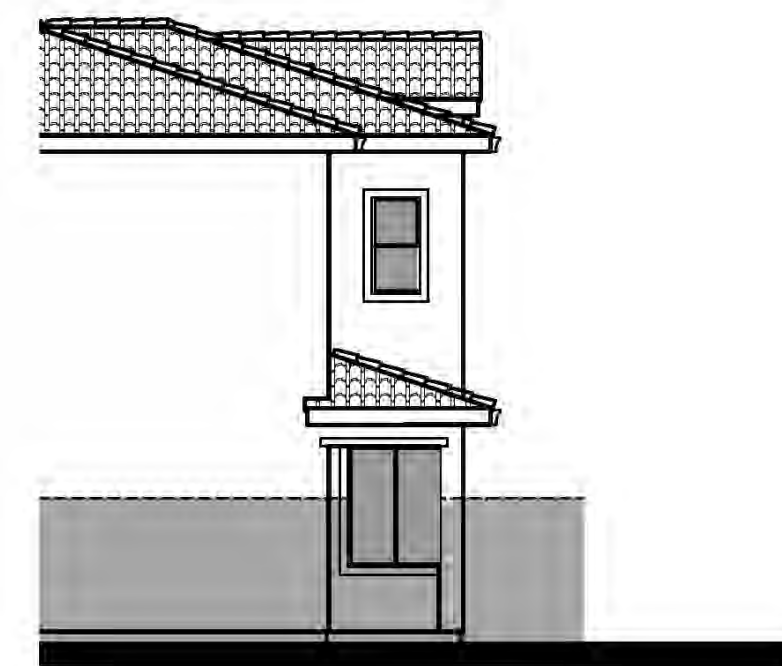
Right Elevation - 1B
Opt. Covered Outdoor Room



Rear Elevation - 1B
Opt. Covered Outdoor Room



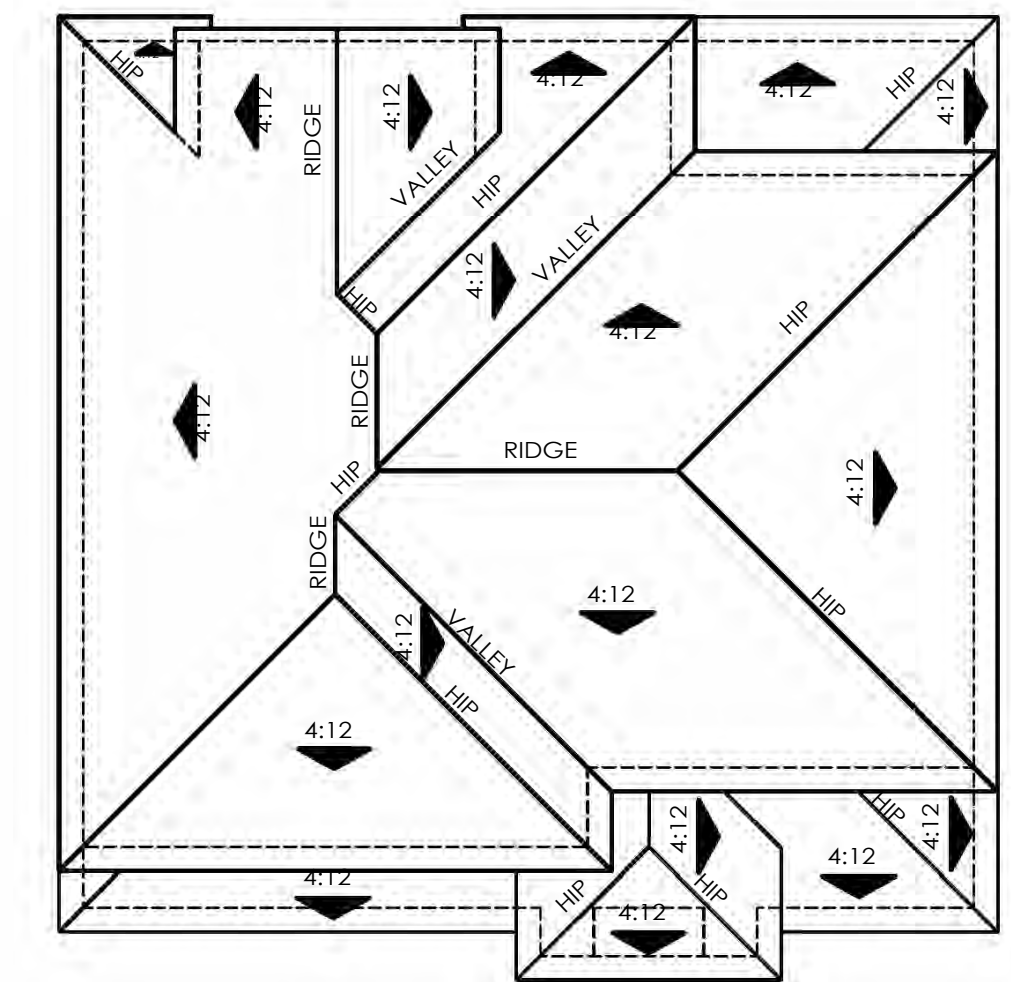
ROOF PLAN 1B
OVERHANG: 12"
RAKE: 6"
ROOF PITCH: 6:12 U.N.O



Rear Elevation - 1C
Opt. Covered Outdoor Room



Right Elevation - 1C
Opt. Covered Outdoor Room



ROOF PLAN 1C
OVERHANG: 12"
RAKE: 6"
ROOF PITCH: 4:12 U.N.O

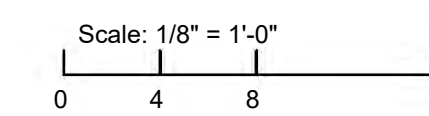


Architecture + Planning
The Leamington Building
1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com



CREEKSTONE
FOLSOM, CA # 2018-0956

SCHEMATIC DESIGN
FEBRAURY 24, 2020



OPT .OUTDOOR ROOMS - PLAN 1

A1.5



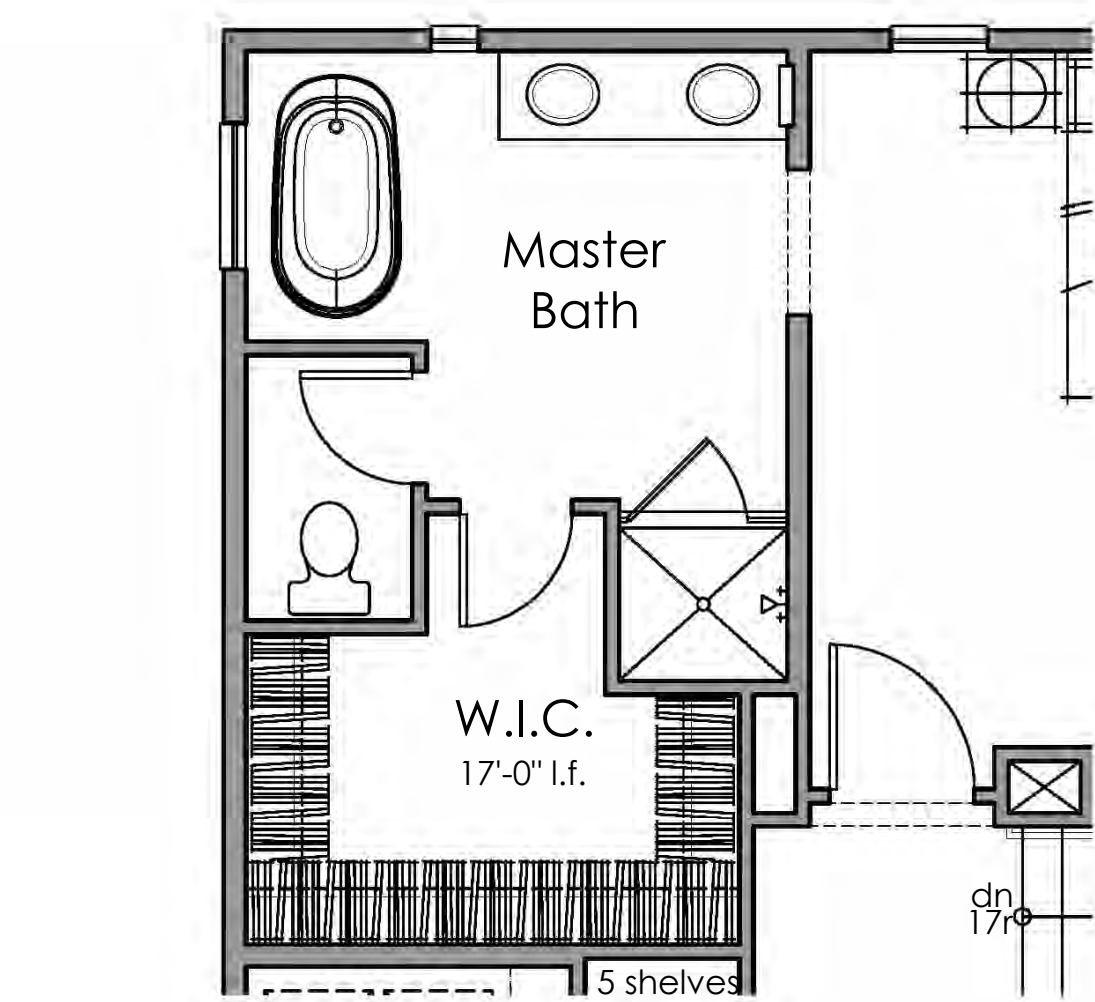
Front Elevation - 2A - Spanish Colonial



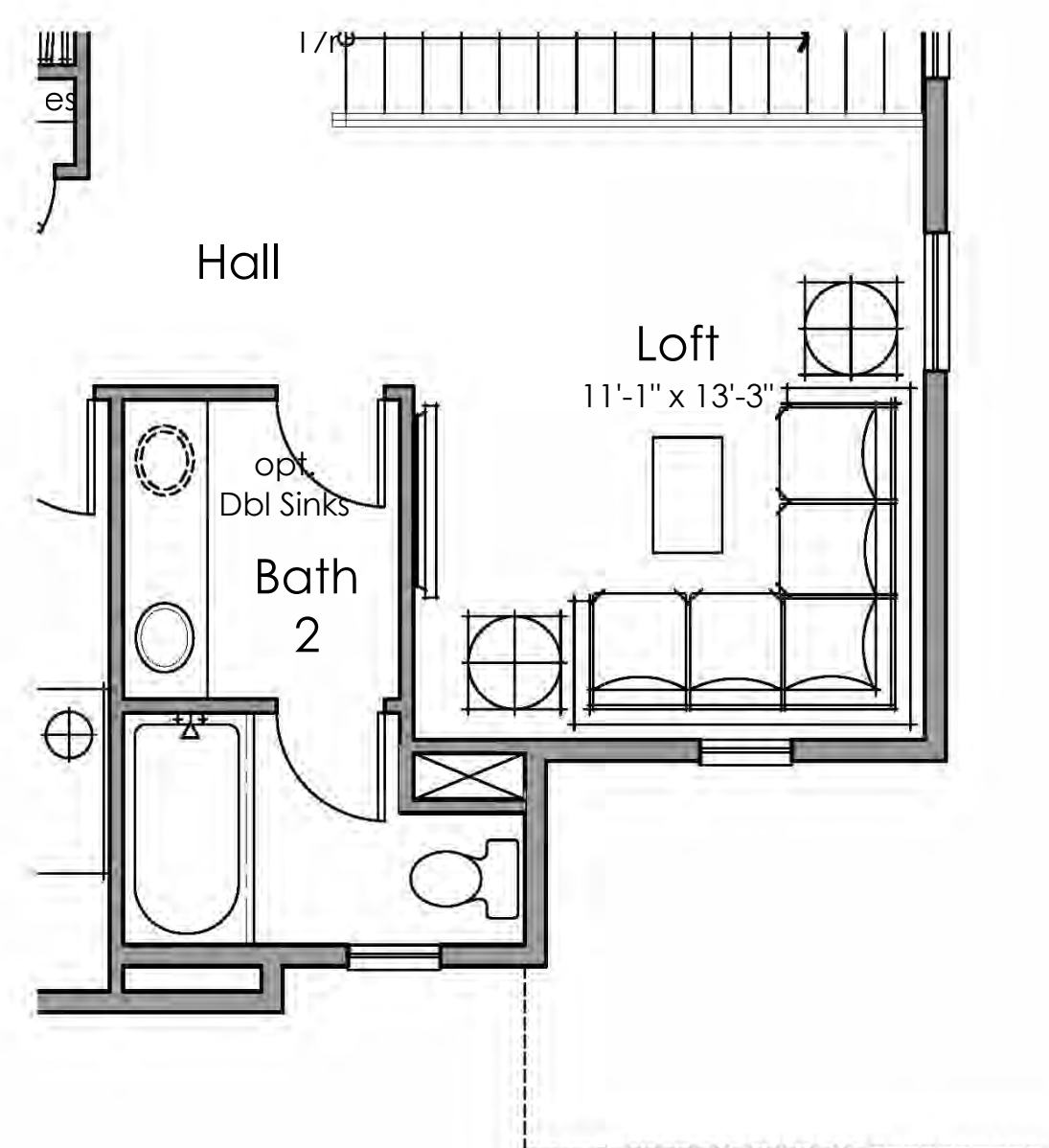
Front Elevation - 2C - Italian Villa



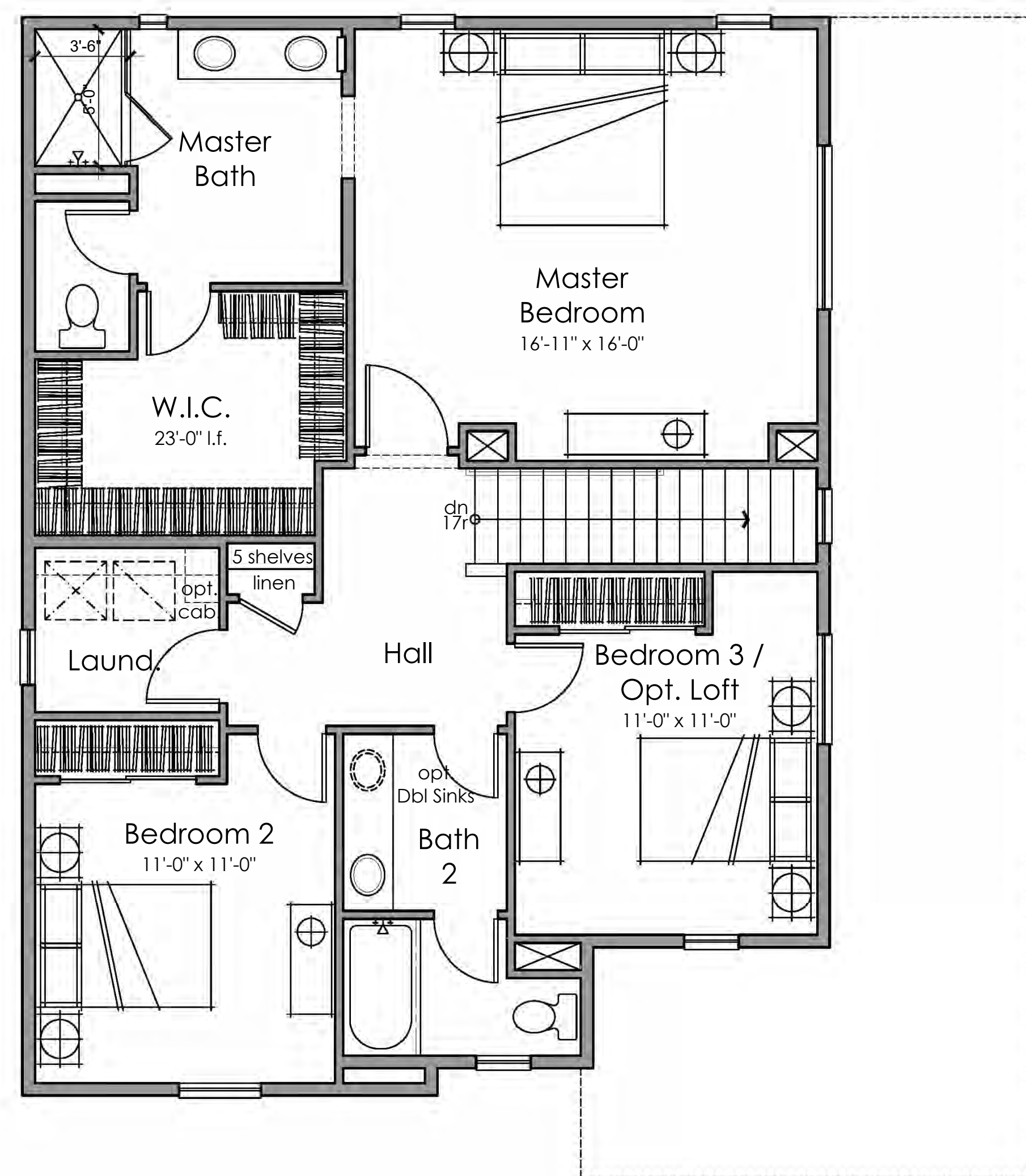
Front Elevation - 2B - Western Farmhouse



OPT. MASTER BATH

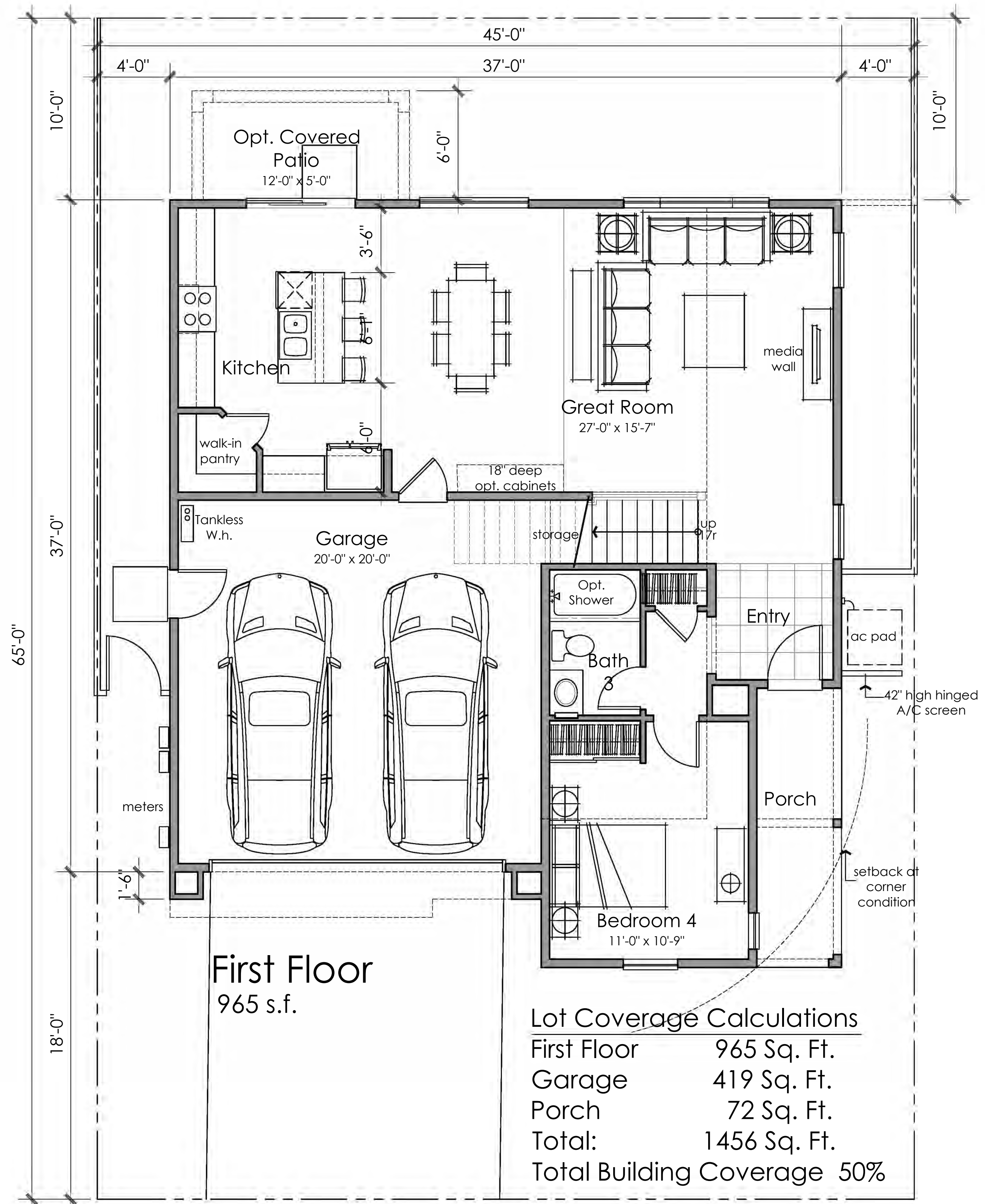


Opt. Loft



Second Floor
1084 s.f.

Floor Plan
4 Bedrooms
Opt. Loft
3 Baths
2049 s.f.



First Floor
965 s.f.

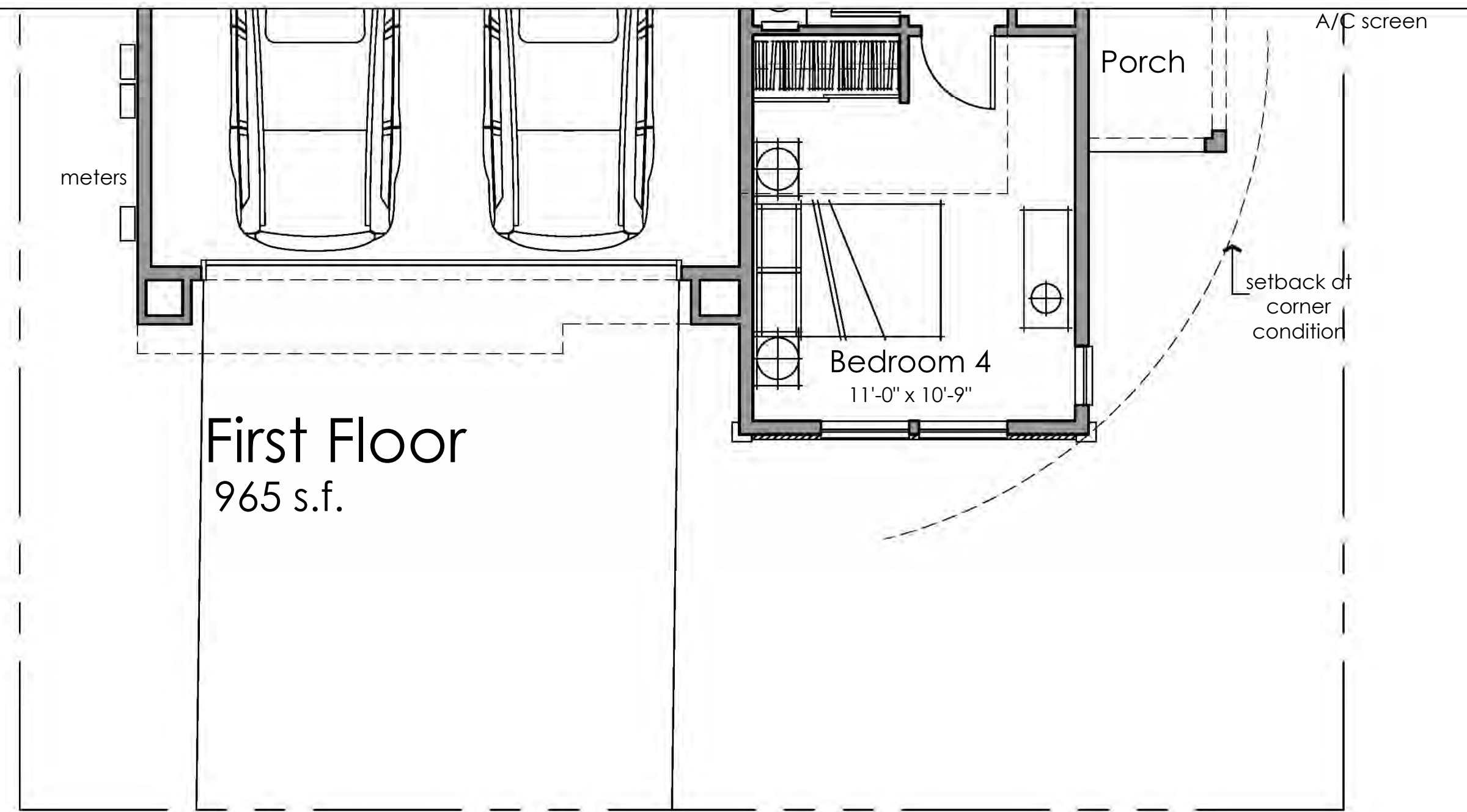
Lot Coverage Calculations	
First Floor	965 Sq. Ft.
Garage	419 Sq. Ft.
Porch	72 Sq. Ft.
Total:	1456 Sq. Ft.
Total Building Coverage 50%	



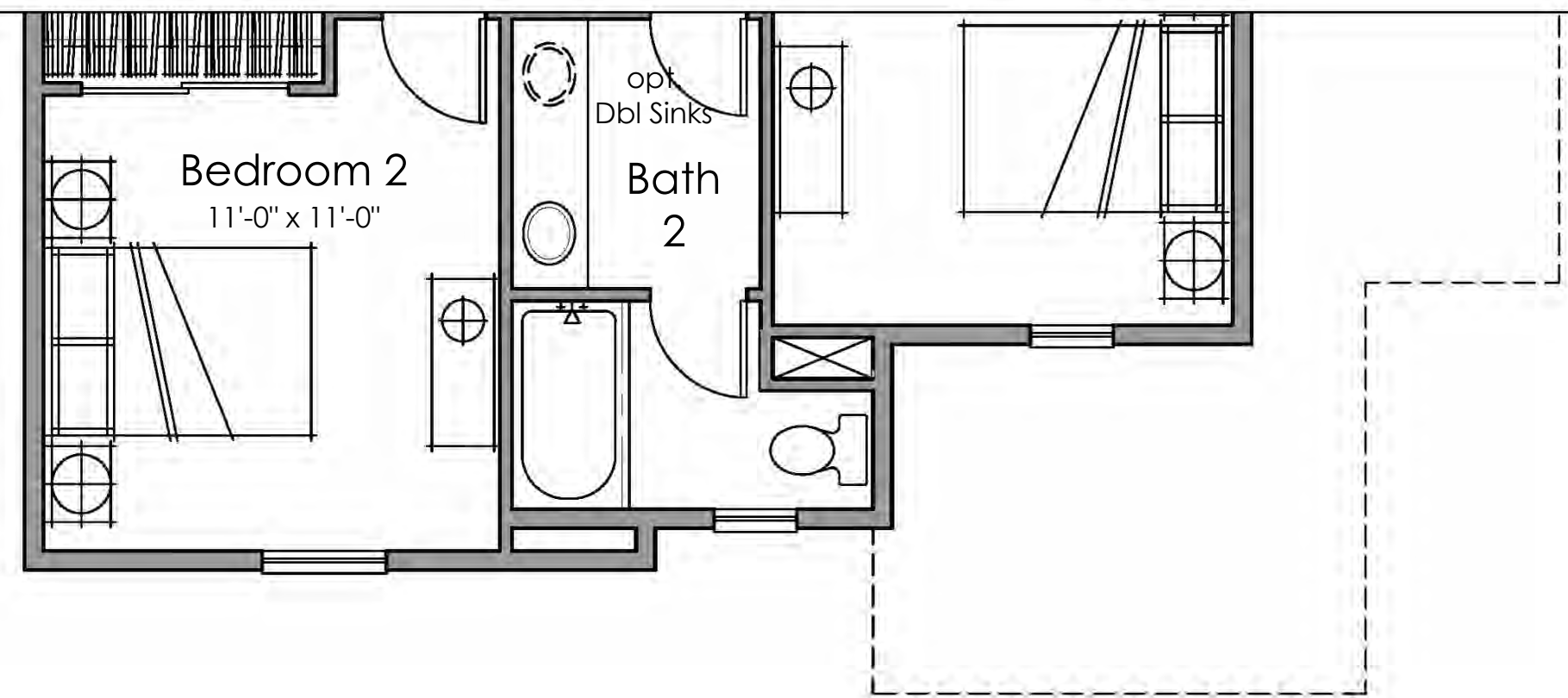
**Second Floor
Second Floor**
1084 s.f.

Lot Coverage Calculations 2C

First Floor	965 Sq. Ft.
Garage	419 Sq. Ft.
Porch	27 Sq. Ft.
Total:	1411 Sq. Ft.
Total Building Coverage	48%



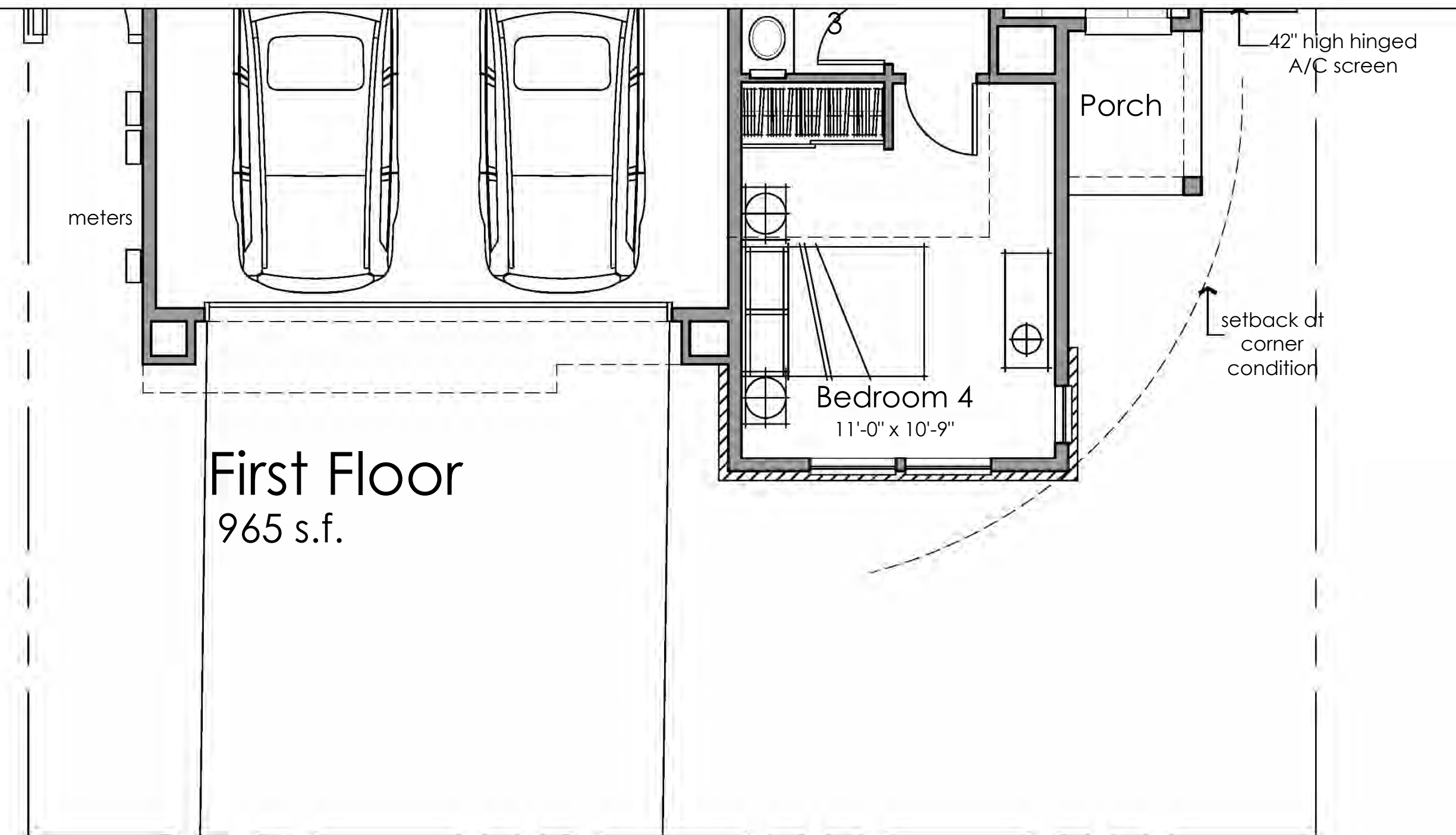
First Floor
965 s.f.



Second Floor
1084 s.f.

Lot Coverage Calculations 2B

First Floor	965 Sq. Ft.
Garage	419 Sq. Ft.
Porch	27 Sq. Ft.
Total:	1411 Sq. Ft.
Total Building Coverage	48%



First Floor
965 s.f.

SPANISH COLONIAL
Characterized by simply articulated
details and adaptability

DESIGN ELEMENTS

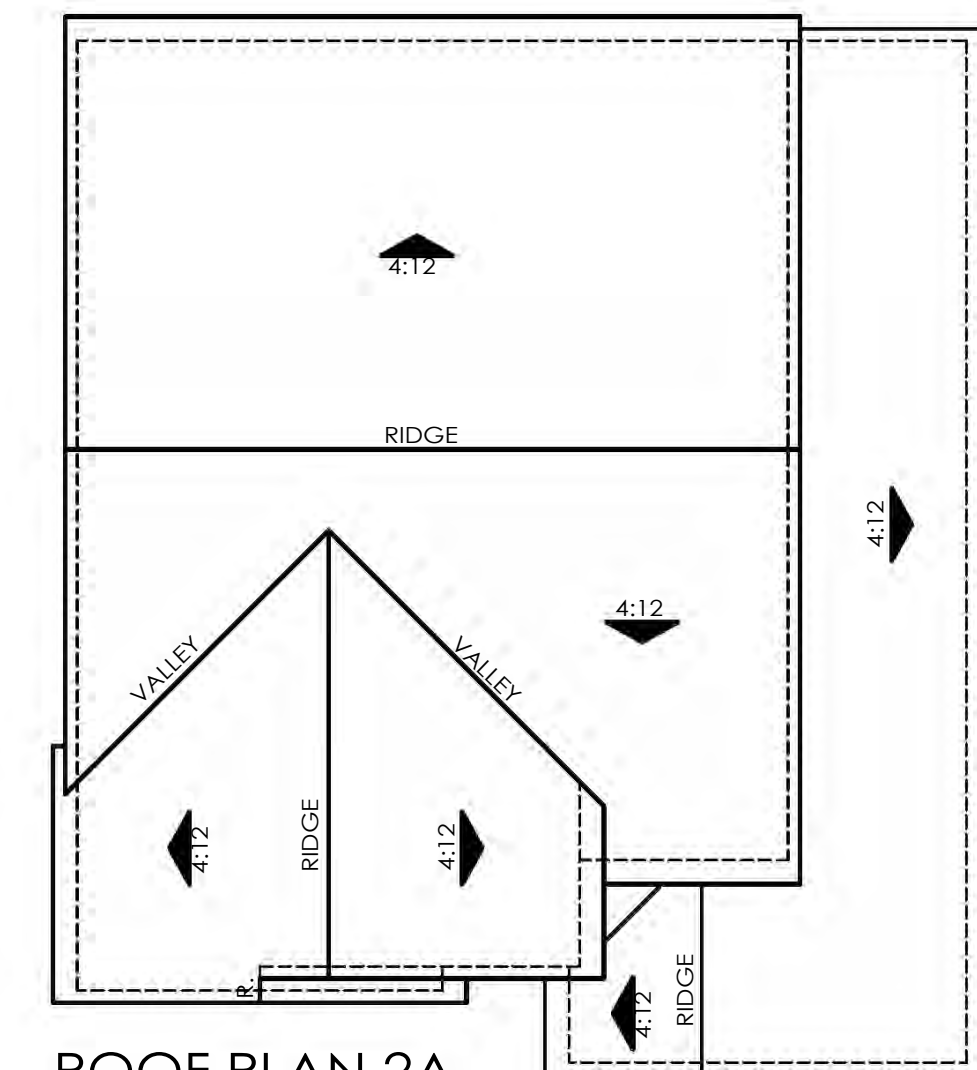
Two Story Massing
Stucco Exterior Finish
Villa Shaped Concrete Tile
Gently Pitched Roofs

ENHANCED DESIGN ELEMENTS

Corbel Details
Shutters
Faux Clay Outlookers



Front Elevations - 2A - Spanish Colonial



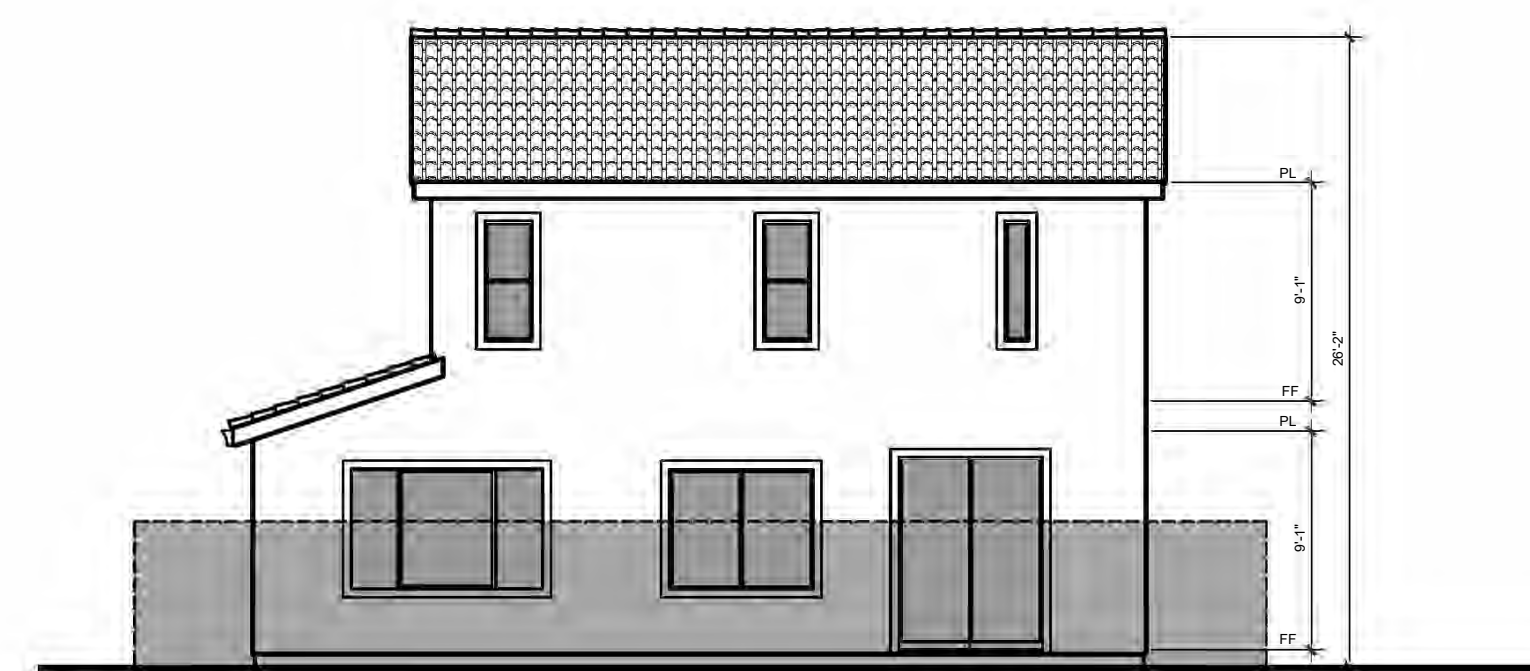
ROOF PLAN 2A
OVERHANG : 12"
RAKE : 6"
ROOF PITCH : 4:12 U.N.O

Scale: 1/8" = 1'-0"
0 4 8 16



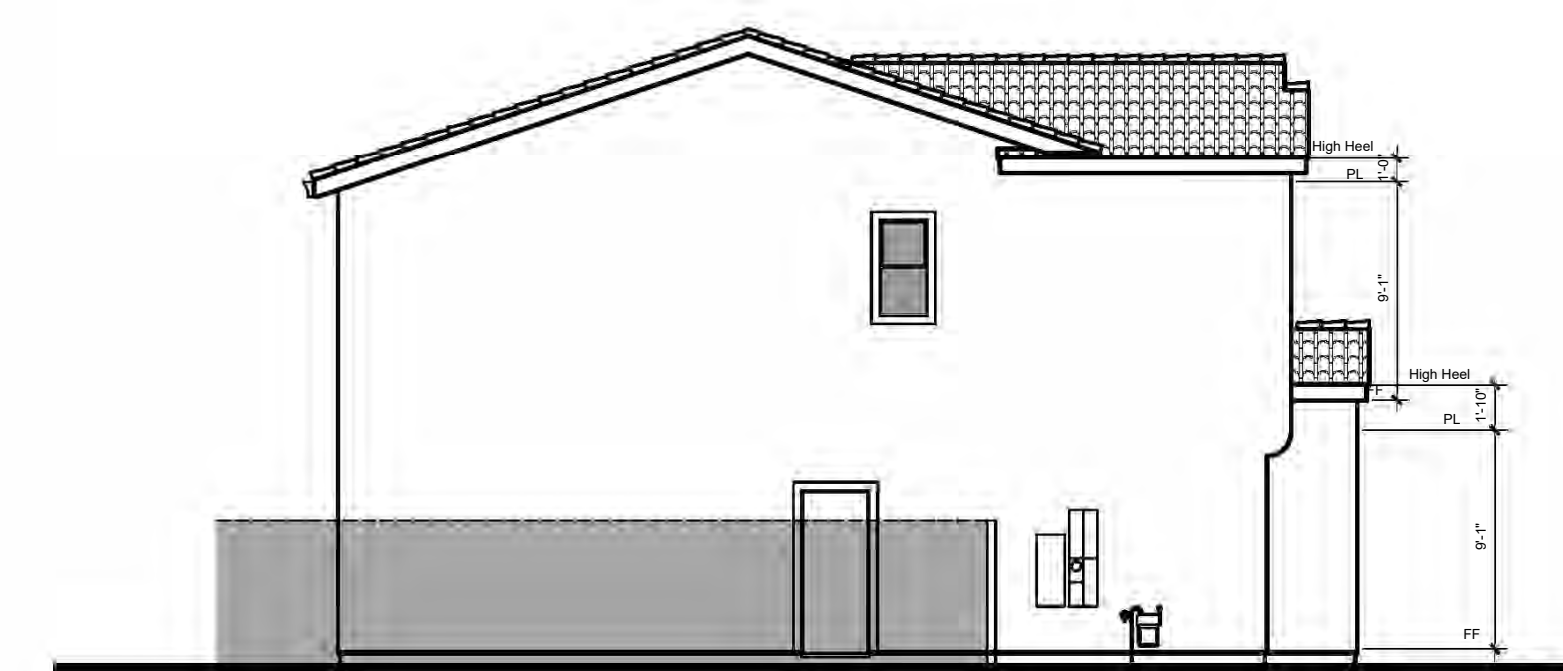
Right Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Rear Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



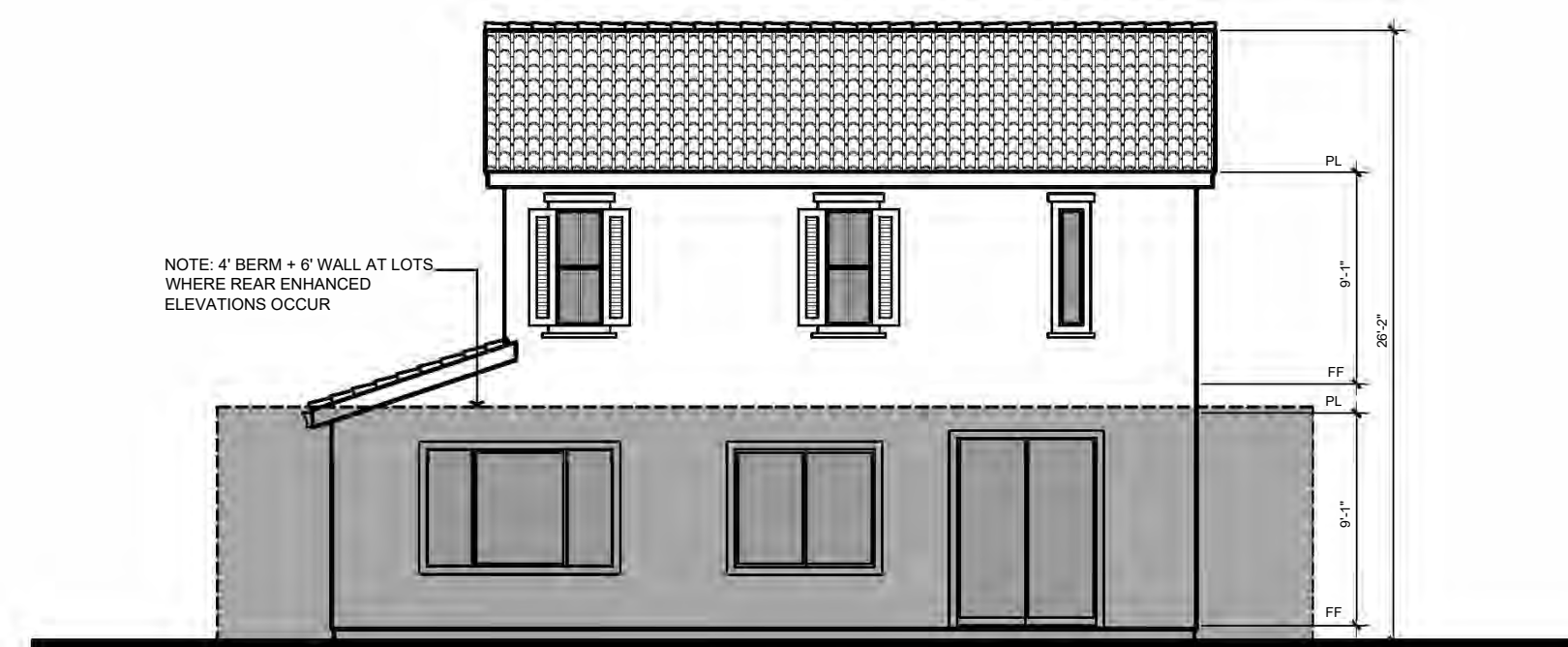
Left Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Right at Enhanced Lots

Scale: 1/8" = 1'-0"
0 4 8 16



Rear at Enhanced Lots

Scale: 1/8" = 1'-0"
0 4 8 16



Architecture + Planning
The Leamington Building
1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com



CREEKSTONE
FOLSOM, CA # 2018-0956

SCHEMATIC DESIGN
FEBRUARY 24, 2020

Scale: 1/4" = 1'-0"
0 2 4 8

EXTERIOR ELEVATIONS - PLAN 2A

A2.2

WESTERN FARMHOUSE
Characterized by an asymmetrical, casual cottage look. It represents a practical and picturesque country home.

DESIGN ELEMENTS

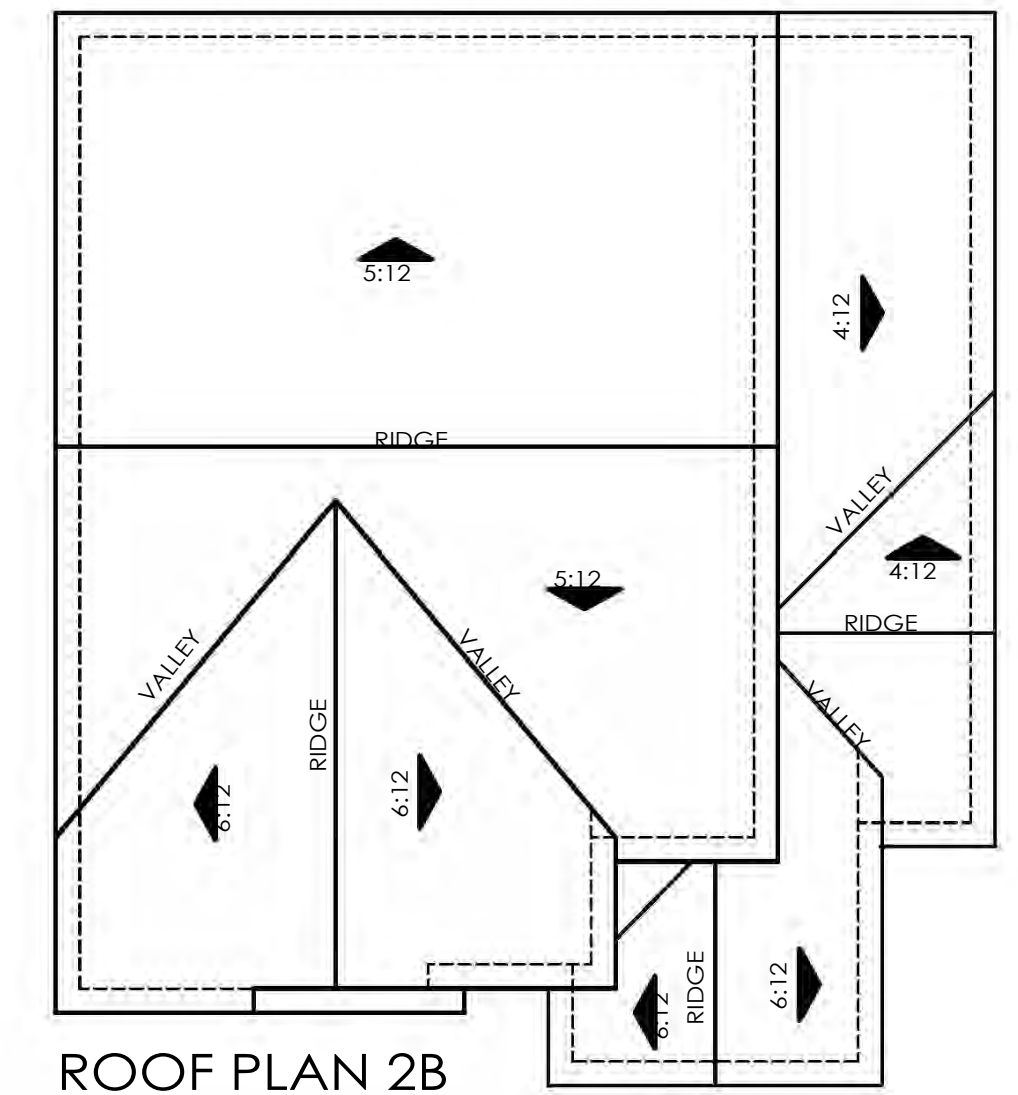
- Two Story Massing
- Stucco Exterior Finish
- Flat Concrete Tile
- Steeper Pitched Roofs

ENHANCED DESIGN ELEMENTS

- Board and Batt
- Brick Veneer
- Shutters



Front Elevations - 2B - Western Farmhouse



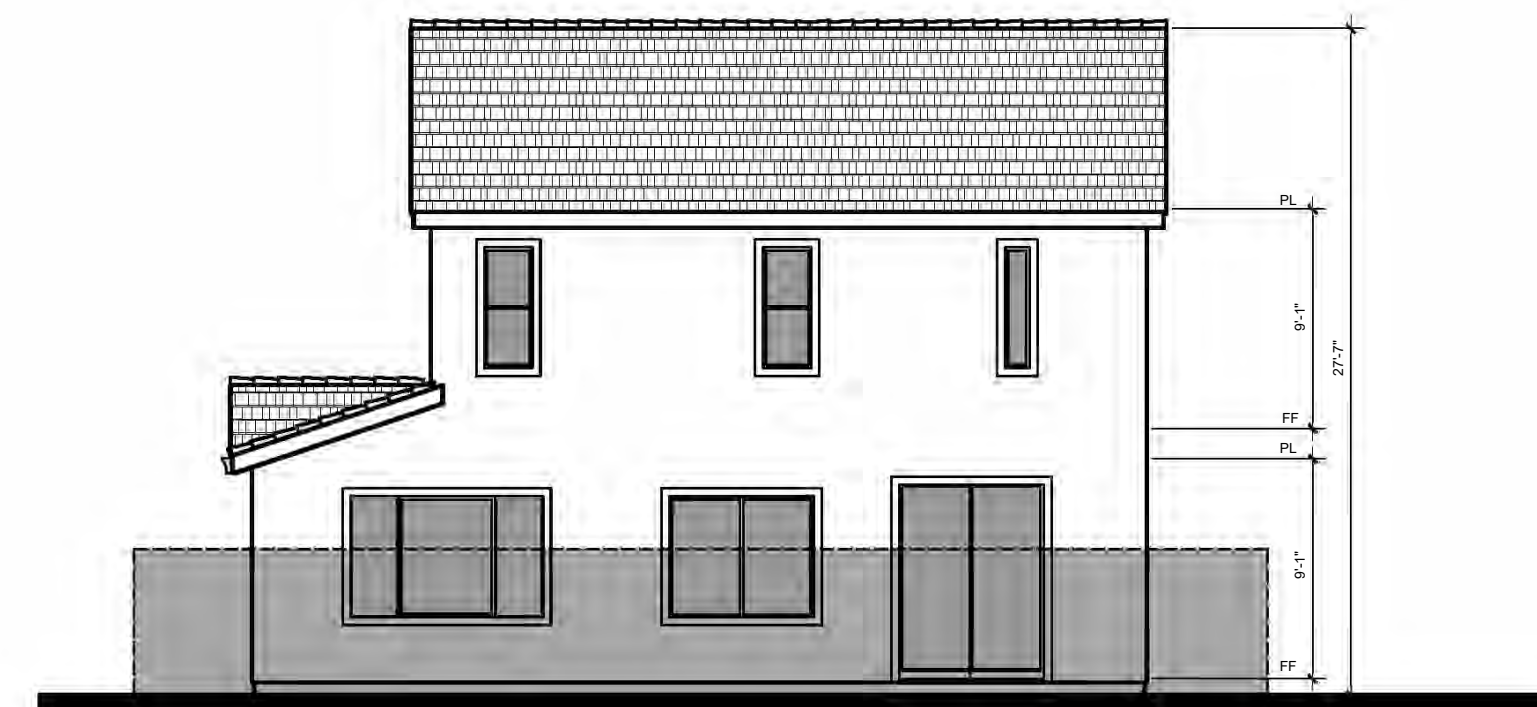
ROOF PLAN 2B
OVERHANG: 12"
RAKE: 12"
ROOF PITCH: 5:12 U.N.O.

Scale: 1/8" = 1'-0"
0 4 8 16



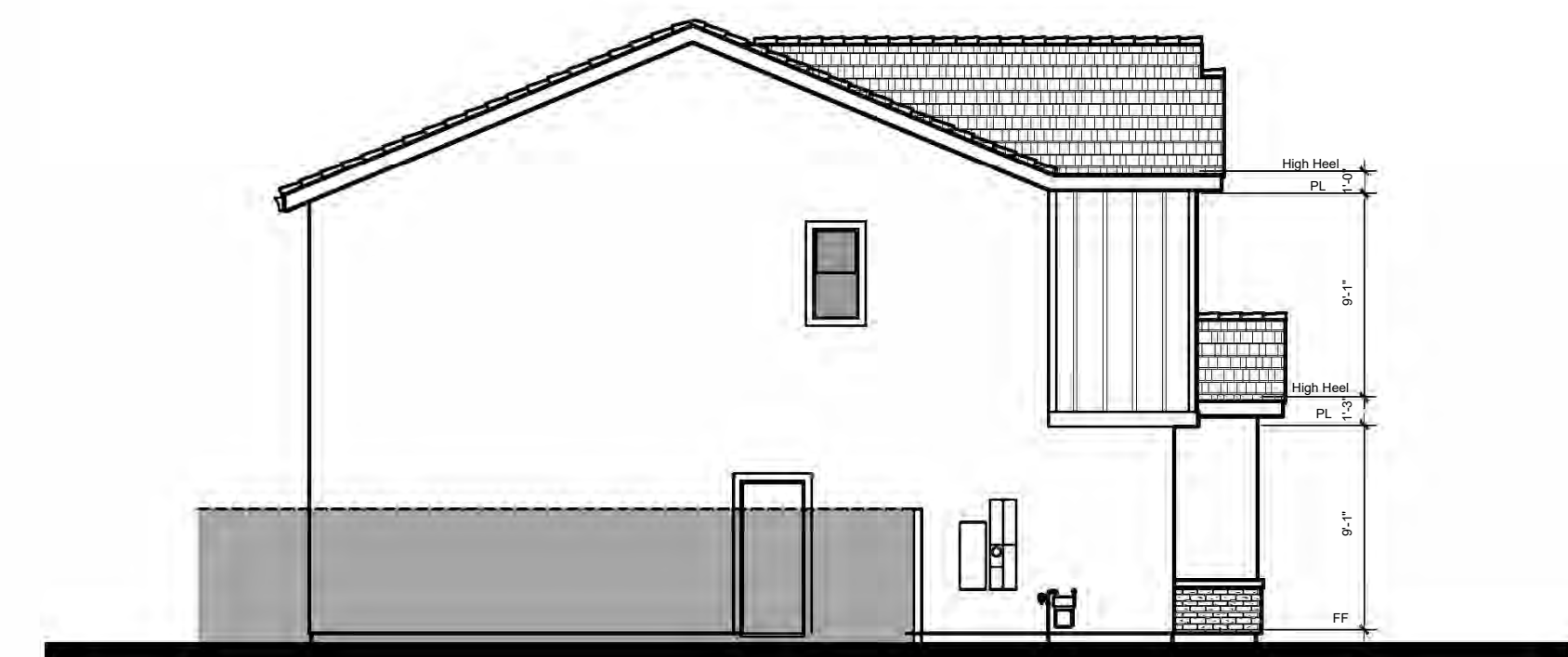
Right Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Rear Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



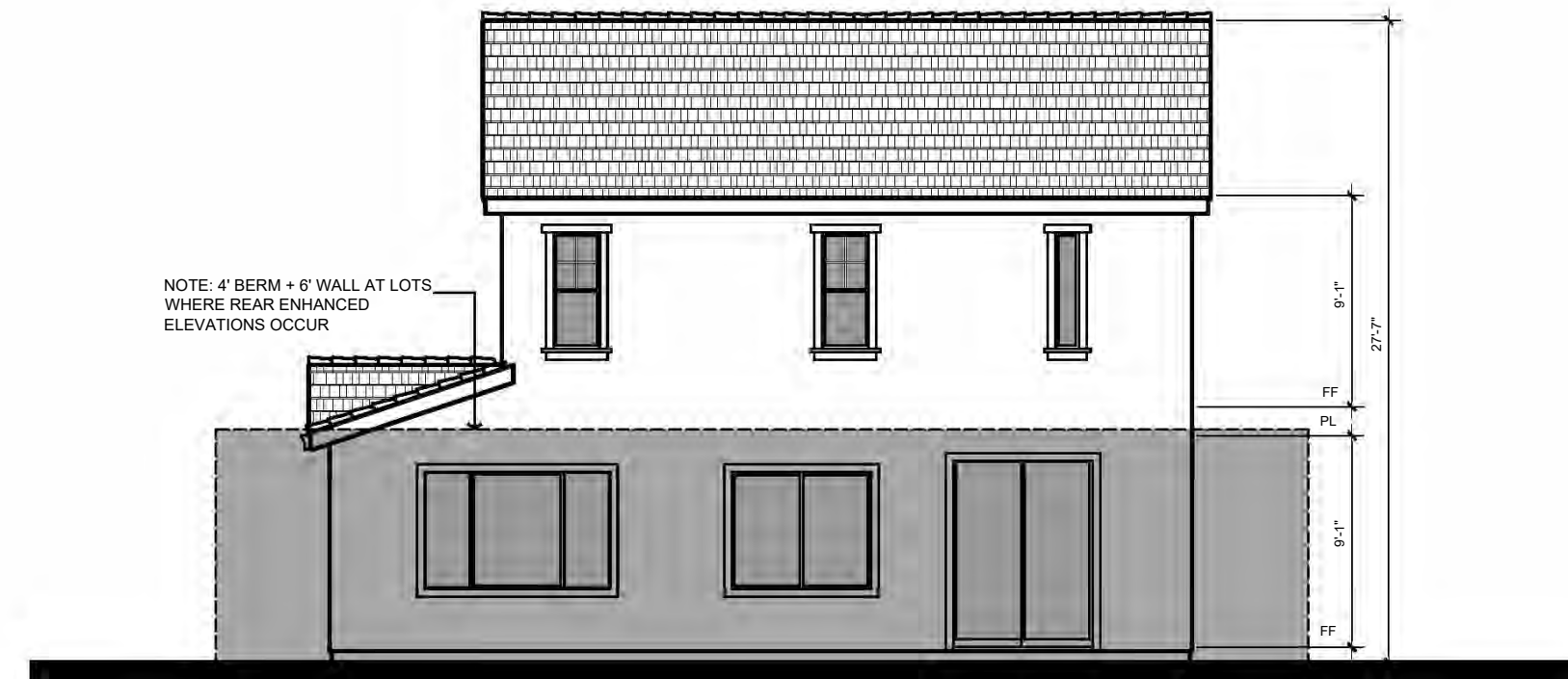
Left Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Right at Enhanced Lots

Scale: 1/8" = 1'-0"
0 4 8 16



Rear at Enhanced Lots

Scale: 1/8" = 1'-0"
0 4 8 16



Architecture + Planning
The Leamington Building
1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com



CREEKSTONE
FOLSOM, CA # 2018-0956

SCHEMATIC DESIGN
FEBRUARY 24, 2020

Scale: 1/4" = 1'-0"
0 2 4 8

EXTERIOR ELEVATIONS - PLAN 2B

A2.3

ITALIAN VILLA
Characterized by a formal and elegant facade.

DESIGN ELEMENTS

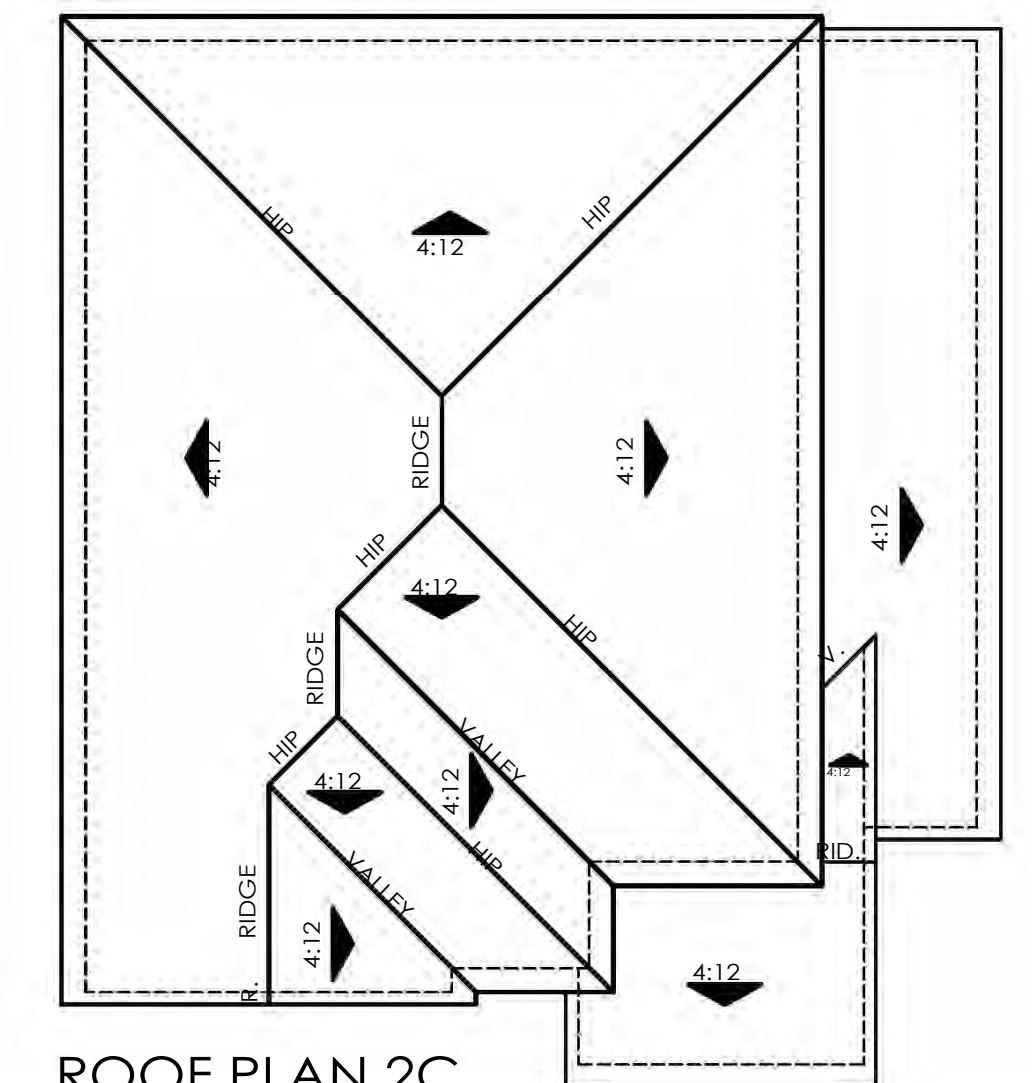
- Two Story Massing
- Stucco Exterior Finish
- Villa Shaped Concrete Tile
- Gently Pitched Roofs

ENHANCED DESIGN ELEMENTS

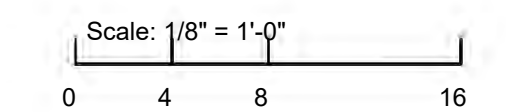
- Corbels
- Stone Veneer
- Faux Clay Outlookers



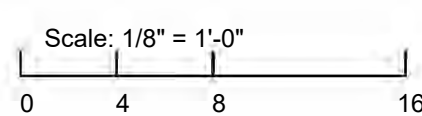
Front Elevations - 2C - Italian Villa



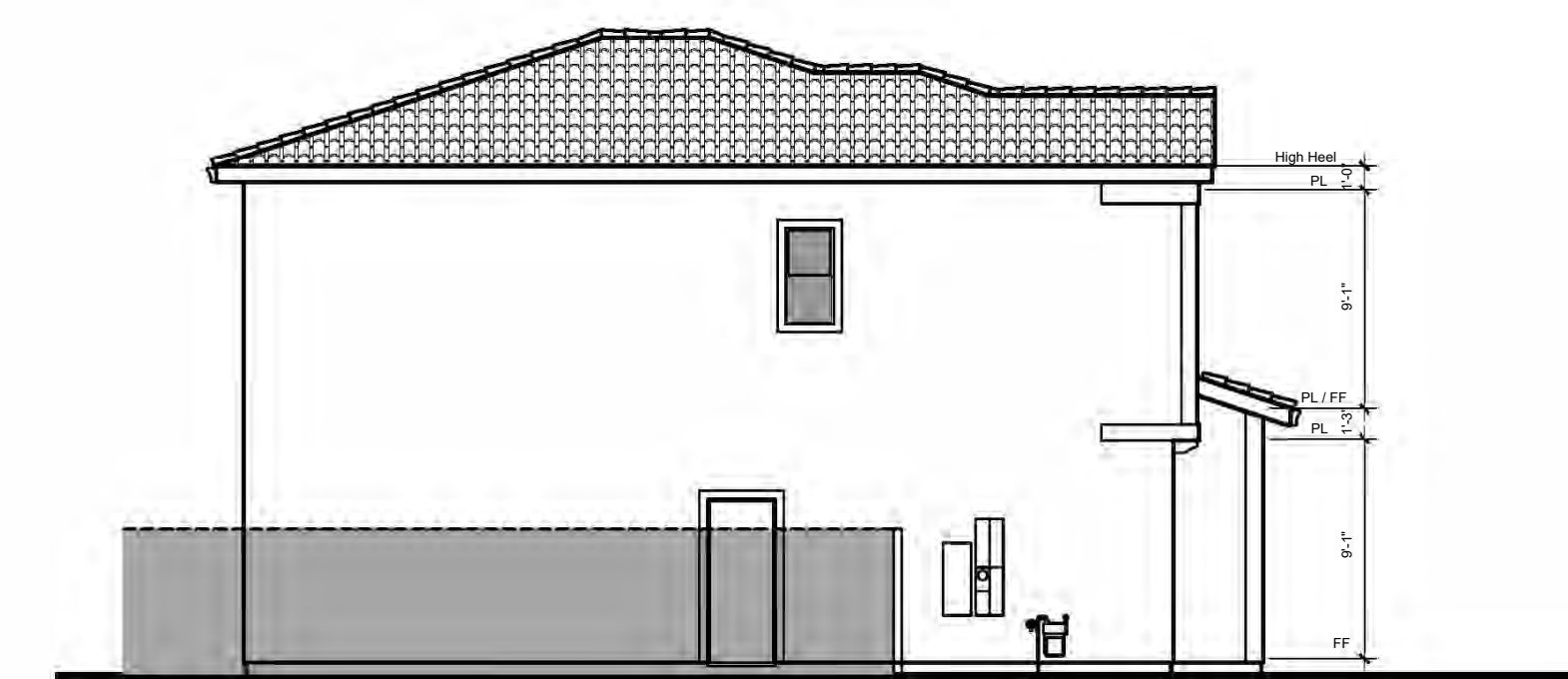
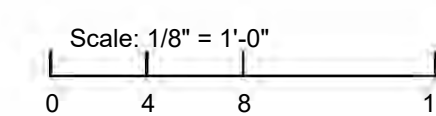
ROOF PLAN 2C
OVERHANG: 12"
RAKE: 2"
ROOF PITCH: 4:12 U.N.O



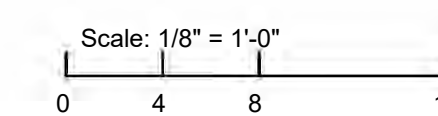
Right Elevation



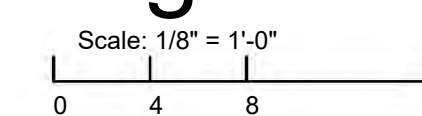
Rear Elevation



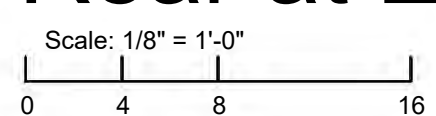
Left Elevation



Right at Enhanced Lots



Rear at Enhanced Lots

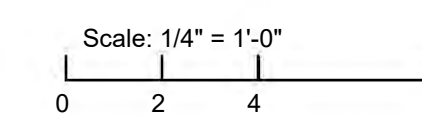


Architecture + Planning
The Leamington Building
1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com



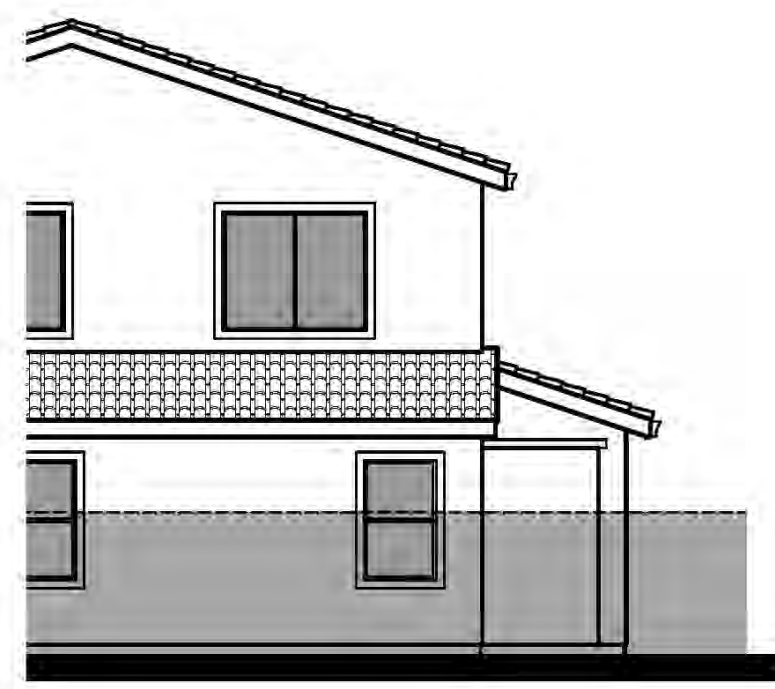
CREEKSTONE
FOLSOM, CA # 2018-0956

SCHEMATIC DESIGN
FEBRAURY 24, 2020

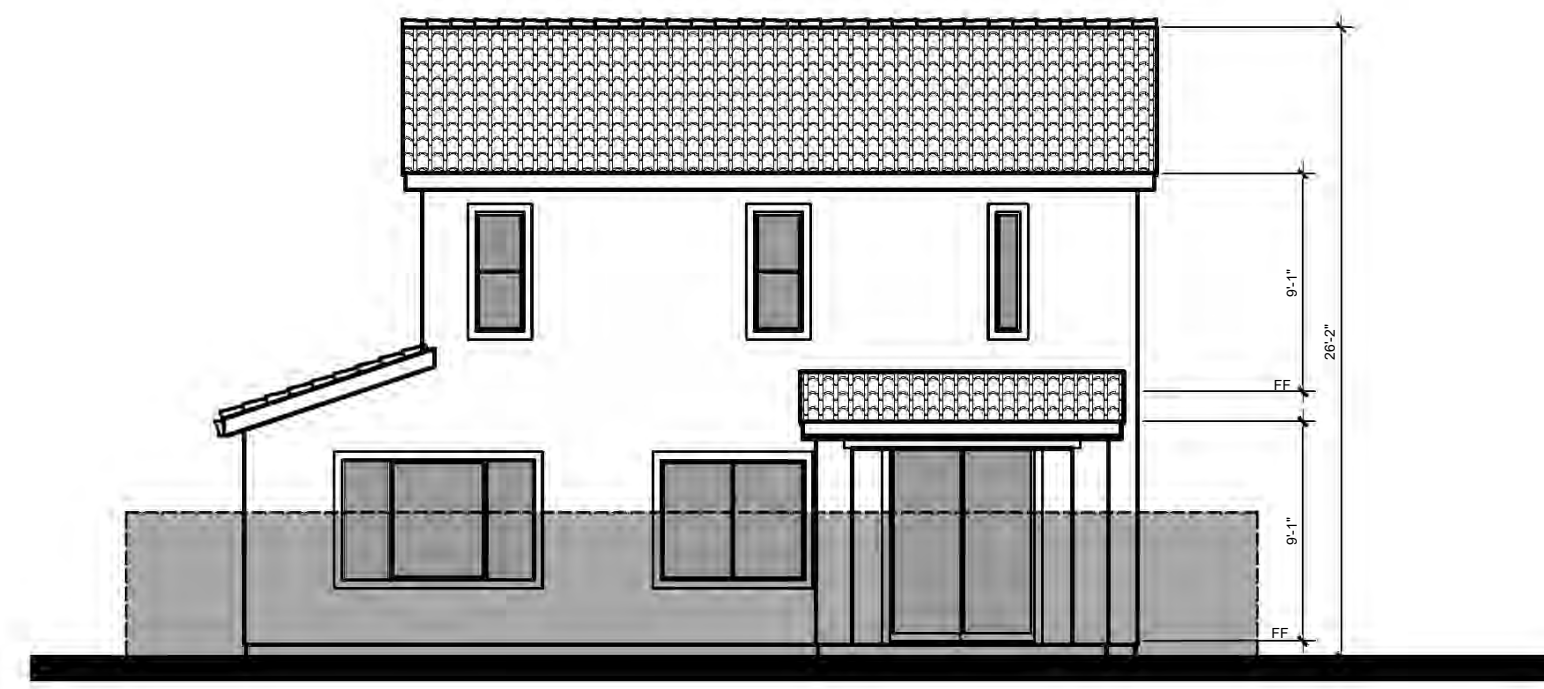


EXTERIOR ELEVATIONS - PLAN 2C

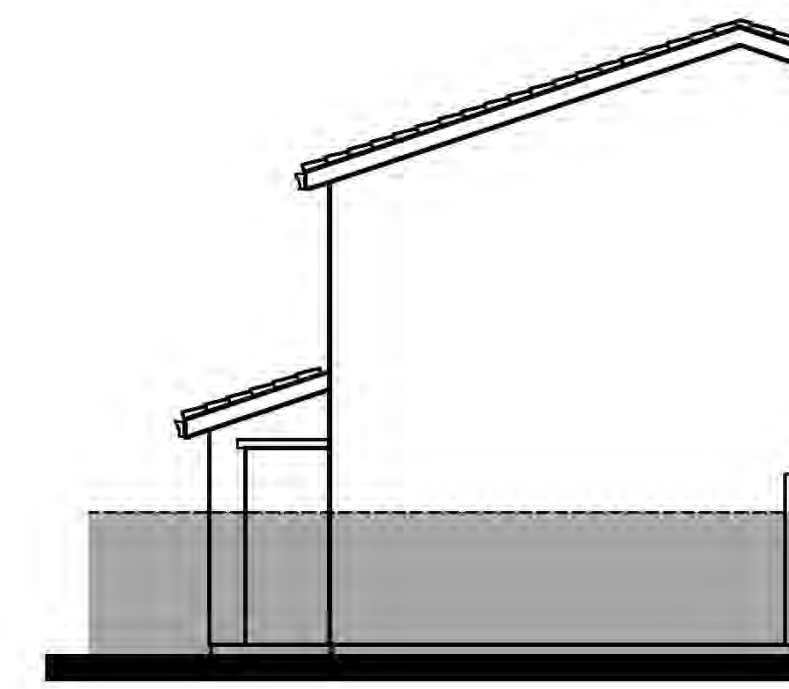
A2.4



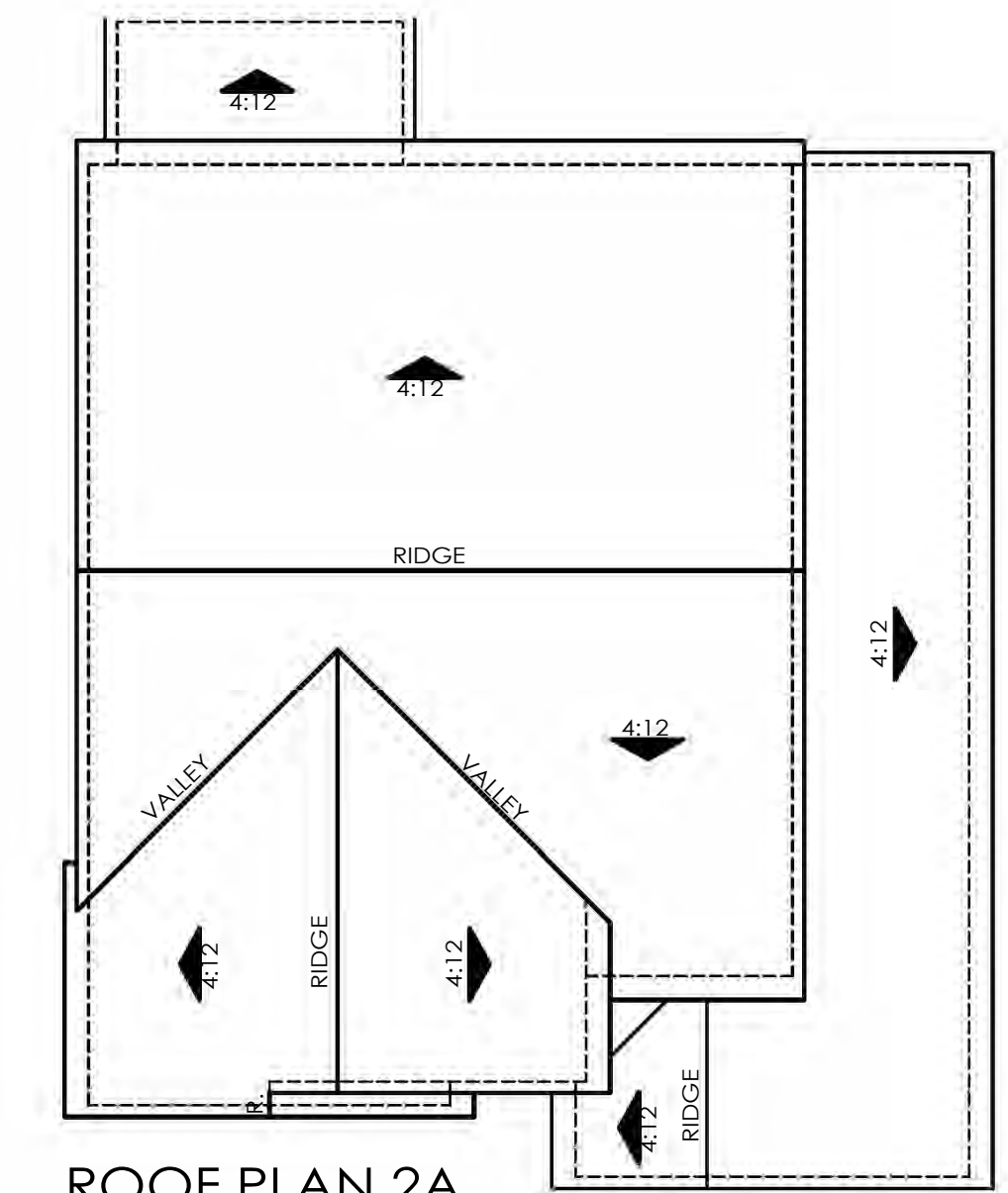
Right Elevation - 2A
Opt. Covered Outdoor Room



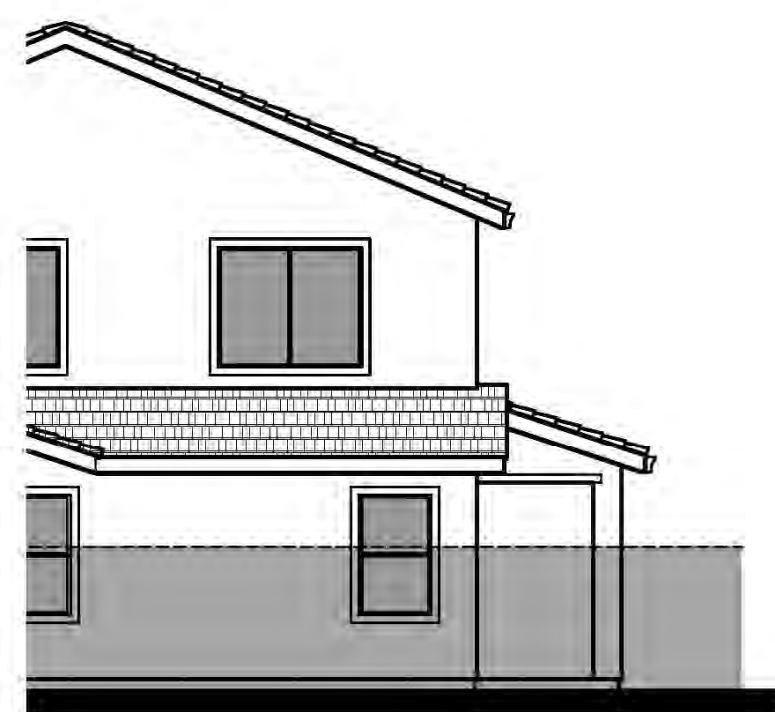
Rear Elevation - 2A
Opt. Covered Outdoor Room



Left Elevation - 2A
Opt. Covered Outdoor Room



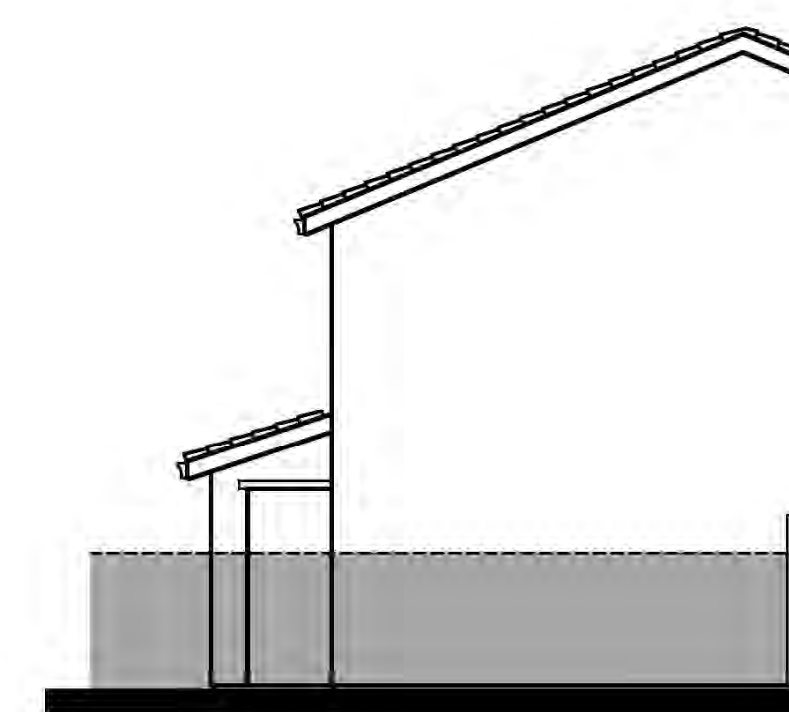
ROOF PLAN 2A
OVERHANG: 12"
RAKE: 6"
ROOF PITCH: 4:12 U.N.O



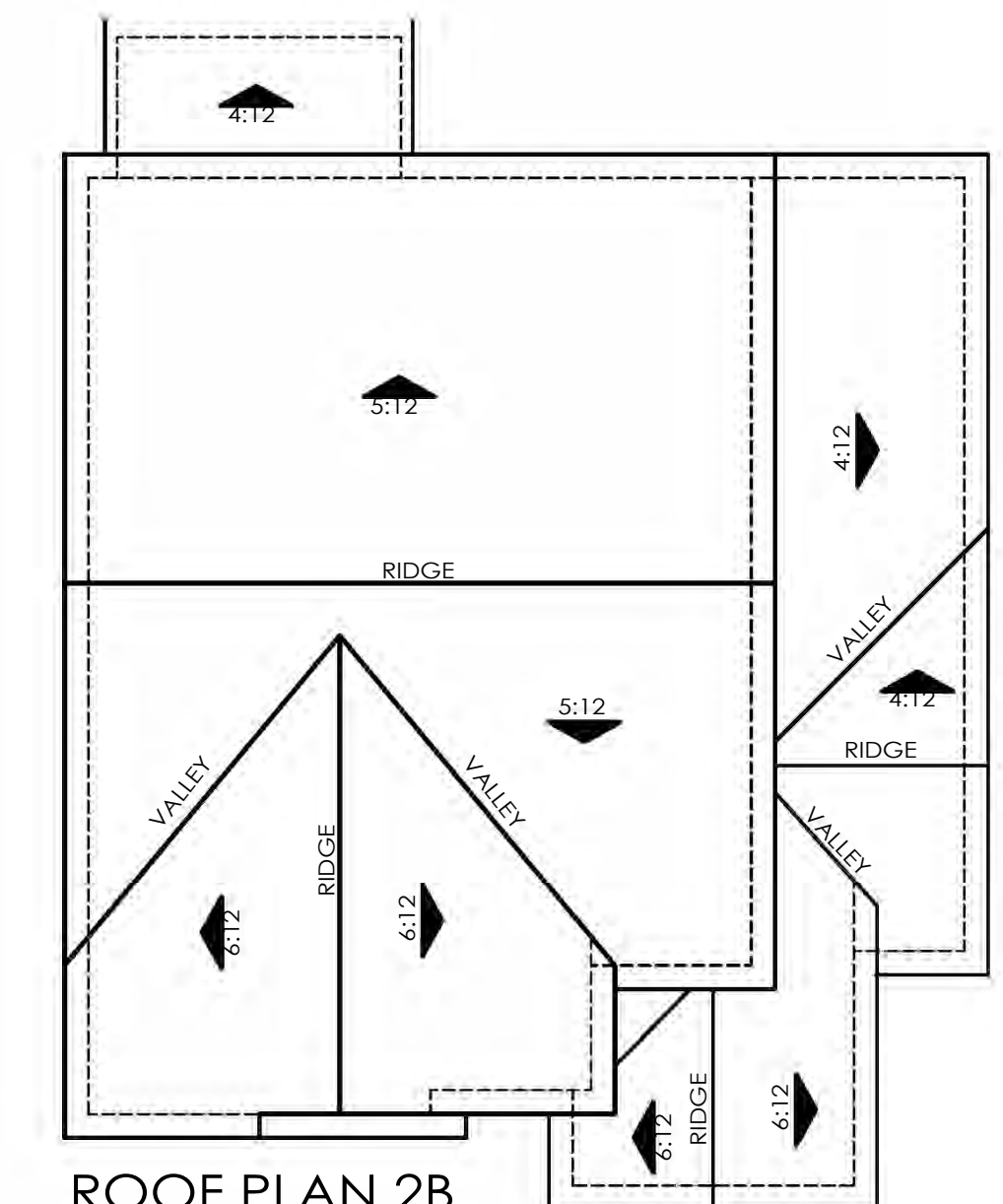
Right Elevation - 2B
Opt. Covered Outdoor Room



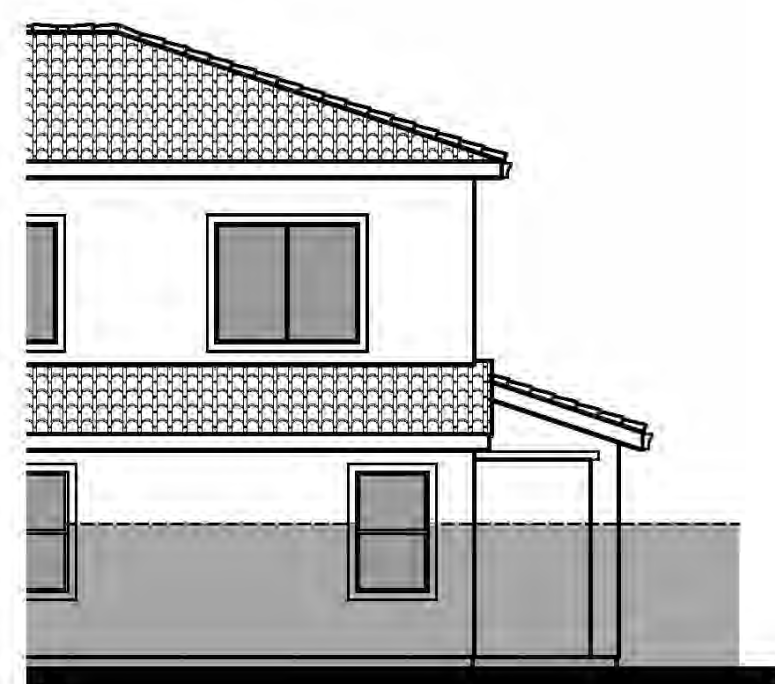
Rear Elevation - 2B
Opt. Covered Outdoor Room



Left Elevation - 2B
Opt. Covered Outdoor Room



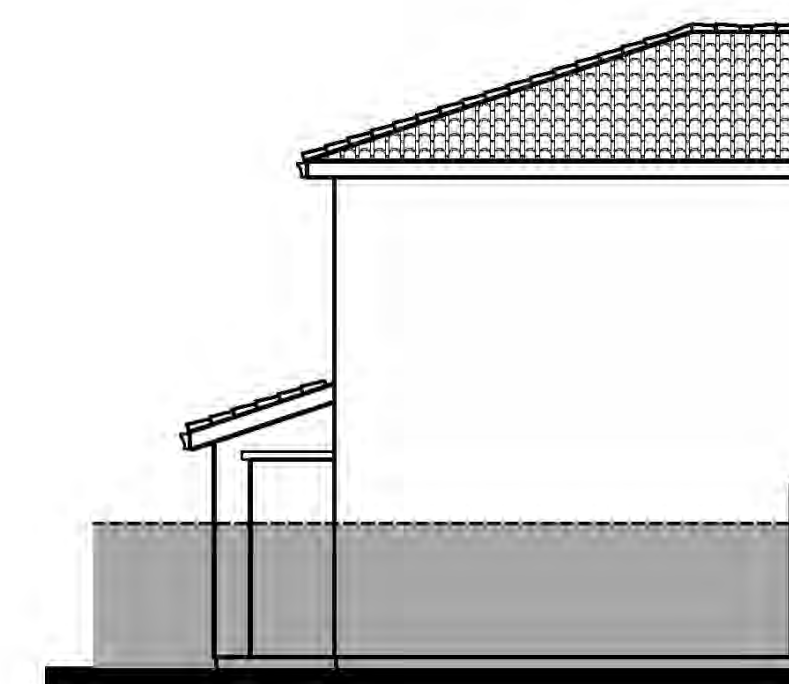
ROOF PLAN 2B
OVERHANG: 12"
RAKE: 6"
ROOF PITCH: 5:12 U.N.O



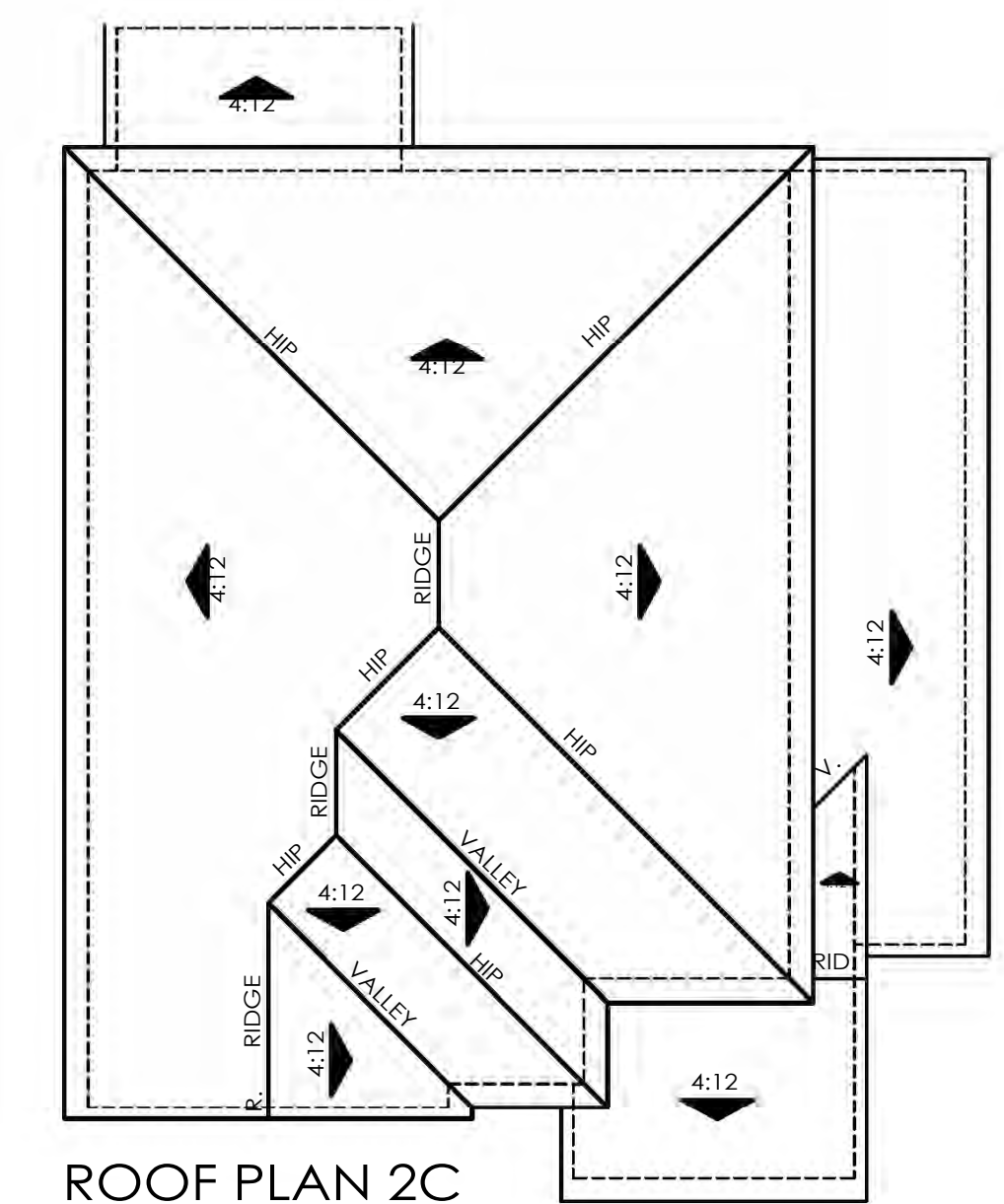
Right Elevation - 2C
Opt. Covered Outdoor Room



Rear Elevation - 2C
Opt. Covered Outdoor Room



Left Elevation - 2C
Opt. Covered Outdoor Room



ROOF PLAN 2C
OVERHANG: 12"
RAKE: 6"
ROOF PITCH: 4:12 U.N.O

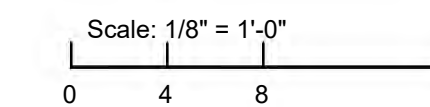


Architecture + Planning
The Leamington Building
1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com



CREEKSTONE
FOLSOM, CA # 2018-0956

SCHEMATIC DESIGN
FEBRUARY 24, 2020



OPT .OUTDOOR ROOMS - PLAN 2

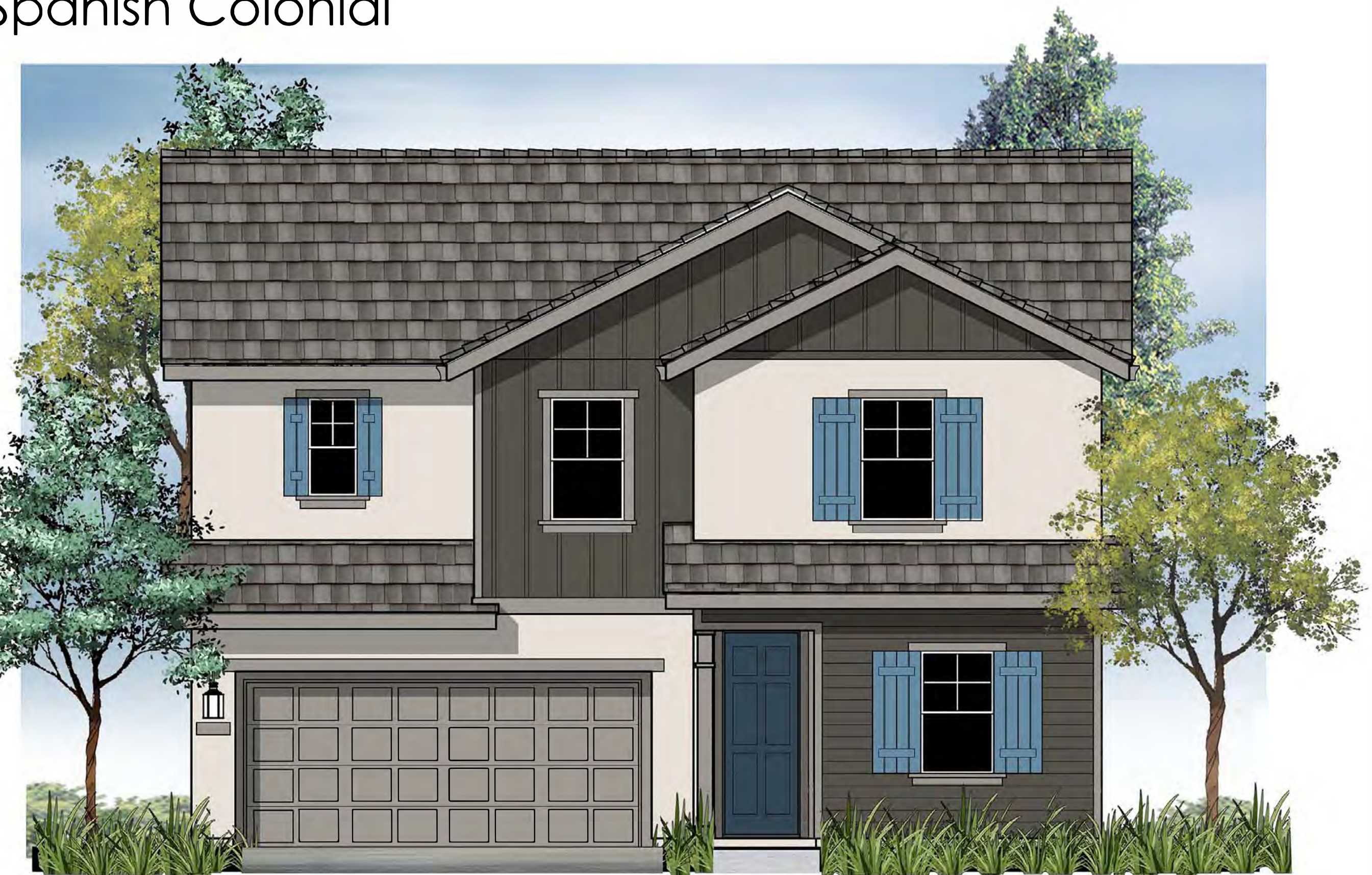
A2.5



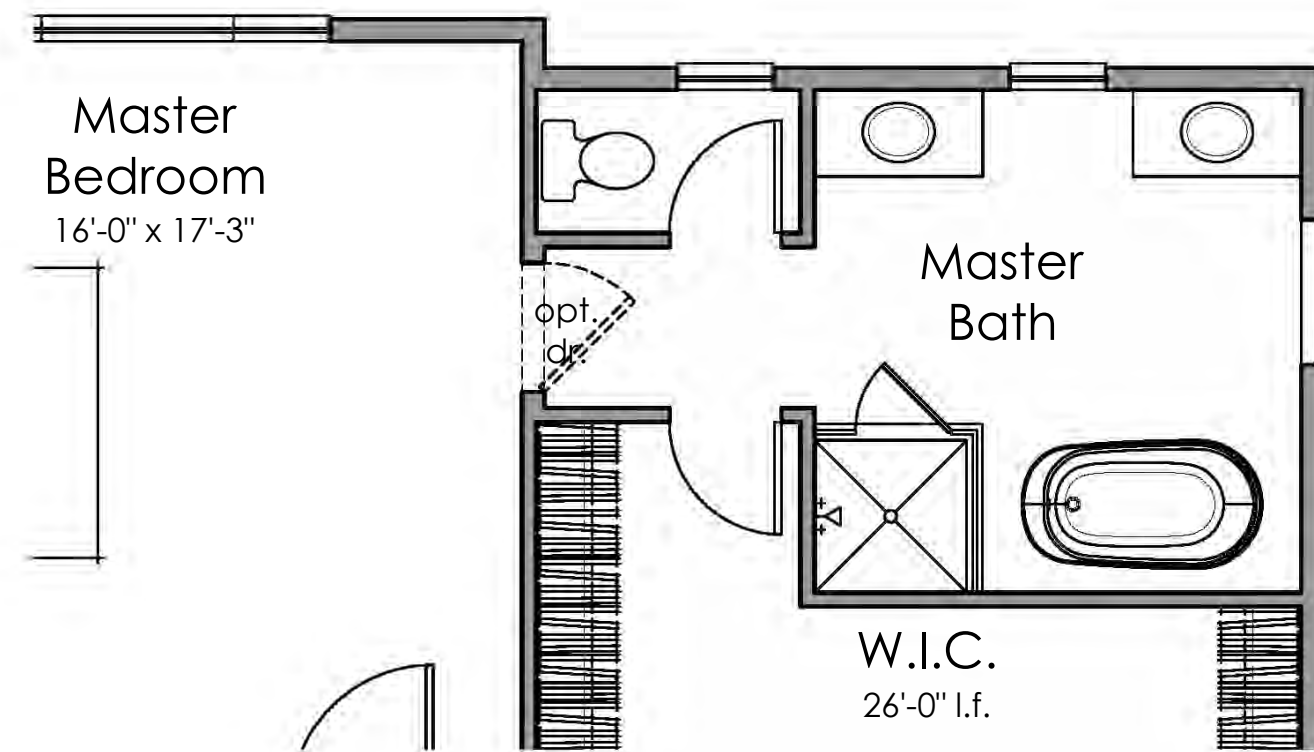
Front Elevation - 3A - Spanish Colonial



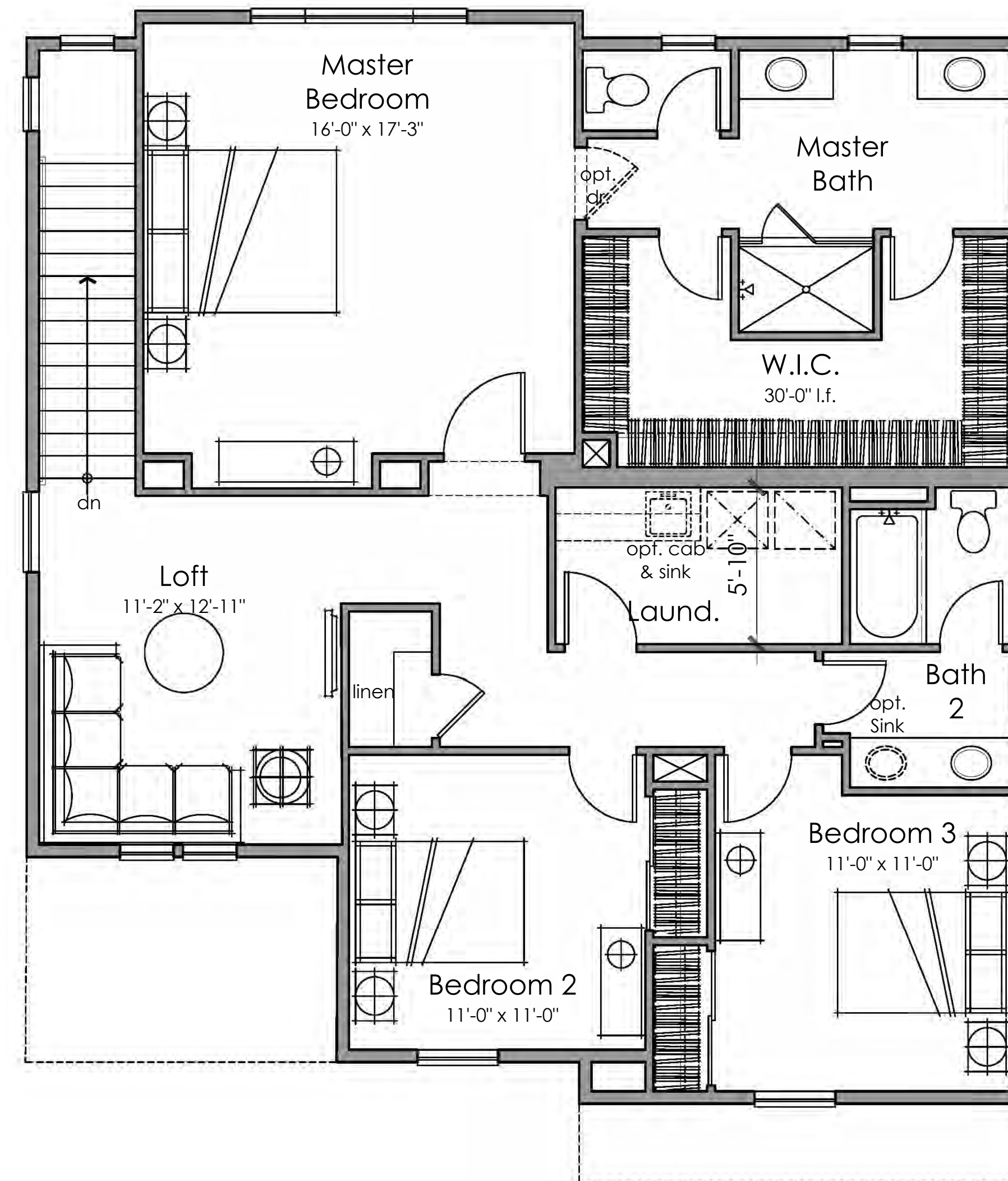
Front Elevation - 3C - Italian Villa



Front Elevation - 3B - Western Farmhouse

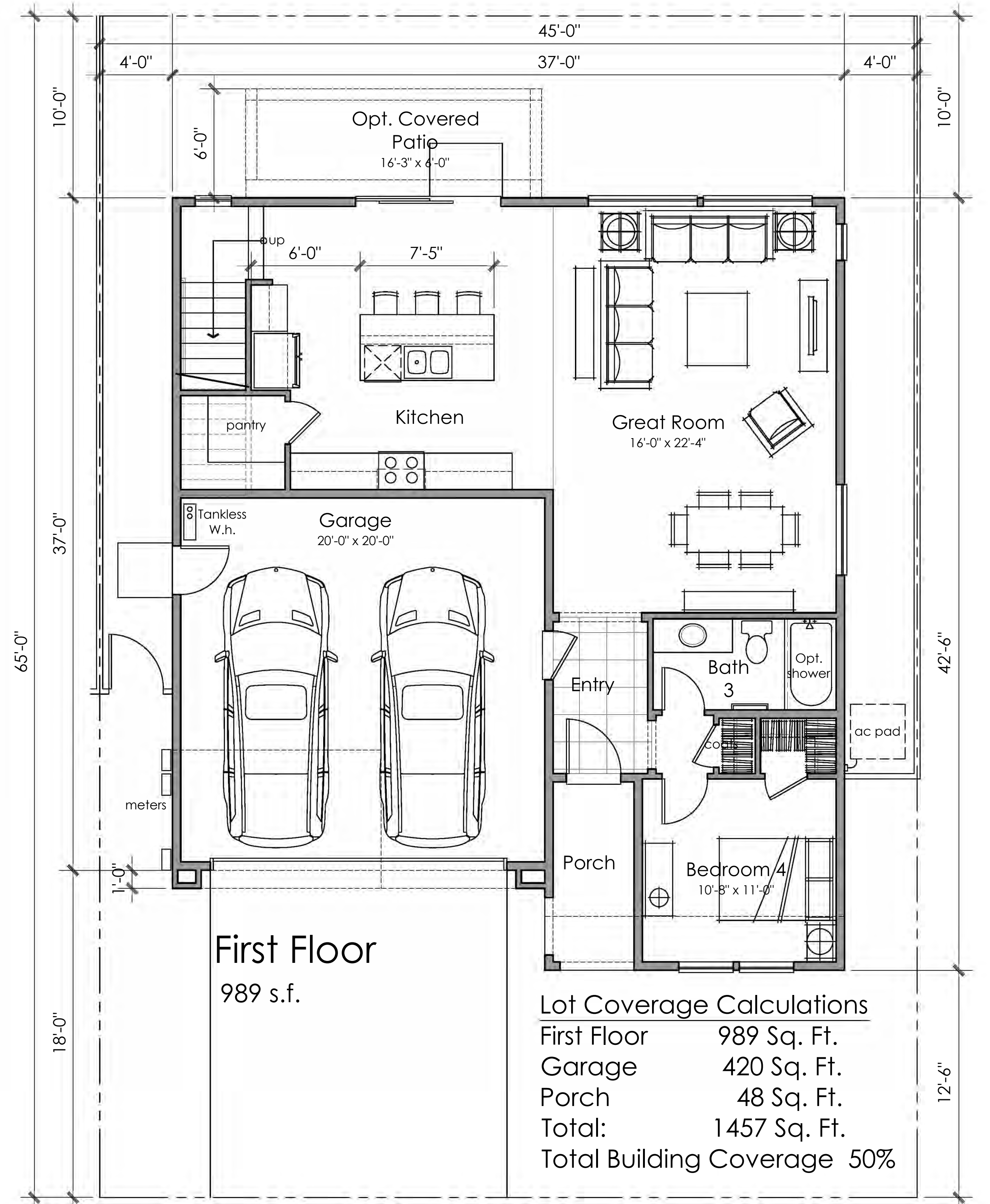


OPT. MASTER BATH



Second Floor
1311 s.f.

Floor Plan
4 Bedrooms + Loft
3 Baths
2300 s.f.



First Floor
989 s.f.

Lot Coverage Calculations	
First Floor	989 Sq. Ft.
Garage	420 Sq. Ft.
Porch	48 Sq. Ft.
Total:	1457 Sq. Ft.
Total Building Coverage 50%	

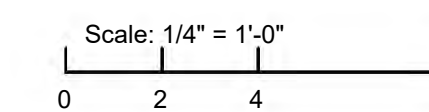


Architecture + Planning
The Leamington Building
1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com



CREEKSTONE
FOLSOM, CA # 2018-0956

SCHEMATIC DESIGN
FEBRUARY 24, 2020



PLAN 3 FLOOR PLAN

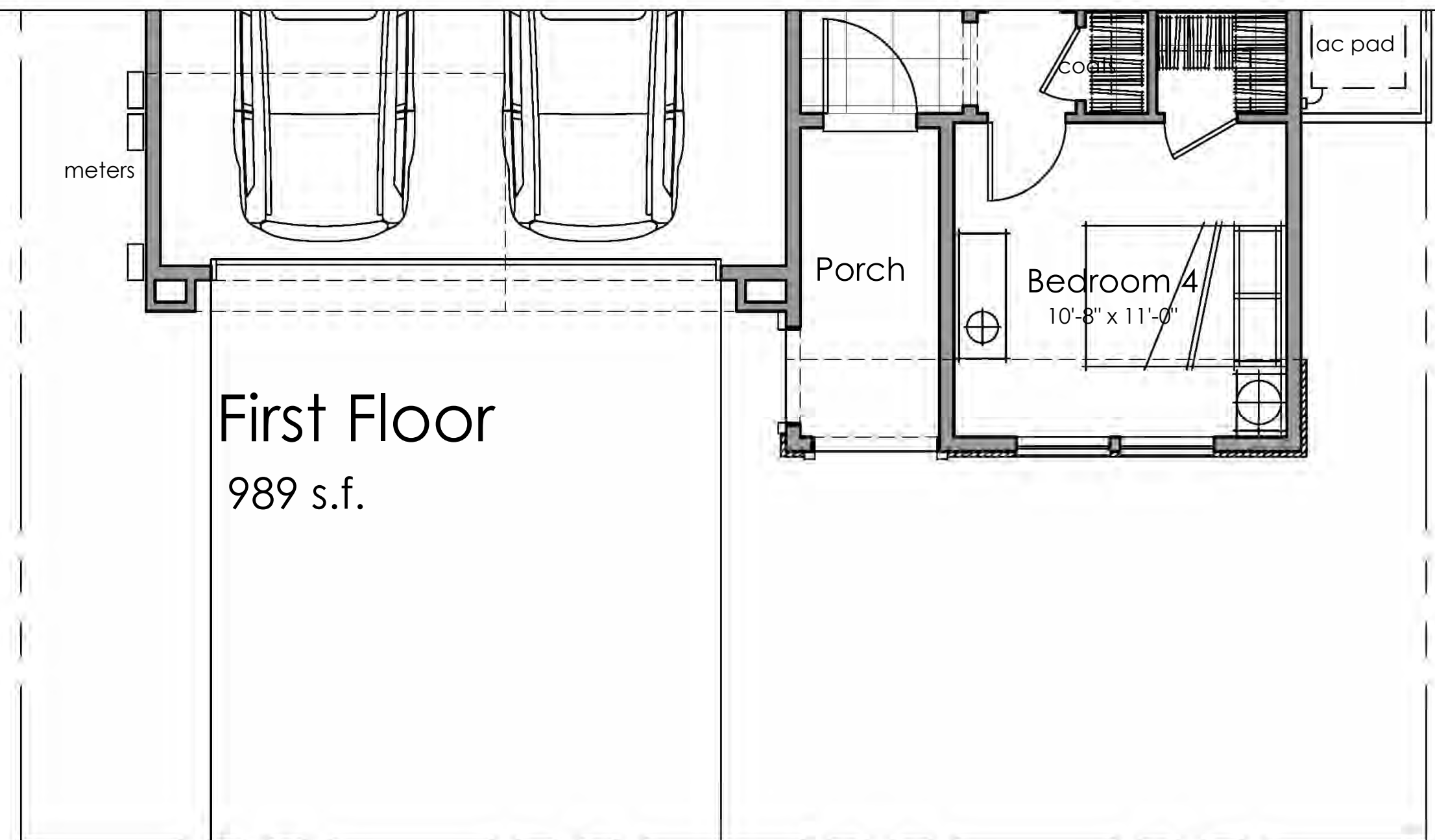
A3.1



Second Floor
1311 s.f.

Lot Coverage Calculations 3C

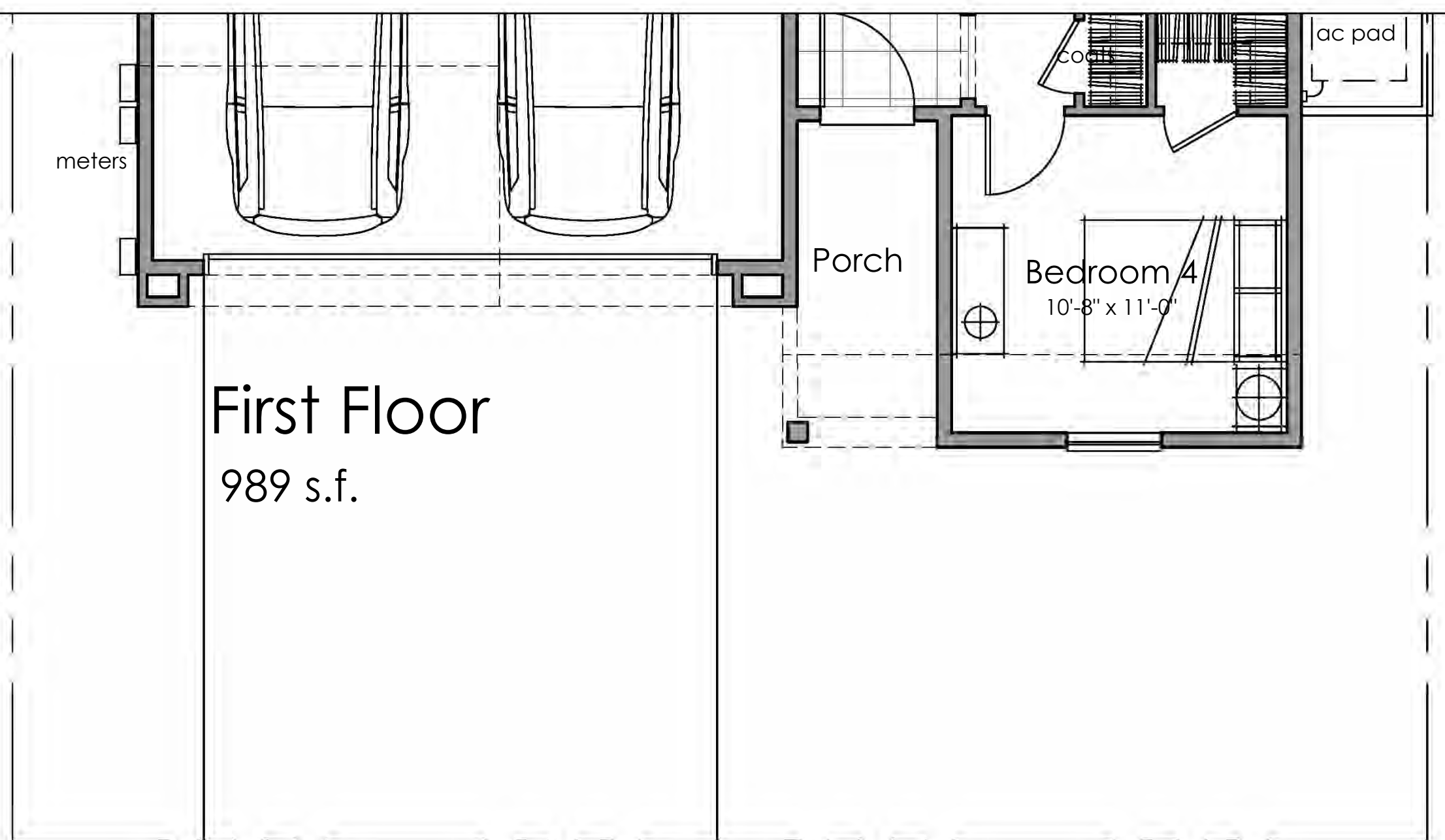
First Floor	989 Sq. Ft.
Garage	420 Sq. Ft.
Porch	48 Sq. Ft.
Total:	1457 Sq. Ft.
Total Building Coverage 50%	



Second Floor
1311 s.f.

Lot Coverage Calculations 3B

First Floor	989 Sq. Ft.
Garage	420 Sq. Ft.
Porch	48 Sq. Ft.
Total:	1457 Sq. Ft.
Total Building Coverage 50%	



SPANISH COLONIAL
Characterized by simply articulated
details and adaptability

DESIGN ELEMENTS

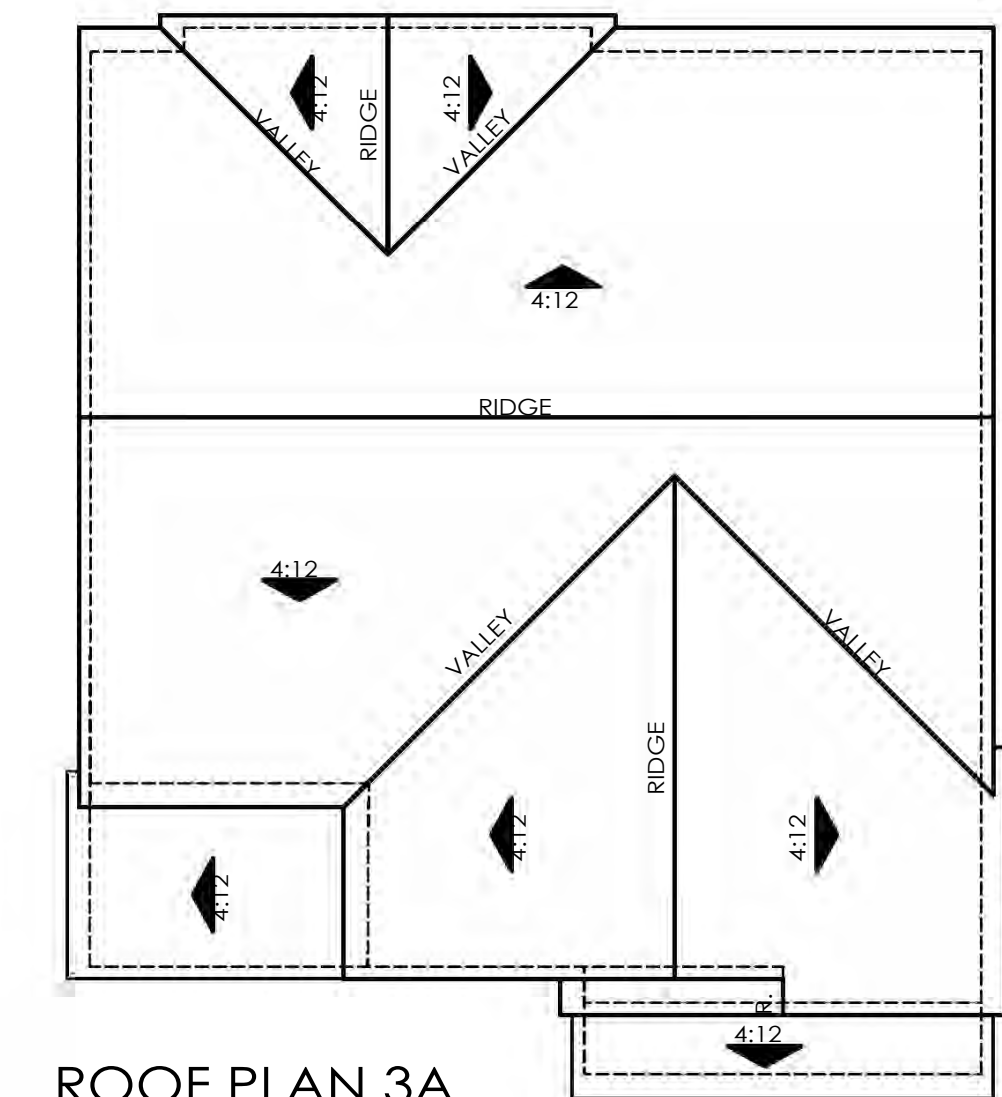
Two Story Massing
Stucco Exterior Finish
Villa Shaped Concrete Tile
Gently Pitched Roofs

ENHANCED DESIGN ELEMENTS

Corbel Details
Shutters
Faux Clay Outlookers

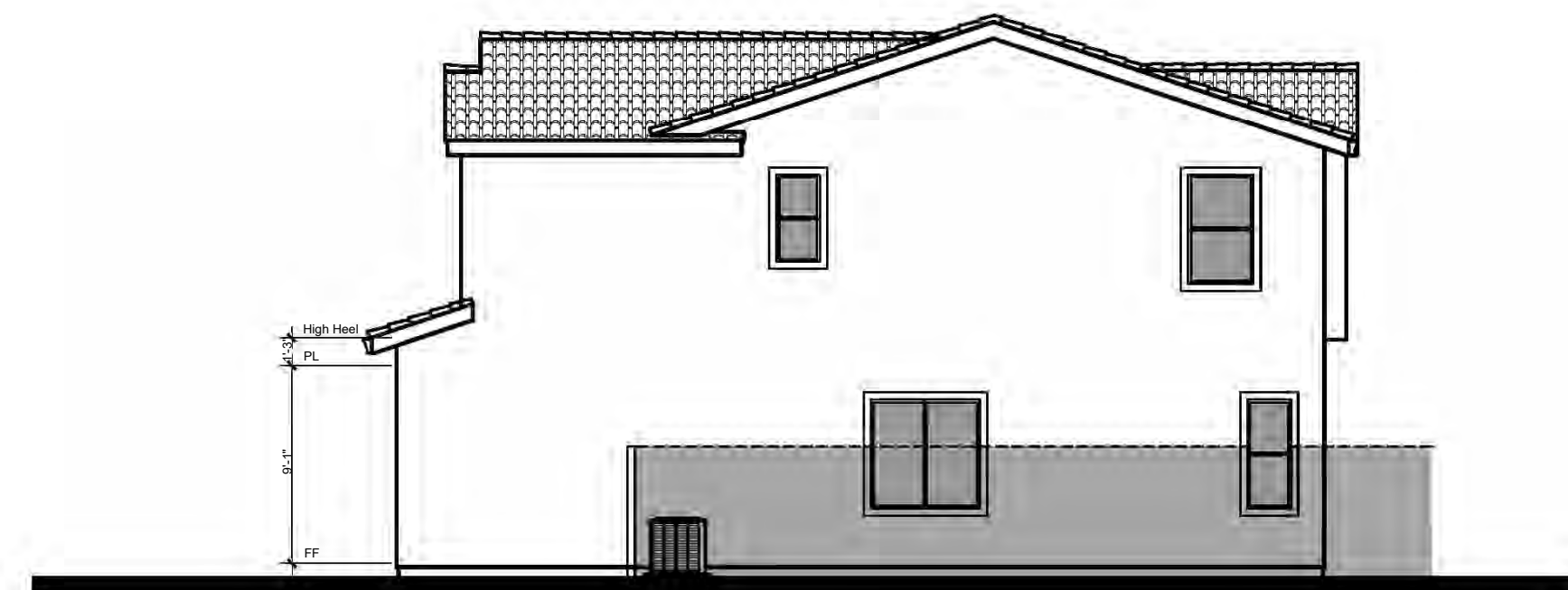


Front Elevations - 3A - Spanish Colonial



ROOF PLAN 3A
OVERHANG : 12"
RAKE : 5"
ROOF PITCH : 4:12 U.N.O.

Scale: 1/8" = 1'-0"
0 4 8 16



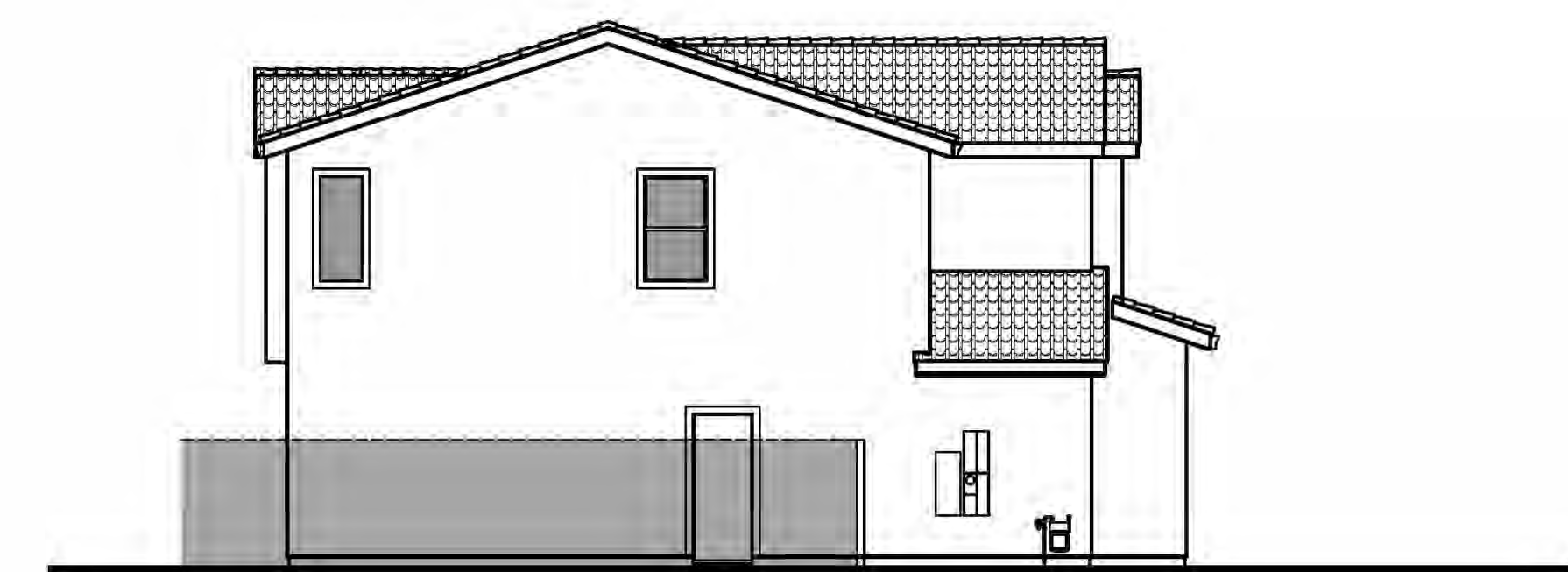
Right Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Rear Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Left Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Rear at Enhanced Lots

Scale: 1/8" = 1'-0"
0 4 8 16



Architecture + Planning
The Leamington Building
1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com



CREEKSTONE
FOLSOM, CA # 2018-0956

SCHEMATIC DESIGN
FEBRUARY 24, 2020

Scale: 1/4" = 1'-0"
0 2 4 8

EXTERIOR ELEVATIONS - PLAN 3A

A3.2

WESTERN FARMHOUSE
Characterized by an asymmetrical, casual cottage look. It represents a practical and picturesque country home.

DESIGN ELEMENTS

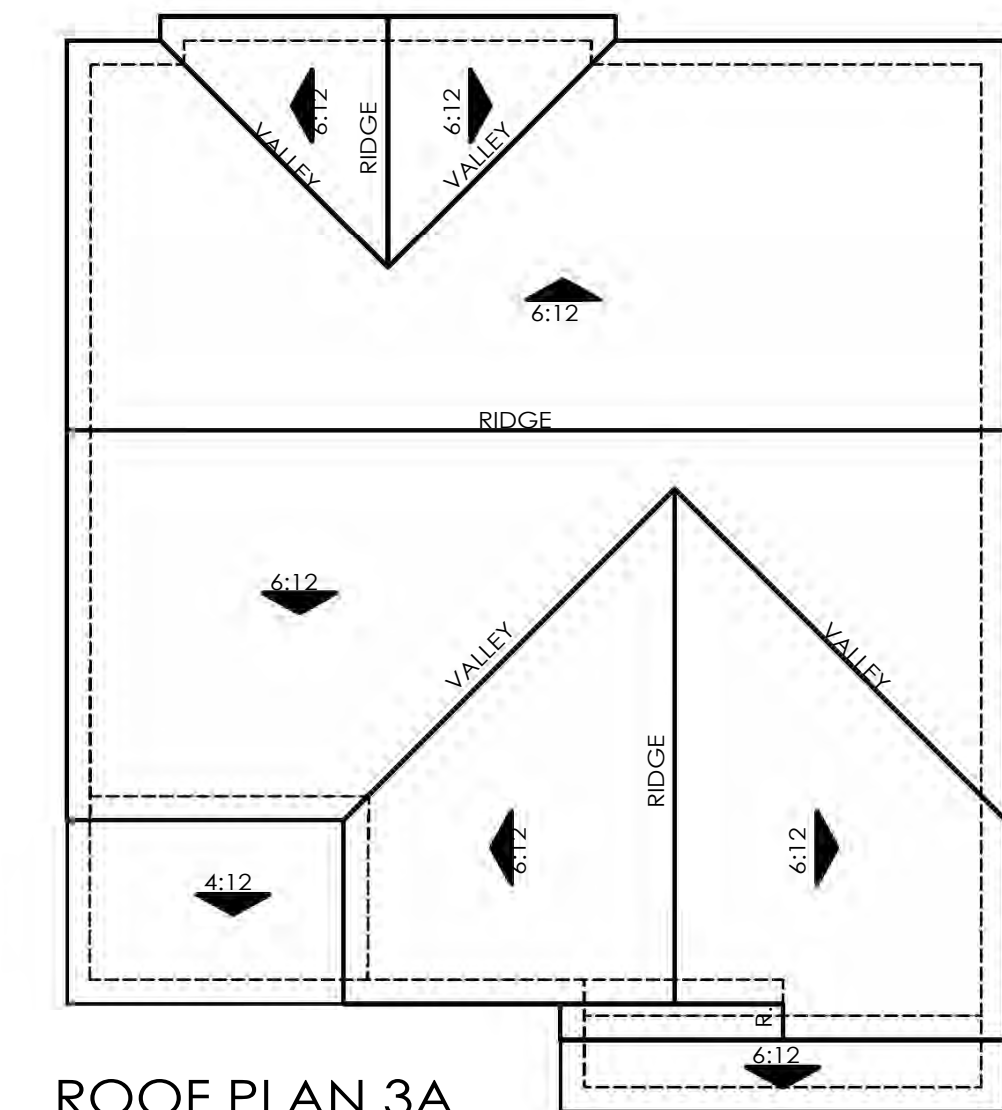
- Two Story Massing
- Stucco Exterior Finish
- Flat Concrete Tile
- Steeper Pitched Roofs

ENHANCED DESIGN ELEMENTS

- Board and Batt



Front Elevations - 3B - Western Farmhouse



ROOF PLAN 3A
OVERHANG : 12"
RAKE : 0"
ROOF PITCH : 4:12 U.N.O.

Scale: 1/8" = 1'-0"
0 4 8 16



Right Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Rear Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Left Elevation

Scale: 1/8" = 1'-0"
0 4 8 16



Rear at Enhanced Lots

Scale: 1/8" = 1'-0"
0 4 8 16

NOTE: 4' BERM + 6' WALL AT LOTS, WHERE REAR ENHANCED ELEVATIONS OCCUR



Architecture + Planning
The Leamington Building
1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com



CREEKSTONE
FOLSOM, CA # 2018-0956

SCHEMATIC DESIGN
FEBRUARY 24, 2020

Scale: 1/4" = 1'-0"
0 2 4 8

EXTERIOR ELEVATIONS - PLAN 3B

A3.3

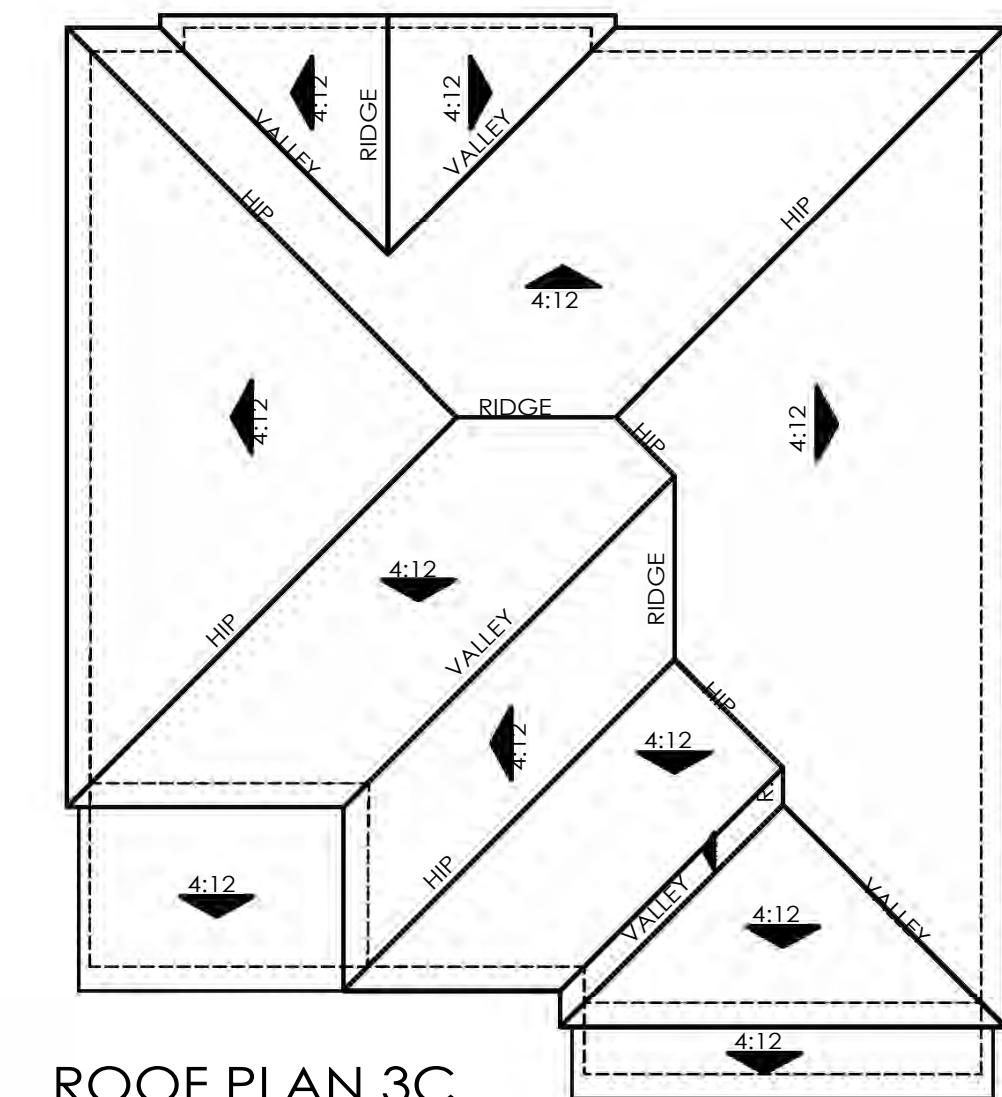
ITALIAN VILLA
Characterized by a formal and elegant facade.

DESIGN ELEMENTS

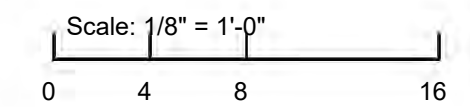
Two Story Massing
Stucco Exterior Finish
Villa Shaped Concrete Tile
Gently Pitched Roofs

ENHANCED DESIGN ELEMENTS

Corbels
Stone Veneer
Faux Clay Outlookers



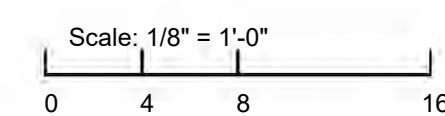
ROOF PLAN 3C
OVERHANG: 12"
RAKE: 5"
ROOF PITCH: 4:12 U.N.O.



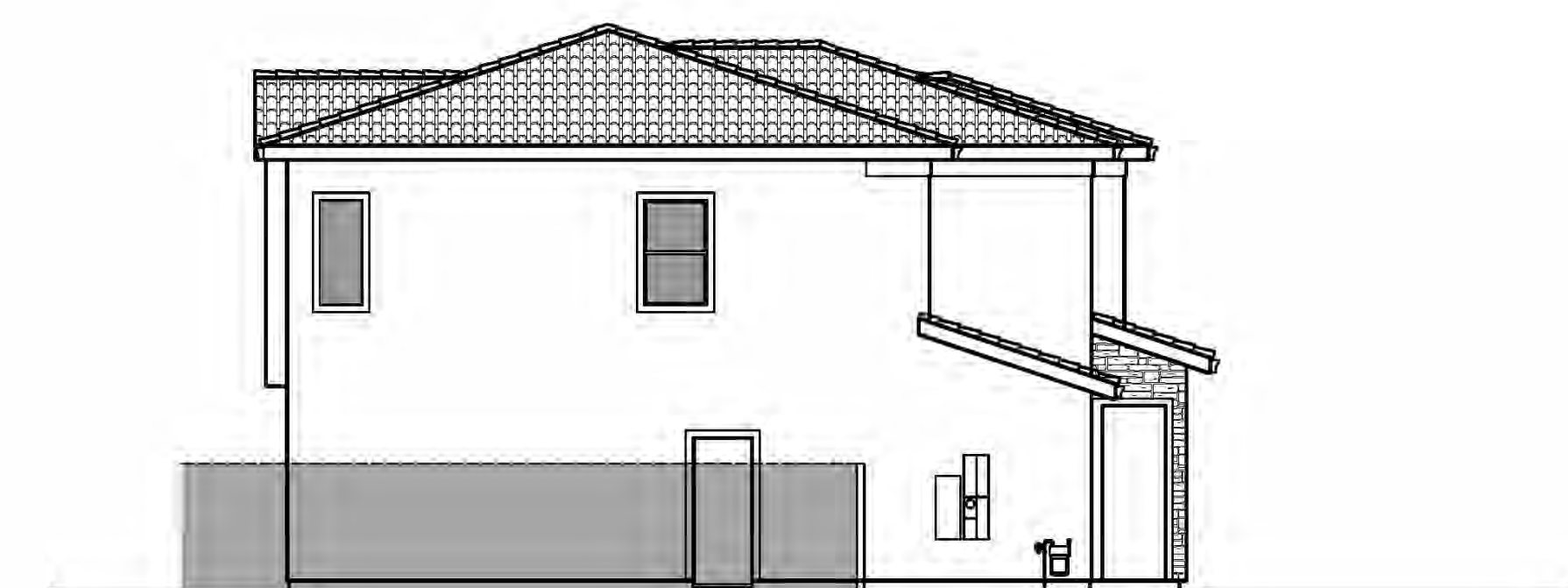
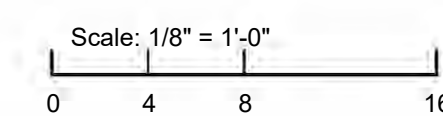
Front Elevations - 3C - Italian Villa



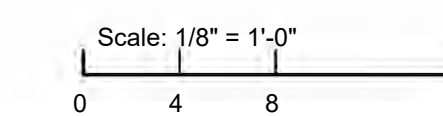
Right Elevation



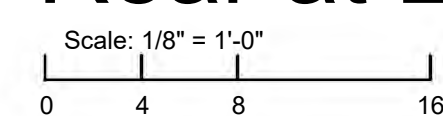
Rear Elevation



Left Elevation



Rear at Enhanced Lots

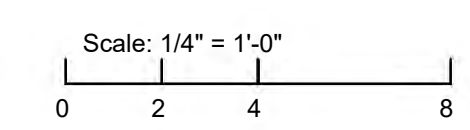


Architecture + Planning
The Leamington Building
1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com



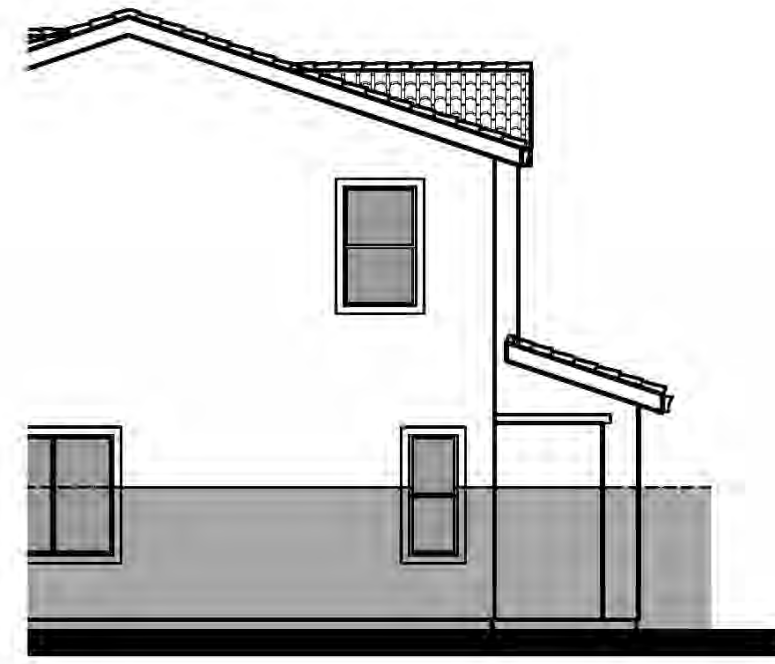
CREEKSTONE
FOLSOM, CA # 2018-0956

SCHEMATIC DESIGN
FEBRUARY 24, 2020

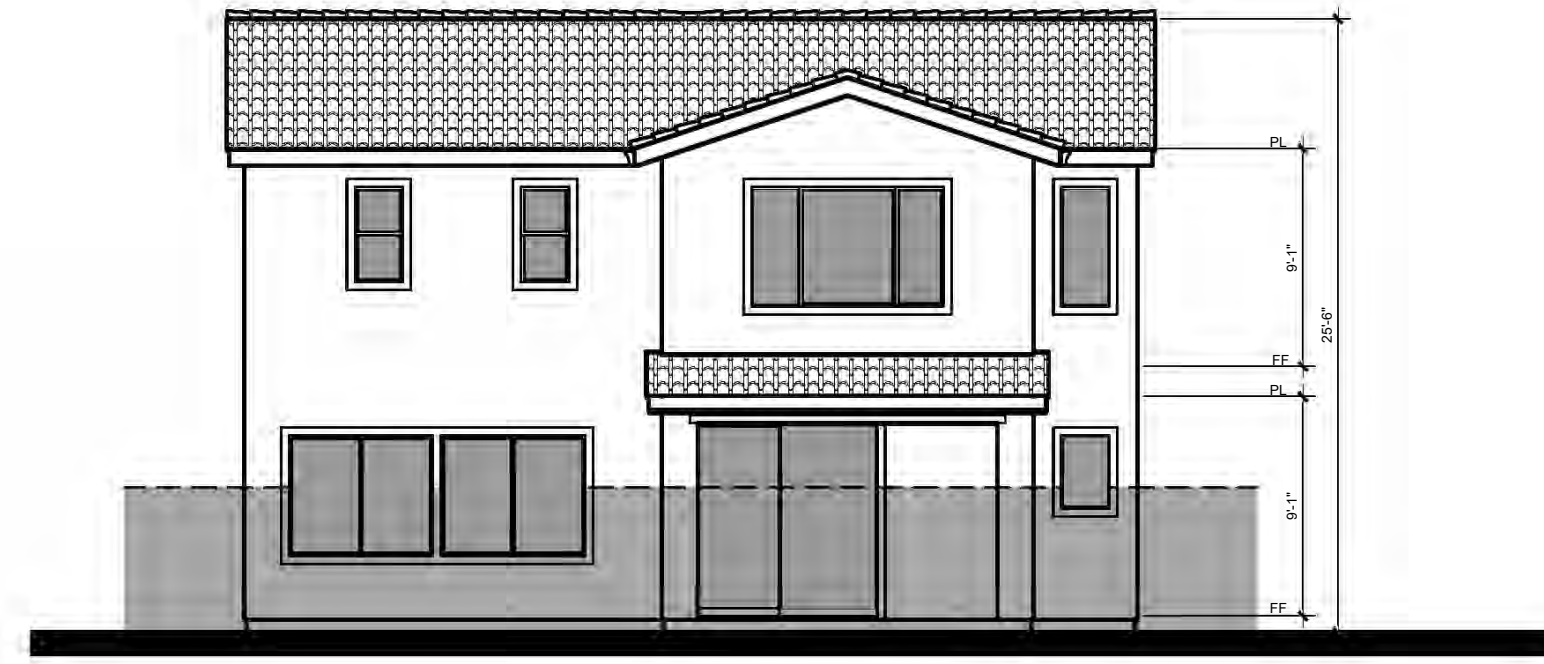


EXTERIOR ELEVATIONS - PLAN 3C

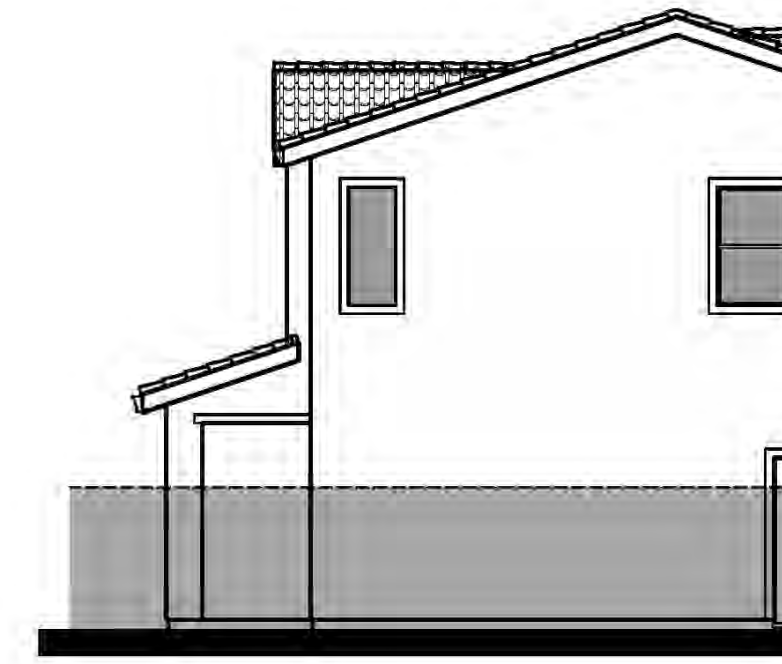
A3.4



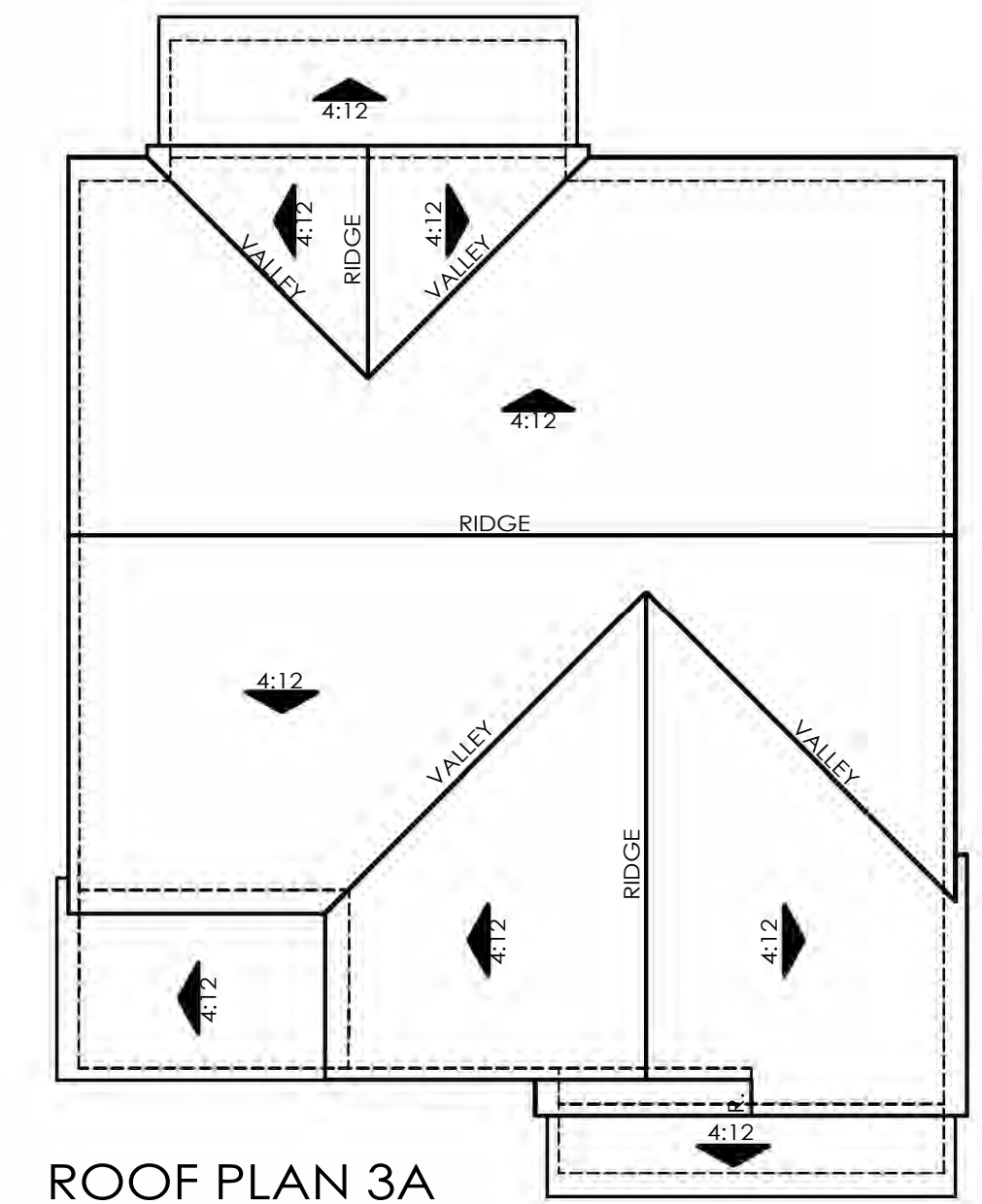
Right Elevation - 3A
Opt. Covered Outdoor Room



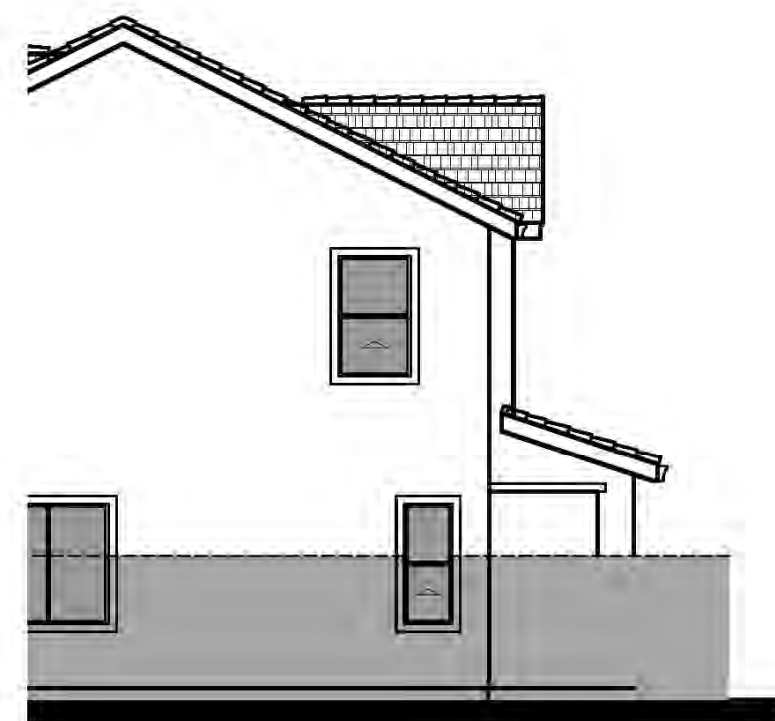
Rear Elevation - 3A
Opt. Covered Outdoor Room



Left Elevation - 3A
Opt. Covered Outdoor Room



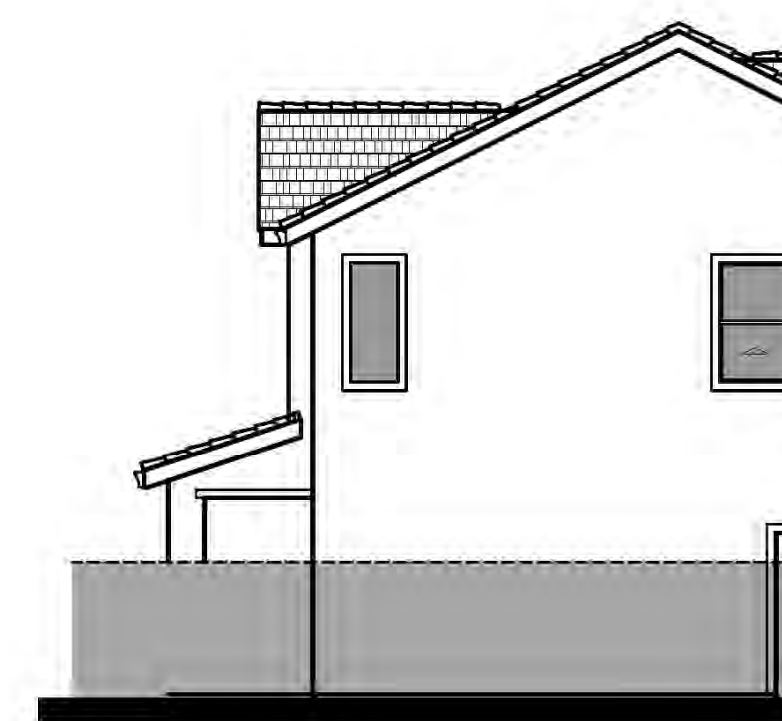
ROOF PLAN 3A
OVERHANG: 12"
RAKE: 6"
ROOF PITCH: 4:12 U.N.O



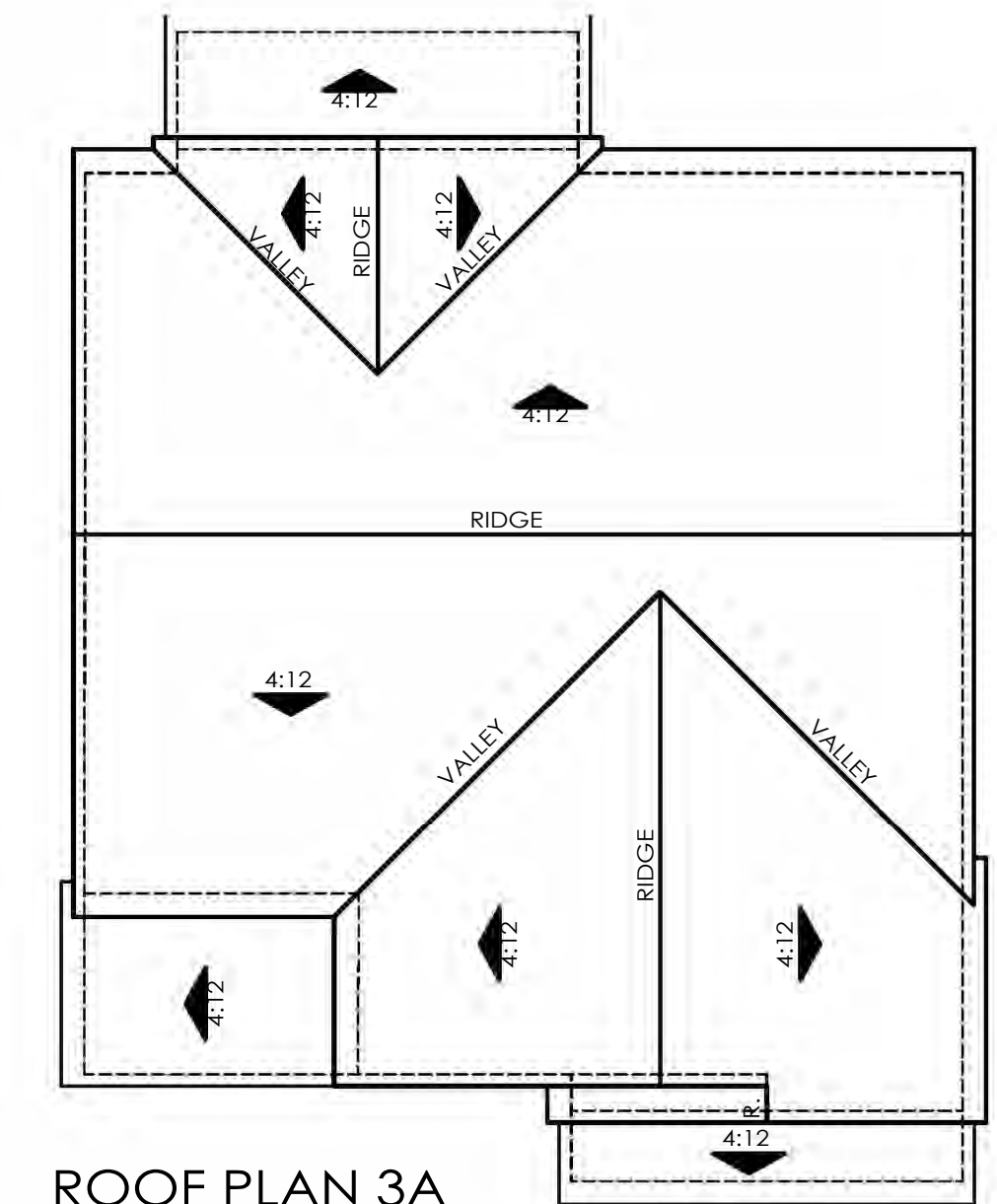
Right Elevation - 3B
Opt. Covered Outdoor Room



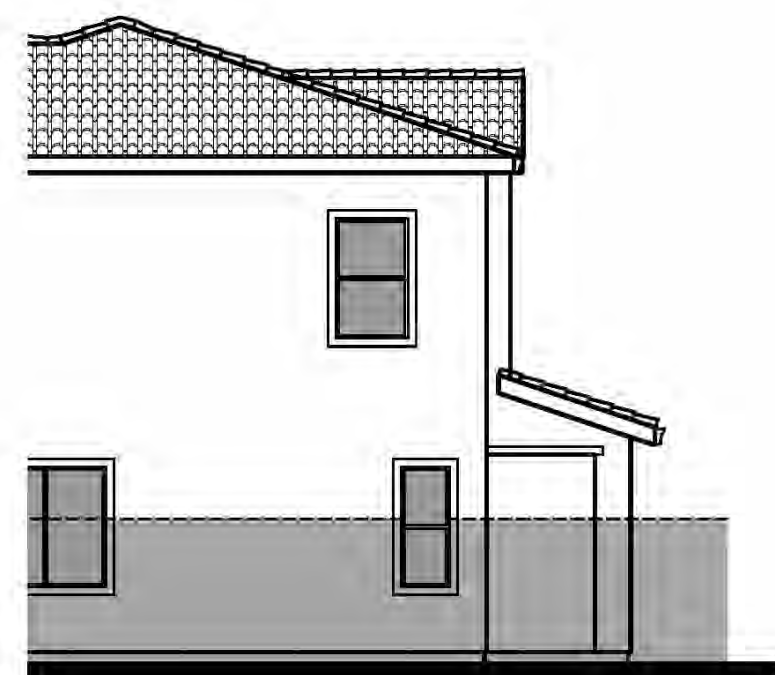
Rear Elevation - 3B
Opt. Covered Outdoor Room



Left Elevation - 3B
Opt. Covered Outdoor Room



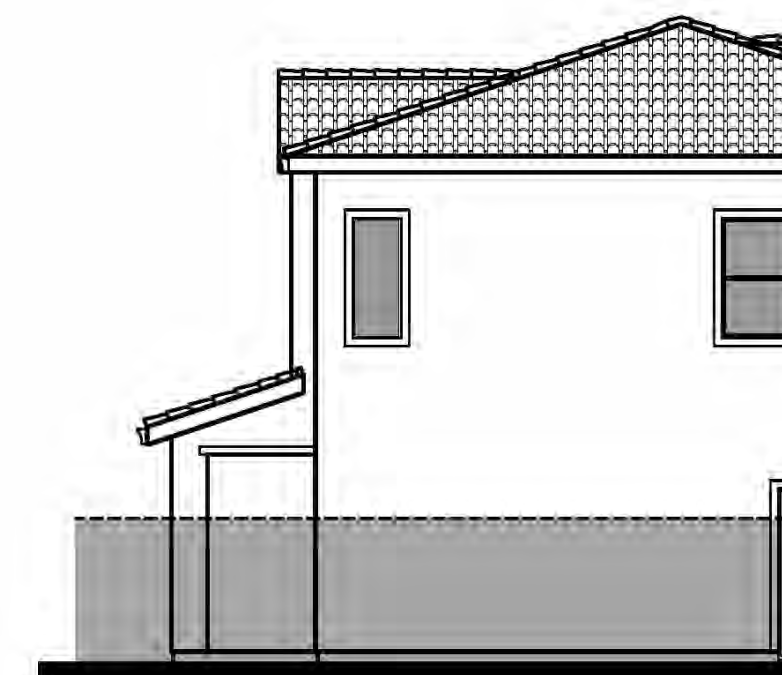
ROOF PLAN 3A
OVERHANG: 12"
RAKE: 6"
ROOF PITCH: 4:12 U.N.O



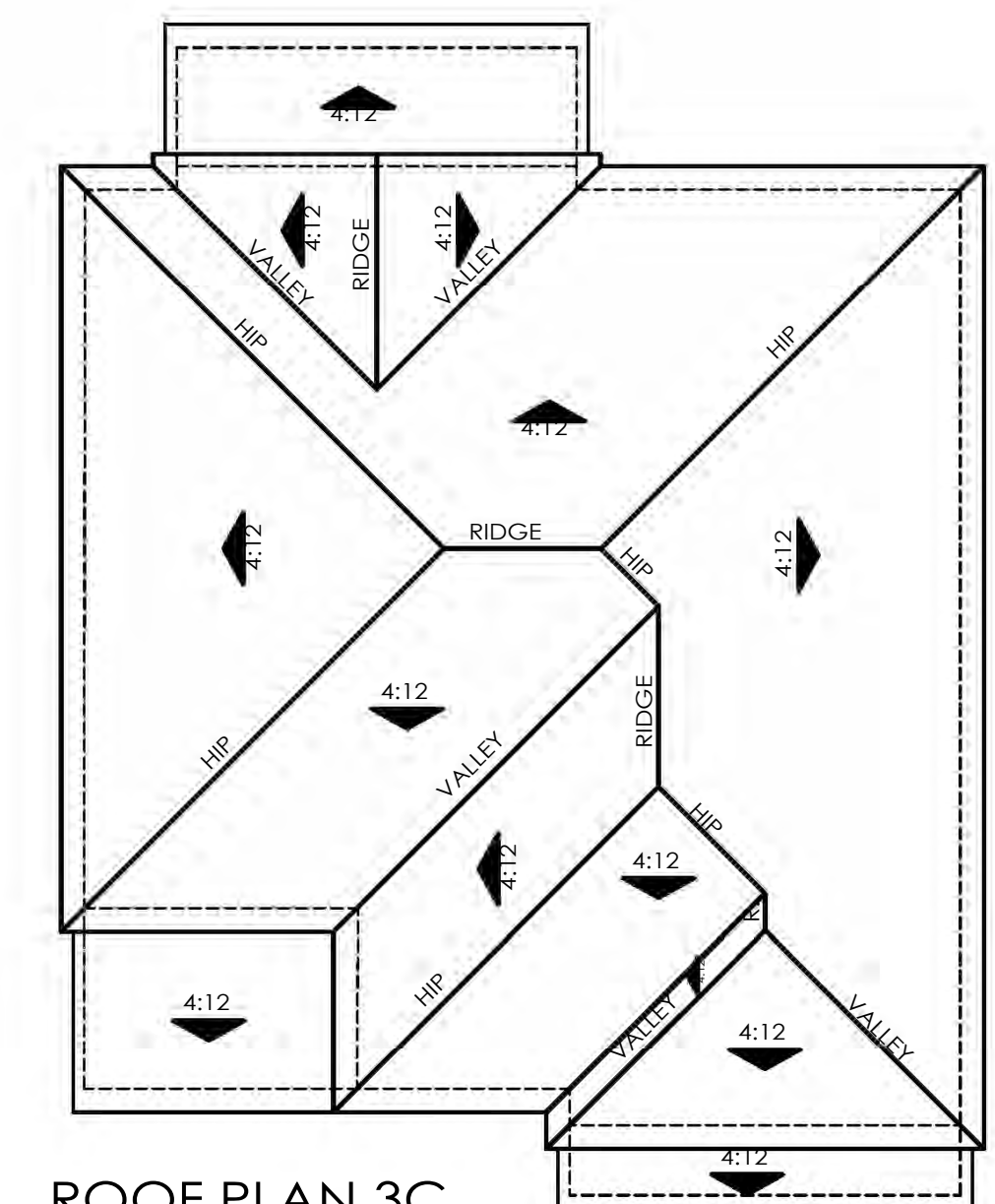
Right Elevation - 3C
Opt. Covered Outdoor Room



Rear Elevation - 3C
Opt. Covered Outdoor Room



Left Elevation - 3C
Opt. Covered Outdoor Room



ROOF PLAN 3C
OVERHANG: 12"
RAKE: 6"
ROOF PITCH: 4:12 U.N.O

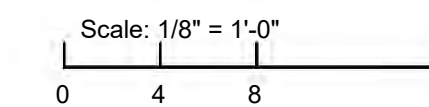


Architecture + Planning
The Leamington Building
1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910
ktgy.com



CREEKSTONE
FOLSOM, CA # 2018-0956

SCHEMATIC DESIGN
FEBRUARY 24, 2020



OPT. OUTDOOR ROOMS - PLAN 3

A3.5



CREEKSTONE

Folsom, CA

PI ANNING sUBmITTAI Exterior Color/material Design

01.10.2020



AT DEsIGN CoNsULTING, INC
2211 michelson Drive suite 450 Irvine, CA 92612
P: 949.724.1619 WWW.ATDEsIGNCoNsULTING.Com

© Copyright - AT Design Consulting Inc. www.atdesignconsulting.com

05/26/2020; Item No. 8.



All samples are approximate. All photo images only represent the general characteristics and colors of the materials, but may not satisfactorily represent the actual color/material or availability at the time of construction.

In our continuing efforts to improve our communities, these are subject to change without notice. Some colors on this form may be shown with upgrades.



CREEKSTONE

Fol Som, CA

Page 1049

Exterior Color/material Design

AT DESIGN
CONSULTING

05/26/2020; Item No. 8.

AT DESIGN
CONSULTING

These color / material and creative design concepts are the intellectual property of AT Design Consulting, a California Corporation.

This creative work is privileged, and exempt from disclosure under applicable law. The use of these materials is restricted.

These materials are intended for the use within this project only during the course of development and may not be used for any other reason without the expressed written authorization of AT Design Consulting, Inc.

AT Design Consulting, Inc. is responsible for aesthetic choices. All colors and materials listed are for color purposes only. manufacturer for all products will be designated and appointed by Client.

All unauthorized use, dissemination, distribution, or reproduction of these materials is strictly prohibited. Any unauthorized use, dissemination, distribution or reproductions will be prosecuted to the full extent of the law.

© AT Design Consulting, Inc.

05/26/2020; Item No. 8.

REVISIONS	5
MISCELLANEOUS ITEMS FOR PAINTING	6
EXTERIOR COLOR + MATERIAL SPECIFICATIONS	7
Elevation A, Spanish Colonial	7
scheme 1	7
scheme 2	8
scheme 3	9
scheme 4	10
Elevation B, Western Farmhouse	11
scheme 5	11
scheme 6	12
scheme 7	13
scheme 8	14
Elevation C, Italian Villa	15
scheme 9	15
scheme 10	16
scheme 11	17
scheme 12	18

05/26/2020; Item No. 8.



CREEKSTONE

Folsom, CA

Page 1052

Exterior Color/material Design

AT DESIGN
CONSULTING

05/26/2020; Item No. 8.

- PAINT MANUFACTURER** All paint to be sherwin Williams, unless otherwise stated differently.
- PAINT APPLICATION** Typical, all paint colors should finish in inside corners.
Fascia boards, overhangs, eaves, headers, etc. should be painted their designated colors with the color being applied on all sides of each item, including the undersides.
- NON-DECORATIVE ITEMS** All non-decorative items such as meter doors, non-decorative vents, etc. to be painted the same color as the
- ROOFTOP METALS** All rooftop metals to be painted to match the darkest color from the roof tile blend from the Color scheme

05/26/2020; Item No. 8.

SCHEME 1: Elevation A, spanish Colonial

Item	Manufacturer	Color # & Name
Main Body (stucco)	sherwin Williams	7551, Greek Villa
Trim (Wood Trim, Fascia Boards, Corbels, Window Trim, Garage man-Door, etc.)	sherwin Williams	7054, suitable Brown
Garage Door	sherwin Williams	7054, suitable Brown
Front Door	sherwin Williams	7061, Night owl
Shutters	sherwin Williams	7054, suitable Brown
Faux Clay Outlookers	sherwin Williams	6061, Tanbark
Gutters & Downspouts	sherwin Williams	Paint to match adjacent surface
Windows		White
Concrete Roof Tile ("s"-Tile)		Capistrano - 3645, sunrise Blend

Photo images seen on screen and/or printed material may not represent actual colors & textures accurately. refer to actual materials for color & texture accuracy.

05/26/2020; Item No. 8.

SCHEME 2: Elevation A, spanish Colonial

Item	Manufacturer	Color # & Name
Main Body (stucco)	sherwin Williams	7569, stucco
Trim (Wood Trim, Fascia Boards, Corbels, Window Trim, Garage man-Door, etc.)	sherwin Williams	7047, Porpoise
Garage Door	sherwin Williams	7047, Porpoise
Front Door	sherwin Williams	6061, Tanbark
Shutters	sherwin Williams	7047, Porpoise
Faux Clay Outlookers	sherwin Williams	6061, Tanbark
Gutters & Downspouts	sherwin Williams	Paint to match adjacent surface
Windows		White
Concrete Roof Tile ("s"-Tile)		Capistrano - 3636, Piedmont Blend

Photo images seen on screen and/or printed material may not represent actual colors & textures accurately. refer to actual materials for color & texture accuracy.



CREEKSTONE

Folsom, CA

05/26/2020; Item No. 8.

SCHEME 3: Elevation A, spanish Colonial

Item	Manufacturer	Color # & Name
Main Body (stucco)	sherwin Williams	6133, muslin
Trim (Wood Trim, Fascia Boards, Corbels, Window Trim, Garage man-Door, etc.)	sherwin Williams	7034, status Bronze
Garage Door	sherwin Williams	7034, status Bronze
Front Door	sherwin Williams	2811, Rookwood Blue Green
Shutters	sherwin Williams	7034, status Bronze
Faux Clay Outlookers	sherwin Williams	6061, Tanbark
Gutters & Downspouts	sherwin Williams	Paint to match adjacent surface
Windows		White
Concrete Roof Tile ("s"-Tile)		Capistrano - sCC8806, Tucson Blend

Photo images seen on screen and/or printed material may not represent actual colors & textures accurately. refer to actual materials for color & texture accuracy.

05/26/2020; Item No. 8.

SCHEME 4: Elevation A, spanish Colonial

Item	Manufacturer	Color # & Name
Main Body (stucco)	sherwin Williams	7527, Nantucket Dune
Trim (Wood Trim, Fascia Boards, Corbels, Window Trim, Garage man-Door, etc.)	sherwin Williams	7060, Attitude Gray
Garage Door	sherwin Williams	7060, Attitude Gray
Front Door	sherwin Williams	7048, Urbane Bronze
Shutters	sherwin Williams	7060, Attitude Gray
Faux Clay Outlookers	sherwin Williams	6061, Tanbark
Gutters & Downspouts	sherwin Williams	Paint to match adjacent surface
Windows		White
Concrete Roof Tile ("s"-Tile)		Capistrano - 3646, sunset Blend

Photo images seen on screen and/or printed material may not represent actual colors & textures accurately. refer to actual materials for color & texture accuracy.

05/26/2020; Item No. 8.

SCHEME 5: Elevation B, Western Farmhouse

Item	Manufacturer	Color # & Name	
Main Body (stucco)	sherwin Williams	7011, Natural Choice	
Board & Batten	sherwin Williams	7061, Night owl	
Trim (Wood Trim, Fascia Boards, Window Trim, Garage man-Door, etc.)	sherwin Williams	7011, Natural Choice	
Garage Door	sherwin Williams	7011, Natural Choice	
Front Door	sherwin Williams	2814, Rookwood Antique Gold	
Shutters	sherwin Williams	7061, Night owl	
Gutters & Downspouts	sherwin Williams	Paint to match adjacent surface	
Windows		White	
Concrete Roof Tile (shake)		Ponderosa - 5690, Pewter Bronze Blend	
MASONRY	Brick	Boral Brick, Insignia series	stags Creek Crest, Queen
	Brick Mortar	o RCo Blended Products (o BP)	soft White
	Brick Lay-Up	<p>Bonding Surface: All surfaces must be clean, free of any dirt and loose debris to create</p> <p>Brick Lay-Up: Brick to be laid in running bond. Unless otherwise directed differently on architectural drawings.</p> <p>Brick Joints: minor obscuring of bricks edge detail. Joints should be brushed and sponged to bring out the sand in the mortar.</p> <p>Brick Face: Do No T cover brick face with mortar. Continually use clean water to brush or sponge the mortar. Brick face should remain clean, not mortar washed or sponged.</p> <p>see sample image to left.</p>	

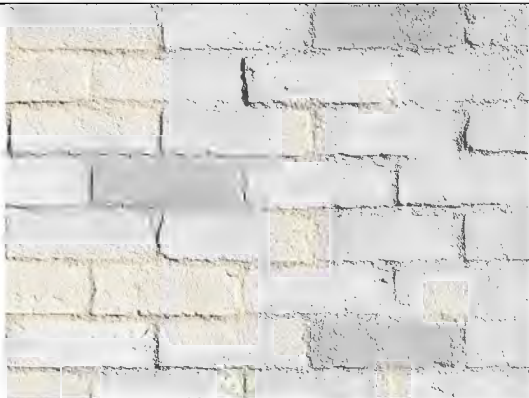


Photo images seen on screen and/or printed material may not represent actual colors & textures accurately. refer to actual materials for color & texture accuracy.

05/26/2020; Item No. 8.

SCHEME 6: Elevation B, Western Farmhouse


	Item	Manufacturer	Color # & Name
	Main Body (stucco)	sherwin Williams	7541, Grecian Ivory
	Board & Batten	sherwin Williams	2843, Roycroft Brass
	Trim (Wood Trim, Fascia Boards, Window Trim, Garage man-Door, etc.)	sherwin Williams	7551, Greek Villa
	Garage Door	sherwin Williams	2843, Roycroft Brass
	Front Door	sherwin Williams	7710, Brandywine
	Shutters	sherwin Williams	2843, Roycroft Brass
	Gutters & Downspouts	sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (shake)		Ponderosa - 5502, Arcadia Canyon Brown
MASONRY	Brick	Eldorado stone	Tundra Brick - I atigo
	Brick Mortar	o RCo Blended Products (o BP)	soft White
	Brick Lay-Up		<p>Bonding Surface: All surfaces must be clean, free of any dirt and loose debris to create</p> <p>Brick Lay-Up: Brick to be laid in running bond. Unless otherwise directed differently on architectural drawings.</p> <p>Brick Joints: minor obscuring of bricks edge detail. Joints should be brushed and sponged to bring out the sand in the mortar.</p> <p>Brick Face: Do No T cover brick face with mortar. Continually use clean water to brush or sponge the mortar. Brick face should remain clean, not mortar washed or sponged.</p> <p>see sample image to left.</p>

Photo images seen on screen and/or printed material may not represent actual colors & textures accurately. refer to actual materials for color & texture accuracy.

05/26/2020; Item No. 8.

SCHEME 7: Elevation B, Western Farmhouse

	Item	Manufacturer	Color # & Name
	Main Body (stucco)	sherwin Williams	7542, Naturel
	Board & Batten	sherwin Williams	7053, Adaptive shade
	Trim (Wood Trim, Fascia Boards, Window Trim, Garage man-Door, etc.)	sherwin Williams	6385, Dover White
	Garage Door	sherwin Williams	7053, Adaptive shade
	Front Door	sherwin Williams	7055, Enduring Bronze
	Shutters	sherwin Williams	7055, Enduring Bronze
	Gutters & Downspouts	sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (shake)		Ponderosa - 5582, Fawn Gray Flashed
MASONRY	Brick	Eldorado stone	Tundra Brick - Chalk Dust
	Brick Mortar	o RCo Blended Products (o BP)	soft White
	Brick Lay-Up	<p>Bonding Surface: All surfaces must be clean, free of any dirt and loose debris to create</p> <p>Brick Lay-Up: Brick to be laid in running bond. Unless otherwise directed differently on architectural drawings.</p> <p>Brick Joints: minor obscuring of bricks edge detail. Joints should be brushed and sponged to bring out the sand in the mortar.</p> <p>Brick Face: Do No T cover brick face with mortar. Continually use clean water to brush or sponge the mortar. Brick face should remain clean, not mortar washed or sponged.</p> <p>see sample image to left.</p>	



Photo images seen on screen and/or printed material may not represent actual colors & textures accurately. refer to actual materials for color & texture accuracy.

05/26/2020; Item No. 8.

SCHEME 8: Elevation B, Western Farmhouse

	Item	Manufacturer	Color # & Name
	Main Body (stucco)	sherwin Williams	9170, Acier
	Board & Batten	sherwin Williams	6070, Heron Plume
	Trim (Wood Trim, Fascia Boards, Window Trim, Garage man-Door, etc.)	sherwin Williams	6070, Heron Plume
	Garage Door	sherwin Williams	6070, Heron Plume
	Front Door	sherwin Williams	0006, Toile Red
	Shutters	sherwin Williams	7069, Iron ore
	Gutters & Downspouts	sherwin Williams	Paint to match adjacent surface
	Windows		White
	Concrete Roof Tile (shake)		Ponderosa - 5679, Light Gray Range
MASONRY	Brick	Eldorado stone	Tundra Brick - Ashland
	Brick Mortar	o RCo Blended Products (o BP)	Chloe
	Brick Lay-Up	<p>Bonding Surface: All surfaces must be clean, free of any dirt and loose debris to create</p> <p>Brick Lay-Up: Brick to be laid in running bond. Unless otherwise directed differently on architectural drawings.</p> <p>Brick Joints: minor obscuring of bricks edge detail. Joints should be brushed and sponged to bring out the sand in the mortar.</p> <p>Brick Face: Do No T cover brick face with mortar. Continually use clean water to brush or sponge the mortar. Brick face should remain clean, not mortar washed or sponged.</p> <p>see sample image to left.</p>	



Photo images seen on screen and/or printed material may not represent actual colors & textures accurately. refer to actual materials for color & texture accuracy.

05/26/2020; Item No. 8.

SCHEME 9: Elevation C, Italian Villa

Item	Manufacturer	Color # & Name
Main Body (stucco)	sherwin Williams	7516, Kestrel White
Trim (Wood Trim, Fascia Boards, etc.)	sherwin Williams	6080, Utterly Beige
Garage Door	sherwin Williams	7019, Gauntlet Gray
Front Door	sherwin Williams	7020, Black Fox
Faux Clay Outlookers	sherwin Williams	6061, Tanbark
Gutters & Downspouts	sherwin Williams	Paint to match adjacent surface
Windows		White
Concrete Roof Tile ("s"-Tile)		Capistrano - 3605, san Benito Blend
MASONRY	Stone	Boral stone (Cultured stone) Cast-Fit - French Gray
	Stone Mortar	o RCo Blended Products (o BP) smoke
	Stone Lay-Up	<p>Bonding Surface: All surfaces must be clean, free of any dirt and loose debris to create an</p> <p>Stone Lay-Up: stones should be laid in a horizontal orientation. stone offset should be 50%.</p> <p>Stone Joints: Stone joints should be 1/4".</p> <p>Stone Face: stone face must remain clean, not mortar washed or sponged. Use only clean water to sponge off the mortar from face of stone. Do No T cover stone face and edge with mortar.</p> <p>see sample Lay-Up image to left.</p>

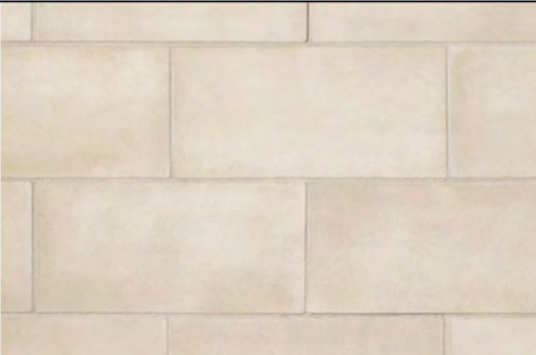


Photo images seen on screen and/or printed material may not represent actual colors & textures accurately. refer to actual materials for color & texture accuracy.

05/26/2020; Item No. 8.

SCHEME 10: Elevation C, Italian Villa

Item	Manufacturer	Color # & Name
Main Body (stucco)	sherwin Williams	6157, Favorite Tan
Trim (Wood Trim, Fascia Boards, etc.)	sherwin Williams	7013, Ivory Lace
Garage Door	sherwin Williams	7013, Ivory Lace
Front Door	sherwin Williams	6201, Thunderous
Faux Clay Outlookers	sherwin Williams	6061, Tanbark
Gutters & Downspouts	sherwin Williams	Paint to match adjacent surface
Windows		White
Concrete Roof Tile ("s"-Tile)		Capistrano - 3645, sunrise Blend
MASONRY	Stone	Eldorado stone
	Stone Mortar	o RCo Blended Products (o BP)
	Stone Lay-Up	<p>Bonding Surface: All surfaces must be clean, free of any dirt and loose debris to create an</p> <p>Stone Lay-Up: stones should be laid in a horizontal orientation. stone offset should be 50%.</p> <p>Stone Joints: Stone joints should be 1/4".</p> <p>Stone Face: stone face must remain clean, not mortar washed or sponged. Use only clean water to sponge off the mortar from face of stone. Do No T cover stone face and edge with mortar.</p> <p>see sample Lay-Up image to left.</p>

CREEKSTONE

Folsom, CA

Photo images seen on screen and/or printed material may not represent actual colors & textures accurately. refer to actual materials for color & texture accuracy.

05/26/2020; Item No. 8.

SCHEME 11: Elevation C, Italian Villa

Item	Manufacturer	Color # & Name
Main Body (stucco)	sherwin Williams	6101, sands of Time
Trim (Wood Trim, Fascia Boards, etc.)	sherwin Williams	7516, Kestrel White
Garage Door	sherwin Williams	7516, Kestrel White
Front Door	sherwin Williams	7041, Van Dyke Brown
Faux Clay Outlookers	sherwin Williams	6061, Tanbark
Gutters & Downspouts	sherwin Williams	Paint to match adjacent surface
Windows		White
Concrete Roof Tile ("s"-Tile)		Capistrano - 3646, sunset Blend
MASONRY	Stone	Boral stone (Cultured stone) Cast-Fit - Parchment
	Stone Mortar	o RCo Blended Products (o BP) smoke
	Stone Lay-Up	<p>Bonding Surface: All surfaces must be clean, free of any dirt and loose debris to create an</p> <p>Stone Lay-Up: stones should be laid in a horizontal orientation. stone offset should be 50%.</p> <p>Stone Joints: Stone joints should be 1/4".</p> <p>Stone Face: stone face must remain clean, not mortar washed or sponged. Use only clean water to sponge off the mortar from face of stone. Do No T cover stone face and edge with mortar.</p> <p>see sample Lay-Up image to left.</p>

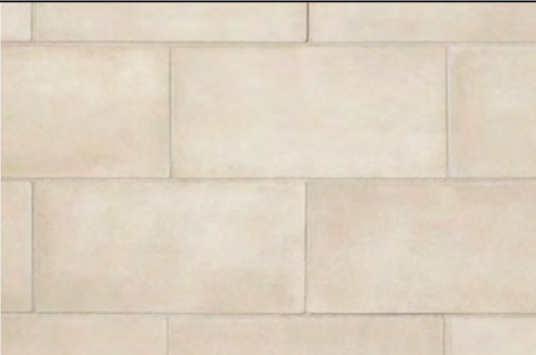


Photo images seen on screen and/or printed material may not represent actual colors & textures accurately. refer to actual materials for color & texture accuracy.

05/26/2020; Item No. 8.

SCHEME 12: Elevation C, Italian Villa

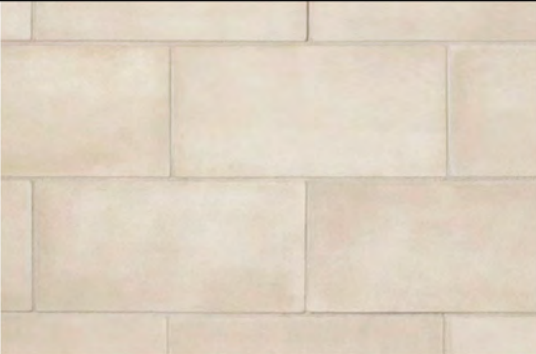
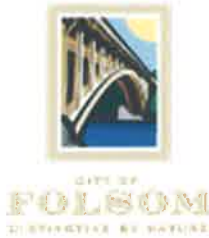
Item	Manufacturer	Color # & Name
Main Body (stucco)	sherwin Williams	7539, Cork Wedge
Trim (Wood Trim, Fascia Boards, etc.)	sherwin Williams	7010, White Duck
Garage Door	sherwin Williams	7053, Adaptive shade
Front Door	sherwin Williams	9100, Umber Rust
Faux Clay Outlookers	sherwin Williams	6061, Tanbark
Gutters & Downspouts	sherwin Williams	Paint to match adjacent surface
Windows		White
Concrete Roof Tile ("s"-Tile)		Capistrano - sCC8806, Tucson Blend
MASONRY	Stone	Eldorado stone
	Stone Mortar	o RCo Blended Products (o BP)
	Stone Lay-Up	 <p>Bonding Surface: All surfaces must be clean, free of any dirt and loose debris to create an</p> <p>Stone Lay-Up: stones should be laid in a horizontal orientation. stone offset should be 50%.</p> <p>Stone Joints: Stone joints should be 1/4".</p> <p>Stone Face: stone face must remain clean, not mortar washed or sponged. Use only clean water to sponge off the mortar from face of stone. Do No T cover stone face and edge with mortar.</p> <p>see sample Lay-Up image to left.</p>

Photo images seen on screen and/or printed material may not represent actual colors & textures accurately. refer to actual materials for color & texture accuracy.

This page is intentionally left blank.



Folsom City Council Staff Report

MEETING DATE:	5/26/2020
AGENDA SECTION:	Public Hearing
SUBJECT:	Resolution No. 10456 – A Resolution Adopting the City Manager’s Fiscal Year 2020-21 Operating and Capital Budgets for the City of Folsom, the Successor Agency, the Folsom Public Financing Authority, and the Folsom Ranch Public Financing Authority
FROM:	Finance Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council pass and adopt Resolution No. 10456 – A Resolution Adopting the City Manager’s Fiscal Year 2020-21 Operating and Capital Budgets for the City of Folsom, the Successor Agency, the Folsom Public Financing Authority, and the Folsom Ranch Public Financing Authority

BACKGROUND / ISSUE

On January 14, 2020, a preliminary budget discussion was held with the City Council, to provide preliminary projections and to ask questions as to City Council priorities for Fiscal Year 2020-21. On January 28, 2020, a second preliminary budget discussion was held to provide the City Council the Fiscal Year 2020-21 “As-is” budget comparison and provide answers to questions asked on January 14, 2020. On February 25, 2020, a FY 2020-21 Outlook and Budget Workshop was held to provide an economic outlook, major revenue, and major expense by categories. Direction provided by the City Council at these three meetings provided the framework for staff to begin the preparation of the FY 2020-21 Budget. The City Manager’s Fiscal Year 2020-21 Preliminary Operating Budget and Capital Improvement Plan (CIP) was presented to the City council on May 12, 2020, during which time staff reviewed the different components of the proposed budget, highlighted the various projects proposed and answered questions by Council Members.

POLICY / RULE

Folsom Municipal Code, Section 3.02.030, Budget

“An Annual Budget shall be prepared by the City Manager, with the assistance of the Finance Director. . . . (G) The City Council shall adopt the annual budget by Resolution by fund and program by affirmative vote of at least three members, on or before the last working day of the last month of the current fiscal year. If the City Council fails to adopt the budget by the last working day of the current fiscal year, the budget as presented by the City Manager shall be deemed adopted.”

ANALYSIS

The FY 2020-21 Operating Budget as presented totaled \$213,133,664. Below is a breakdown by Fund category:

Fund Category	FY21 Proposed Amount
General Fund	\$89,538,474
Enterprise Funds	\$46,420,394
Special Revenue Funds	\$12,044,170
Debt Service Funds	\$13,070,864
Capital Project Funds	\$10,938,101
Internal Service funds	\$22,516,693
Fiduciary Funds	\$18,604,968
Total	\$213,133,664

The FY 2020-21 Operating Budget and CIP also includes 452.5 full and permanent part time positions across all funds. No new positions have been added in this budget.

Due to the COVID-19 emergency it is expected that staff will be returning to the City Council during the fiscal year for possible additional budget appropriations as we ramp up temporarily cancelled programs as public health orders and general fund revenues allow.

The proposed Operating and CIP Budgets are available on the City’s web site, under the Office of Management and Budget/Financial Reports/FY2020-21 Budget.

ATTACHMENTS

1. Resolution No. 10456 – A Resolution adopting the City Manager’s Fiscal Year 2020-21 Operating and Capital Budgets for the City of Folsom, the Successor Agency, the Folsom Public Financing Authority, and the Folsom Ranch Public Financing Authority
2. Summary of Revenues, pages II-26 through II-32
3. Summary of Appropriations, pages II-34 through II-39
4. Staffing Detail, pages VII-18 through VII-26

Submitted,



Stacey Tamagni, Finance Director

ATTACHMENT 1

RESOLUTION NO. 10456

A RESOLUTION ADOPTING THE CITY MANAGER’S FISCAL YEAR 2020-21 OPERATING AND CAPITAL BUDGETS FOR THE CITY OF FOLSOM, THE SUCCESSOR AGENCY, THE FOLSOM PUBLIC FINANCING AUTHORITY, AND THE FOLSOM RANCH PUBLIC FINANCING AUTHORITY

WHEREAS, section 3.02.030 of the Folsom Municipal Code states “An Annual Budget shall be prepared by the City Manager, with the assistance of the Finance Director”; and

WHEREAS, on the 12th day of May 2020, the City Manager presented to the City Council the FY 2020-21 Preliminary Operating Budget and Capital Improvement Plan; and

WHEREAS, the Preliminary Budget includes the budget recommendations of each office and department of the City, including the FY 2020-21 Preliminary Budget for the Successor Agency, the Folsom Public Financing Authority and the Folsom Ranch Public Financing Authority as well as the FY 2020-21 Capital Improvement Plan; and

WHEREAS, the Preliminary Operating Budget and Capital Improvement Plan (CIP) is on file and available for inspection on the City website; and

WHEREAS, the City Council reviewed the Preliminary Operating Budget, CIP, and all components thereof on May 12, 2020 and May 26, 2020,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom that the summary of revenues, summary of appropriations by funds and staffing levels as attached to this resolution, are hereby appropriated to the departments’ offices and operations in the amounts and for the objects and purposes therein stated.

PASSED AND ADOPTED this 26th day of May 2020, by the following roll-call vote:

- AYES:** Council Member(s):
- NOES:** Council Member(s):
- ABSENT:** Council Member(s):
- ABSTAIN:** Council Member(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT 2

Funds	Property Tax	Sales & Use Tax	Transient Occupancy	Real Prop Transfer	Franchise Fees	License & Permits	Inter Gov't Revenues
General Fund							
General Fund	\$ 29,884,989	\$ 22,784,063	\$ 2,375,000	\$ 575,000	\$ 826,000	\$ 2,415,416	\$ 8,460,005
Subtotal General Funds	\$ 29,884,989	\$ 22,784,063	\$ 2,375,000	\$ 575,000	\$ 826,000	\$ 2,415,416	\$ 8,460,005
Special Revenue Funds							
Community Development Block Grant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165,000
Transportation System Management	-	-	-	-	-	-	-
Folsom Arts & Culture Commission	-	-	-	-	-	-	-
Housing Trust	-	-	-	-	-	-	-
Humbug Willow Creek	-	-	-	-	-	-	-
General Plan	-	-	-	-	-	-	-
Tree Planting & Replacement	-	-	-	-	-	-	-
Community Affordable Housing	-	-	-	-	-	-	-
Park Dedication	-	-	-	-	-	-	-
Planning Services	-	-	-	-	-	-	-
Local Transportation Tax	-	-	-	-	-	-	115,000
Historical District	-	-	-	-	-	-	-
Gas Tax - Road Maint & Repair	-	-	-	-	-	-	1,507,831
Gas Tax 2106	-	-	-	-	-	-	300,900
Gas Tax 2107	-	-	-	-	-	-	547,824
Gas Tax 2107.5	-	-	-	-	-	-	715,263
Gas Tax 2105	-	-	-	-	-	-	458,868
Measure A	-	-	-	-	-	-	2,693,470
Traffic Congestion Relief	-	-	-	-	-	-	-
Los Cerros L & L	-	-	-	-	-	-	-
Briggs Ranch L & L	-	-	-	-	-	-	-
Natoma Station L & L	-	-	-	-	-	-	-
Folsom Heights L & L	-	-	-	-	-	-	-
Broadstone Unit 3 L & L	-	-	-	-	-	-	-
Broadstone L & L	-	-	-	-	-	-	-
Hannaford Cross L & L	-	-	-	-	-	-	-
Lake Natoma Shores L & L	-	-	-	-	-	-	-
Cobble Hills/Reflections L & L	-	-	-	-	-	-	-
Sierra Estates L & L	-	-	-	-	-	-	-
Natoma Valley L & L	-	-	-	-	-	-	-
Cobble Ridge L & L	-	-	-	-	-	-	-
Prairie Oaks Ranch L & L	-	-	-	-	-	-	-
Silverbrook L & L	-	-	-	-	-	-	-
Willow Creek East L & L	-	-	-	-	-	-	-
Blue Ravine Oaks L & L	-	-	-	-	-	-	-
Steeplechase L & L	-	-	-	-	-	-	-
Willow Creek South L & L	-	-	-	-	-	-	-
American River Canyon North L & L	-	-	-	-	-	-	-
Willow Springs L & L	-	-	-	-	-	-	-
Willow Springs CFD 11 Mtn. Dist.	-	-	-	-	-	-	-
CFD #12 Mtn. Dist.	-	-	-	-	-	-	-
CFD #13 ARC Mtn. Dist.	-	-	-	-	-	-	-
ARC North L & L Dist. #2	-	-	-	-	-	-	-
The Residences at ARC, North L & L	-	-	-	-	-	-	-
Folsom Plan Area-Sphere of Influence	-	-	-	-	-	-	-
Oaks at Willow Springs	-	-	-	-	-	-	-
ARC North L & L Dist. #3	-	-	-	-	-	-	-
Blue Ravine Oaks No. 2 L & L	-	-	-	-	-	-	-
Folsom Heights #2 L & L	-	-	-	-	-	-	-
Broadstone #4	-	-	-	-	-	-	-
CFD #16 The Islands	-	-	-	-	-	-	-
Willow Creek Estate East L & L Dist	-	-	-	-	-	-	-
Prospect Ridge L & L Dist	-	-	-	-	-	-	-
CFD #18 Maint Dist	-	-	-	-	-	-	-
CFD #19 Maint Dist	-	-	-	-	-	-	-
Police Special Revenue	-	-	-	-	-	-	40,000
Zoo Special Revenue	-	-	-	-	-	-	-
Wetland Open Space Maintenance	-	-	-	-	-	-	-
Subtotal Special Revenue Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,544,156

Charges for Services	Fines & Forfeitures	Interest Revenue	Misc	Transfers In	Use of Fund Balance	Total	
							General Fund
\$ 10,319,345	\$ 196,500	\$ 230,000	\$ 566,144	\$ 10,906,012	\$ -	\$ 89,538,474	General Fund
\$ 10,319,345	\$ 196,500	\$ 230,000	\$ 566,144	\$ 10,906,012	\$ -	\$ 89,538,474	Subtotal General Funds
							Special Revenue Funds
\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ 2,257	\$ 168,457	Community Development Block Grant
25,000	-	1,500	-	-	3,957	30,457	Transportation System Management
-	-	200	1,500	-	18,300	20,000	Folsom Arts & Culture Commission
50,000	-	10,000	-	-	41,956	101,956	Housing Trust
87,790	-	-	-	-	(8,318)	79,472	Humbug Willow Creek
80,000	-	500	-	-	(27,466)	53,034	General Plan
125,000	-	18,000	-	-	287,972	430,972	Tree Planting & Replacement
150,000	-	150,000	-	-	72,360	372,360	Community Affordable Housing
50,000	-	20,000	-	-	128,783	198,783	Park Dedication
200,000	-	8,000	-	-	(18,497)	189,503	Planning Services
-	-	2,000	-	-	53,000	170,000	Local Transportation Tax
5,500	-	150	-	-	(460)	5,190	Historical District
-	-	10,000	-	-	387,169	1,905,000	Gas Tax- Road Maint & Repair
-	-	15,000	-	-	(90,886)	225,014	Gas Tax2106
-	-	8,000	-	-	95,979	651,803	Gas Tax2107
-	-	4,000	-	-	(152,178)	567,085	Gas Tax2107.5
-	-	8,500	-	-	85,434	552,802	Gas Tax2105
-	-	-	-	-	(628,730)	2,064,740	Measure A
-	-	-	-	-	-	-	Traffic Congestion Relief
41,900	-	2,500	-	-	8,188	52,588	Los Cerros L & L
80,700	-	500	-	-	32,443	113,643	Briggs Ranch L & L
172,000	-	-	-	-	48,375	220,375	Natoma Station L & L
22,100	-	400	-	-	(2,887)	19,613	Folsom Heights L & L
20,500	-	1,800	-	-	18,710	41,010	Broadstone Unit 3 L & L
390,000	-	-	-	-	(183,662)	206,338	Broadstone L & L
19,000	-	600	-	-	22,804	42,404	Hannaford Cross L & L
20,700	-	1,500	-	-	20,356	42,556	Lake Natoma Shores L & L
42,500	-	450	-	-	70,063	113,013	Cobble Hills/Reflections L & L
9,000	-	350	-	-	12,902	22,252	Sierra Estates L & L
66,500	-	3,000	-	-	(6,528)	62,972	Natoma Valley L & L
13,400	-	1,600	-	-	11,145	26,145	Cobble Ridge L & L
195,000	-	-	-	-	105,419	300,419	Prairie Oaks Ranch L & L
-	-	2,100	-	-	19,919	22,019	Silverbrook L & L
59,100	-	-	-	-	(6,280)	52,820	Willow Creek East L & L
36,000	-	2,000	-	-	(12,454)	25,546	Blue Ravine Oaks L & L
24,000	-	1,500	-	-	6,237	31,737	Steeplechase L & L
162,000	-	12,000	-	-	(11,233)	162,767	Willow Creek South L & L
104,800	-	2,200	-	-	30,367	137,367	American River Canyon North L & L
14,000	-	800	-	-	31,430	46,230	Willow Springs L & L
110,000	-	8,000	-	-	161,811	279,811	Willow Springs CFD 11 Mtn. Dist.
595,000	-	24,000	-	-	259,946	878,946	CFD #12 Mtn. Dist.
102,500	-	1,800	-	-	48,995	153,295	CFD #13 ARC Mtn. Dist.
12,500	-	3,500	-	-	1,004	17,004	ARC North L & L Dist. #2
20,000	-	1,500	-	-	9,731	31,231	The Residences at ARC, North L & L
-	-	4,000	-	-	(4,000)	-	Folsom Plan Area-Sphere of Influence
-	-	450	-	-	(450)	-	Oaks at Willow Springs
200,000	-	16,000	-	-	(36,234)	179,766	ARC North L & L Dist. #3
32,500	-	3,400	-	-	35,796	71,696	Blue Ravine Oaks No. 2 L & L
61,300	-	4,500	-	-	(12,200)	53,600	Folsom Heights #2 L & L
306,000	-	1,800	-	-	(21,043)	286,757	Broadstone #4
125,000	-	2,500	-	-	(6,388)	121,112	CFD #16 The Islands
95,500	-	1,500	-	-	13,284	110,284	Willow Creek Estate East L & L Dist
10,000	-	200	-	-	14,110	24,310	Prospect Ridge L & L Dist
325,000	-	2,000	-	-	(264,706)	62,294	CFD #18 Maint dist
100,000	-	3,000	-	-	(81,449)	21,551	CFD #19 Maint dist
10,000	-	12,000	-	-	(8,873)	53,127	Police Special Revenue
22,000	-	2,000	70,000	-	66,246	160,246	Zoo Special Revenue
-	-	9,000	-	-	1,698	10,698	Wetland Open Space Maintenance
\$ 4,393,790	\$ -	\$ 391,500	\$ 71,500	\$ -	\$ 643,224	\$ 12,044,170	Subtotal Special Revenue Funds

Funds	Property Tax	Sales & Use Tax	Transient Occupancy	Real Prop Transfer	Franchise Fees	License & Permits	Inter Gov't Revenues
Debt Service Funds							
CCF Debt Service	-	-	-	-	-	-	-
G O School Facilities Bonds DS	-	-	-	-	-	-	-
Folsom South AD Refunding	-	-	-	-	-	-	-
1982-1 Nimbus AD	-	-	-	-	-	-	-
Traffic Signal Refunding	-	-	-	-	-	-	-
Recreation Facility COP DS	-	-	-	-	-	-	-
Folsom Public Financing Authority	-	-	-	-	-	-	-
Folsom Ranch Financing Authority	-	-	-	-	-	-	-
Subtotal Debt Service Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Project Funds							
Supplemental Park Fee	-	-	-	-	-	-	-
Park Improvement	-	-	-	-	-	-	-
Johnny Cash Trail Art	-	-	-	-	-	-	-
Zoo Capital Projects	-	-	-	-	-	-	-
Police Capital	-	-	-	-	-	-	-
Central Folsom Area Capital Projects	-	-	-	-	-	-	-
Fire Capital	-	-	-	-	-	-	-
General Capital	-	-	-	-	-	-	-
Transportation Improvement	-	-	-	-	-	-	-
Drainage Capital	-	-	-	-	-	-	-
Light Rail Transportation	-	-	-	-	-	-	-
General Park Equipment Capital	-	-	-	-	-	-	-
Water Impact	-	-	-	-	-	-	-
Library Development	-	-	-	-	-	-	-
Folsom Plan Area Infrastructure	-	-	-	-	-	-	-
Folsom Plan Area Transit Capital	-	-	-	-	-	-	-
Folsom Plan Area Corp Yard Capital	-	-	-	-	-	-	-
Folsom Plan Area Hwy 50 Imp	-	-	-	-	-	-	-
Folsom Plan Area Hwy 50 Intch.	-	-	-	-	-	-	-
Folsom Plan Area Capital	-	-	-	-	-	-	-
Major Capital and Renovation	-	-	-	-	-	-	-
Prairie Oak 1915 AD	-	-	-	-	-	-	-
CFD #10 Russell Ranch	-	-	-	-	-	-	-
CFD #14 Parkway II	-	-	-	-	-	-	-
Subtotal Capital Project Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Enterprise Funds							
Transit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water	-	-	-	-	-	-	-
Water Capital	-	-	-	-	-	-	-
Water Meters	-	-	-	-	-	-	-
Wastewater	-	-	-	-	-	-	-
Wastewater Capital	-	-	-	-	-	-	-
Critical Augmentation	-	-	-	-	-	-	-
General Augmentation	-	-	-	-	-	-	-
Solid Waste	-	-	-	-	-	-	40,499
Solid Waste Capital	-	-	-	-	-	-	-
Landfill Closure	-	-	-	-	-	-	-
Solid Waste Plan Area Capital	-	-	-	-	-	-	-
Subtotal Enterprise Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,499

Charges for Services	Fines & Forfeitures	Interest Revenue	Misc	Transfers In	Use of Fund Balance	Total	
							Debt Service Funds
-	-	-	-	-	-	-	CCF Debt Service
-	-	-	-	-	-	-	GO School Facilities Bonds DS
-	-	3,500	-	-	(3,500)	-	Folsom South AD Refunding
-	-	9,000	-	-	(9,000)	-	1982-1 Nimbus AD
-	-	-	-	-	-	-	Traffic Signal Refunding
-	-	-	-	-	-	-	Recreation Facility COP DS
9,166,034	-	10,000	-	-	(9,839)	9,166,195	Folsom Public Financing Authority
3,904,669	-	-	-	-	-	3,904,669	Folsom Ranch Financing Authority
\$ 13,070,703	\$ -	\$ 22,500	\$ -	\$ -	\$ (22,339)	\$ 13,070,864	Subtotal Debt Service Funds
							Capital Project Funds
-	-	4,000	-	-	(4,000)	-	Supplemental Park Fee
2,338,800	-	25,000	-	-	(1,779,336)	584,464	Park Improvement
-	-	3,000	2,000	-	-	5,000	Johnny Cash Trail Art
-	-	-	-	34	-	34	Zoo Capital Projects
270,052	-	10,000	-	-	549,948	830,000	Police Capital
-	-	2,000	-	-	(1,735)	265	Central Folsom Area Capital Projects
506,100	-	30,000	-	-	128,114	664,214	Fire Capital
809,105	-	18,000	-	-	(325,523)	501,582	General Capital
2,843,060	-	200,000	-	300,000	1,436,648	4,779,708	Transportation Improvement
498,330	-	20,000	-	-	536,035	1,054,365	Drainage Capital
248,000	-	6,000	-	-	(29,043)	224,957	Light Rail Transportation
45,080	-	1,000	-	-	74,057	120,137	General Park Equipment Capital
204,480	-	40,000	-	-	117,006	361,486	Water Impact
-	-	-	-	-	-	-	Library Development
-	-	-	-	-	-	-	Folsom Plan Area Infrastructure
660,745	-	10,000	-	-	(570,745)	100,000	Folsom Plan Area Transit Capital
417,665	-	5,000	-	-	(2,077)	420,588	Folsom Plan Area Corp Yard Capital
640,145	-	-	-	-	(540,145)	100,000	Folsom Plan Area Hwy 50 Imp
1,301,920	-	-	-	-	(1,201,920)	100,000	Folsom Plan Area Hwy 50 Intch
6,830,445	-	-	-	-	(5,790,445)	1,040,000	Folsom Plan Area Capital
-	-	2,000	-	-	48,000	50,000	Major Capital and Renovation
-	-	-	-	-	-	-	Prairie Oak 1915 AD
-	-	10,000	-	-	(8,699)	1,301	CFD #10 Russell Ranch
-	-	40,000	-	-	(40,000)	-	CFD #14 Parkway II
\$ 17,613,927	\$ -	\$ 426,000	\$ 2,000	\$ 300,034	\$ (7,403,860)	\$ 10,938,101	Subtotal Capital Project Funds
							Enterprise Funds
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Transit
15,706,000	-	145,000	230,000	253,833	2,136,106	18,470,939	Water
467,490	-	75,000	-	-	203,490	745,980	Water Capital
180,000	-	12,000	-	-	139,529	331,529	Water Meters
8,112,200	-	130,000	-	30,133	3,314,741	11,587,074	Wastewater
206,215	-	5,000	-	-	284,734	495,949	Wastewater Capital
-	-	800	-	-	(656)	144	Critical Augmentation
-	-	1,200	-	-	3,770	4,970	General Augmentation
12,390,107	-	45,000	787,500	438,320	440,918	14,142,344	Solid Waste
175,000	-	4,000	-	-	262,465	441,465	Solid Waste Capital
-	-	-	-	100,000	-	100,000	Landfill Closure
259,045	-	1,500	-	-	(160,545)	100,000	Solid Waste Plan Area Capital
\$ 37,496,057	\$ -	\$ 419,500	\$ 1,017,500	\$ 822,286	\$ 6,624,552	\$ 46,420,394	Subtotal Enterprise Funds

Funds	Property Tax	Sales & Use Tax	Transient Occupancy	Real Prop Transfer	Franchise Fees	License & Permits	Inter Gov't Revenues
Internal Service Fund							
Equipment Replacement	-	-	-	-	-	-	-
Risk Management	-	-	-	-	-	-	-
Compensated Leaves	-	-	-	-	-	-	-
Subtotal Internal Service Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fiduciary Funds							
Assessment & CFD Agency Funds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Redevelopment Prop Tax Trust	3,759,514	-	-	-	-	-	-
Redevelopment SA Trust - Housing	-	-	-	-	-	-	-
Folsom Plan Area Specific Plan Fee	-	-	-	-	-	-	-
Subtotal Fiduciary Funds	\$ 3,759,514	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Combined Budget	\$ 33,644,503	\$ 22,784,063	\$ 2,375,000	\$ 575,000	\$ 826,000	\$ 2,415,416	\$ 15,044,660

Charges for Services	Fines & Forfeitures	Interest Revenue	Misc	Transfers In	Use of Fund Balance	Total	
							Internal Service Fund
-	-	45,000	-	-	2,014,674	2,059,674	Equipment Replacement
16,124,093	-	65,000	1,000	-	3,691,926	19,882,019	Risk Management
-	-	15,000	-	-	560,000	575,000	Compensated Leaves
\$ 16,124,093	\$ -	\$ 125,000	\$ 1,000	\$ -	\$ 6,266,600	\$ 22,516,693	Subtotal Internal Service Fund
							Fiduciary Funds
\$ 15,444,906	\$ -	\$ 110,000	\$ -	\$ 91,207	\$ (976,145)	\$ 14,669,968	Assessment & CFD Agency Funds
-	-	70,000	-	-	105,486	3,935,000	Redevelopment Prop Tax Trust
-	-	3,000	-	-	(3,000)	-	Redevelopment SA Trust - Housing
-	-	15,000	-	-	(15,000)	-	Folsom Plan Area Specific Plan Fee
\$ 15,444,906	\$ -	\$ 198,000	\$ -	\$ 91,207	\$ (888,659)	\$ 18,604,968	Subtotal Fiduciary Funds
\$ 114,462,821	\$ 196,500	\$ 1,812,500	\$ 1,658,144	\$ 12,119,539	\$ 5,219,518	\$ 213,133,664	Total Combined Budget



ATTACHMENT 3

Funds	Salaries	Benefits	Operations & Maintenance	Capital Outlays
General Funds				
General Fund	\$ 38,725,666	\$ 27,979,564	\$ 19,028,363	\$ 650,000
Subtotal General Funds	\$ 38,725,666	\$ 27,979,564	\$ 19,028,363	\$ 650,000
Special Revenue Funds				
Community Development Block Grant	\$ -	\$ -	\$ 165,000	\$ -
Traffic System Management	-	-	30,000	-
Folsom Arts & Culture Commission	-	-	20,000	-
Housing Trust	-	-	100,000	-
Humbug Willow Creek	-	-	-	-
General Plan	-	-	50,000	-
Tree Planting & Replacement	-	-	260,000	-
Community Affordable Housing	-	-	260,000	-
Park Dedication	-	-	50,000	-
Planning Services	-	-	180,000	-
Local Transportation Tax	-	-	10,000	-
Historical District	-	-	5,000	-
Gas Tax - Road Maint & Repair	-	-	-	-
Gas Tax 2106	-	-	-	-
Gas Tax 2107	-	-	-	-
Gas Tax 2107.5	-	-	-	-
Gas Tax 2105	-	-	100,000	-
Measure A	-	-	-	-
Traffic Congestion Relief	-	-	-	-
Los Ceros L & L	-	-	46,728	-
Briggs Ranch L & L	-	-	97,200	-
Natoma Station L & L	-	-	183,100	-
Folsom Heights L & L	-	-	18,900	-
Broadstone Unit 3 L & L	-	-	39,718	-
Broadstone L & L	-	-	139,555	-
Hannaford Cross L & L	-	-	37,725	-
Lake Natoma Shores L & L	-	-	38,993	-
Cobble Hills/Reflections L & L	-	-	101,913	-
Sierra Estates L & L	-	-	20,850	-
Natoma Valley L & L	-	-	54,437	-
Cobble Ridge L & L	-	-	24,526	-
Prairie Oaks Ranch L & L	-	-	234,022	-
Silverbrook L & L	-	-	20,458	-
Willow Creek East L & L	-	-	50,809	-
Blue Ravine Oaks L & L	-	-	24,375	-
Steeplechase L & L	-	-	26,912	-
Willow Creek South L & L	-	-	151,462	-
American River Canyon North L & L	-	-	131,900	-
Willow Springs L & L	-	-	45,428	-
Willow Springs CFD 11 Mtn. Dist.	-	-	262,934	-
CFD #12 Mtn. Dist.	-	-	801,957	-
CFD #13 ARC Mtn. Dist.	-	-	129,792	-
ARC North L & L Dist. #2	-	-	16,578	-
The Residences at ARC, North L & L	-	-	26,659	-
Folsom Plan Area-Sphere of Influence	-	-	-	-
Oaks at Willow Springs	-	-	-	-
ARC North L & L Dist. #3	-	-	159,482	-
Blue Ravine Oaks L & L Dist. #2	-	-	66,805	-
Folsom Heights L & L Dist. #2	-	-	47,486	-
Broadstone #4	-	-	275,776	-
CFD #16 The Islands	-	-	105,405	-
Willow Creek Estates East L & L Dist	-	-	93,400	-
Prospect Ridge L & L Dist	-	-	18,927	-
CFD #18 Maint Dist	-	-	61,174	-
CFD #19 Maint Dist	-	-	21,050	-
Police Special Revenue	-	-	50,000	-
Zoo Special revenue	-	-	160,000	-
Wetland Open Space Maintenance	-	-	10,000	-
Subtotal Special Revenue Funds	\$ -	\$ -	\$ 5,026,436	\$ -

Debt Service	Capital Improvements	Transfers Out	Total	
				General Funds
\$ 904,881	\$ 2,250,000	\$ -	\$ 89,538,474	General Fund
\$ 904,881	\$ 2,250,000	\$ -	\$ 89,538,474	Subtotal General Funds
				Special Revenue Funds
\$ -	\$ -	\$ 3,457	\$ 168,457	Community Development Block Grant
-	-	457	30,457	Traffic System Management
-	-	-	20,000	Folsom Arts & Culture Commission
-	-	1,956	101,956	Housing Trust
-	-	79,472	79,472	Humbug Willow Creek
-	-	3,034	53,034	General Plan
-	-	170,972	430,972	Tree Planting & Replacement
-	-	112,360	372,360	Community Affordable Housing
-	-	148,783	198,783	Park Dedication
-	-	9,503	189,503	Planning Services
-	-	160,000	170,000	Local Transportation Tax
-	-	190	5,190	Historical District
-	1,905,000	-	1,905,000	Gas Tax- Road Maint & Repair
-	-	225,014	225,014	Gas Tax 2106
-	-	651,803	651,803	Gas Tax 2107
-	-	567,085	567,085	Gas Tax 2107.5
-	100,000	352,802	552,802	Gas Tax 2105
-	1,525,000	539,740	2,064,740	Measure A
-	-	-	-	Traffic Congestion Relief
-	-	5,860	52,588	Los Cerros L & L
-	-	16,443	113,643	Briggs Ranch L & L
-	-	37,275	220,375	Natoma Station L & L
-	-	713	19,613	Folsom Heights L & L
-	-	1,292	41,010	Broadstone Unit 3 L & L
-	-	66,783	206,338	Broadstone L & L
-	-	4,679	42,404	Hannaford Cross L & L
-	-	3,563	42,556	Lake Natoma Shores L & L
-	-	11,100	113,013	Cobble Hills/Reflections L & L
-	-	1,402	22,252	Sierra Estates L & L
-	-	8,535	62,972	Natoma Valley L & L
-	-	1,619	26,145	Cobble Ridge L & L
-	-	66,397	300,419	Prairie Oaks Ranch L & L
-	-	1,561	22,019	Silverbrook L & L
-	-	2,011	52,820	Willow Creek East L & L
-	-	1,171	25,546	Blue Ravine Oaks L & L
-	-	4,825	31,737	Steeplechase L & L
-	-	11,305	162,767	Willow Creek South L & L
-	-	5,467	137,367	American River Canyon North L & L
-	-	802	46,230	Willow Springs L & L
-	-	16,877	279,811	Willow Springs CFD 11 Mtn. Dist.
-	-	76,989	878,946	CFD #12 Mtn. Dist.
-	-	23,503	153,295	CFD #13 ARC Mtn. Dist.
-	-	426	17,004	ARC North L & L Dist. #2
-	-	4,572	31,231	The Residences at ARC, North L & L
-	-	-	-	Folsom Plan Area-Sphere of Influence
-	-	-	-	Oaks at Willow Springs
-	-	20,284	179,766	ARC North L & L Dist. #3
-	-	4,891	71,696	Blue Ravine Oaks L & L Dist. #2
-	-	6,114	53,600	Folsom Heights L & L Dist. #2
-	-	10,981	286,757	Broadstone #4
-	-	15,707	121,112	CFD #16 The Islands
-	-	16,884	110,284	Willow Creek Estates East L & L Dist
-	-	5,383	24,310	Prospect Ridge L & L Dist
-	-	1,120	62,294	CFD # 18 Maint Dist
-	-	501	21,551	CFD # 19 Maint Dist
-	-	3,127	53,127	Police Special Revenue
-	-	246	160,246	Zoo Special Revenue
-	-	698	10,698	Wetland Open Space Maintenance
\$ -	\$ 3,530,000	\$ 3,487,734	\$ 12,044,170	Subtotal Special Revenue Funds

Funds	Salaries	Benefits	Operations & Maintenance	Capital Outlays
Debt Service Funds				
CCF Debt Service	\$ -	\$ -	\$ -	\$ -
GO School Facilities Bonds DS	-	-	-	-
Folsom South AD Refunding	-	-	-	-
1982-1 Nimbus AD	-	-	-	-
Traffic Signal Refunding	-	-	-	-
Recreation Facility COP DS	-	-	-	-
Folsom Public Financing Authority	-	-	-	-
Folsom Ranch Financing Authority	-	-	-	-
Subtotal Debt Service Funds	\$ -	\$ -	\$ -	\$ -
Capital Project Funds				
Supplemental Park Fee	\$ -	\$ -	\$ -	\$ -
Park Improvement	34,000	2,601	126,335	-
Johnny Cash Trail Art	-	-	5,000	-
Zoo Capital Projects	-	-	-	-
Police Capital	-	-	830,000	-
Central Folsom Area Capital Projects	-	-	-	-
Fire Capital	-	-	-	-
General Capital	-	-	150,000	-
Transportation Improvement	-	-	-	-
Drainage Capital	-	-	50,000	-
Light Rail Transportation	-	-	50,000	-
General Park Equipment Capital	-	-	120,000	-
Water Impact	-	-	155,000	-
Library Development	-	-	-	-
Folsom Plan Area Infrastructure	-	-	-	-
Folsom Plan Area Transit Capital	-	-	100,000	-
Folsom Plan Area Corp Yard Capital	-	-	50,000	-
Folsom Plan Area Hwy 50 Improvement	-	-	100,000	-
Folsom Plan Area Hwy 50 Interchange	-	-	100,000	-
Folsom Plan Area Capital	-	-	50,000	-
Major Capital and Renovation	-	-	50,000	-
Prairie Oak 1915 AD	-	-	-	-
CFD #10 Russell Ranch	-	-	-	-
CFD #14 Parkway II	-	-	-	-
Subtotal Capital Project Funds	\$ 34,000	\$ 2,601	\$ 1,936,335	\$ -
Enterprise Funds				
Transit	\$ -	\$ -	\$ -	\$ -
Water	3,158,943	2,296,088	5,950,568	215,000
Water Capital	-	-	50,000	-
Water Meters	-	-	325,000	-
Wastewater	1,601,114	1,238,988	1,983,322	215,000
Wastewater Capital	-	-	20,000	-
Critical Augmentation	-	-	-	-
General Augmentation	-	-	-	-
Solid Waste	3,281,185	2,609,912	5,277,692	1,500,000
Solid Waste Capital	-	-	85,000	-
Landfill Closure	-	-	100,000	-
Solid Waste Plan Area Capital	-	-	100,000	-
Subtotal Enterprise Funds	\$ 8,041,242	\$ 6,144,988	\$ 13,891,582	\$ 1,930,000

Debt Service	Capital Improvements	Transfers Out	Total	
\$ -	\$ -	\$ -	\$ -	Debt Service Funds
-	-	-	-	CCF Debt Service
-	-	-	-	GO School Facilities Bonds DS
-	-	-	-	Folsom South AD Refunding
-	-	-	-	1982-1 Nimbus AD
-	-	-	-	Traffic Signal Refunding
-	-	-	-	Recreation Facility COP DS
9,074,827	-	91,368	9,166,195	Folsom Public Financing Authority
3,904,669	-	-	3,904,669	Folsom Ranch Financing Authority
\$ 12,979,496	\$ -	\$ 91,368	\$ 13,070,864	Subtotal Debt Service Funds

\$ -	\$ -	\$ -	\$ -	Capital Project Funds
-	100,000	321,528	584,464	Supplemental Park Fee
-	-	-	5,000	Park Improvement
-	-	34	34	Johnny Cash Trail Art
-	-	-	830,000	Zoo Capital Projects
-	-	265	265	Police Capital
-	532,500	131,714	664,214	Central Folsom Area Capital Projects
-	-	351,582	501,582	Fire Capital
-	4,160,000	619,708	4,779,708	General Capital
-	700,000	304,365	1,054,365	Transportation Improvement
-	75,000	99,957	224,957	Drainage Capital
-	-	137	120,137	Light Rail Transportation
-	-	206,486	361,486	General Park Equipment Capital
-	-	-	-	Water Impact
-	-	-	-	Library Development
-	-	-	-	Folsom Plan Area Infrastructure
-	-	-	100,000	Folsom Plan Area Transit Capital
370,000	-	588	420,588	Folsom Plan Area Corp Yard Capital
-	-	-	100,000	Folsom Plan Area Hwy 50 Improvement
-	-	-	100,000	Folsom Plan Area Hwy 50 Interchange
-	990,000	-	1,040,000	Folsom Plan Area Capital
-	-	-	50,000	Major Capital and Renovation
-	-	-	-	Prairie Oak 1915 AD
-	-	1,301	1,301	CFD #10 Russell Ranch
-	-	-	-	CFD #14 Parkway II
\$ 370,000	\$ 6,557,500	\$ 2,037,665	\$ 10,938,101	Subtotal Capital Project Funds

\$ -	\$ -	\$ -	\$ -	Enterprise Funds
1,891,604	4,088,505	870,231	18,470,939	Transit
-	686,011	9,969	745,980	Water
-	-	6,529	331,529	Water Capital
-	5,868,443	680,207	11,587,074	Water Meters
-	475,000	949	495,949	Wastewater
-	-	144	144	Wastewater Capital
-	-	4,970	4,970	Critical Augmentation
-	-	1,473,555	14,142,344	General Augmentation
-	-	356,465	441,465	Solid Waste
-	-	-	100,000	Solid Waste Capital
-	-	-	100,000	Landfill Closure
-	-	-	-	Solid Waste Plan Area Capital
\$ 1,891,604	\$ 11,117,959	\$ 3,403,019	\$ 46,420,394	Subtotal Enterprise Funds

Funds	Salaries	Benefits	Operations & Maintenance	Capital Outlays
Internal Service Fund				
Capital Replacement	\$ -	\$ -	\$ -	\$ -
Risk Management	157,310	10,714,372	8,303,337	-
Compensated Leaves	575,000	-	-	-
Subtotal Internal Service Fund	\$ 732,310	\$ 10,714,372	\$ 8,303,337	\$ -
Fiduciary Funds				
Assessment & CFD Agency Funds	\$ -	\$ -	\$ 985,750	\$ -
Redevelopment Prop Tax Trust	-	-	200,000	-
Redevelopment SA Trust - Housing	-	-	-	-
Folsom Plan Area Specific Plan Fee	-	-	-	-
Subtotal Fiduciary Funds	\$ -	\$ -	\$ 1,185,750	\$ -
Total Combined Budget	\$ 47,533,218	\$ 44,841,525	\$ 49,371,803	\$ 2,580,000

Debt Service	Capital Improvements	Transfers Out	Total	
				Internal Service Fund
\$ -	\$ -	\$ 2,059,674	\$ 2,059,674	Capital Replacement
-	-	707,000	19,882,019	Risk Management
-	-	-	575,000	Compensated Leaves
\$ -	\$ -	\$ 2,766,674	\$ 22,516,693	Subtotal Internal Service Fund
				Trust Funds
\$ 13,351,139	\$ -	\$ 333,079	\$ 14,669,968	Assessment & CFD Agency Funds
3,735,000	-	-	3,935,000	Redevelopment Prop Tax Trust
-	-	-	-	Redevelopment SA Trust - Housing
-	-	-	-	Folsom Plan Area Specific Plan Fee
\$ 17,086,139	\$ -	\$ 333,079	\$ 18,604,968	Subtotal Trust Funds
\$ 33,232,120	\$ 23,455,459	\$ 12,119,539	\$ 213,133,664	Total Combined Budget

ATTACHMENT 4

Staffing Detail

Below is a comparison of full time (FT) and permanent part time (PPT) positions for the FY 2017 through FY 2020 Budgets and the proposed FY 2020-21 Budget. All positions are listed as full-time equivalent except for City Council which is listed as number of members.

	FY17 Approved	FY18 Approved	FY19 Approved	FY20 Approved	FY21 Proposed
City Council					
Mayor	1.00	1.00	1.00	1.00	1.00
Council Member	4.00	4.00	4.00	4.00	4.00
Total City Council	5.00	5.00	5.00	5.00	5.00
City Manager's Office					
Administration					
City Manager	1.00	1.00	1.00	1.00	1.00
Assistant City Manager	1.00	1.00	1.00	0.50	0.50
Administrative Support Specialist	1.00	1.00	1.00	1.00	1.00
Public Information					
Public Information Officer	1.00	1.00	1.00	1.00	1.00
Marketing & Graphics Coordinator	0.50	0.50	-	-	-
Media Specialist	-	-	1.00	1.00	1.00
Animal Care Services					
Animal Control Officer	1.00	1.00	-	-	-
Total City Manager	5.50	5.50	5.00	4.50	4.50
City Attorney					
City Attorney	1.00	1.00	1.00	1.00	1.00
Deputy/Asst City Attorney	1.00	1.00	1.00	1.00	1.00
Legal Analyst	1.00	1.00	1.00	1.00	1.00
Legal Secretary	1.00	1.00	1.00	1.00	1.00
Total City Attorney	4.00	4.00	4.00	4.00	4.00
City Clerk					
City Clerk	1.00	1.00	1.00	1.00	1.00
Deputy City Clerk	-	1.00	1.00	1.00	1.00
Assistant City Clerk	1.00	-	-	-	-
City Clerk Technician II	-	-	1.00	1.00	1.00
City Clerk Technician I	1.00	1.00	-	-	-
Total City Clerk	3.00	3.00	3.00	3.00	3.00
Community Development					
Administration					
Community Development Director	0.40	1.00	1.00	1.00	1.00
Administrative Assistant	1.00	1.00	1.00	1.00	1.00
Office Assistant	-	1.00	1.00	-	-
Senior Office Assistant	-	-	-	1.00	1.00

City of Folsom FY 2020-21 Budget

	FY 17	FY 18	FY 19	FY 20	FY 21
	Approved	Approved	Approved	Approved	Proposed
Community Development (cont.)					
Building					
Building Inspector I/II	2.00	2.00	2.00	2.00	2.00
Building Plans Coordinator	-	1.00	1.00	1.00	1.00
Building Technician I/II	3.00	2.00	2.00	2.00	2.00
Chief Building Official	1.00	1.00	-	-	-
Plan Check Engineer	1.00	1.00	2.00	2.00	2.00
Senior Building Inspector	1.00	1.00	1.00	1.00	1.00
Principal Civil Engineer	1.00	1.00	1.00	1.00	1.00
Code Enforcement					
Code Enforcement Officer I/II	1.00	1.00	1.00	1.00	1.00
Code Enforcement Supervisor	1.00	1.00	1.00	1.00	1.00
Engineering					
Arborist	1.00	1.00	1.00	1.00	1.00
Construction Inspector I/II	1.00	1.00	1.00	1.00	1.00
Engineering Technician I/II	1.00	1.00	1.00	1.00	1.00
City Engineer	1.00	1.00	1.00	1.00	1.00
Senior Civil Engineer	1.00	1.00	2.00	2.00	2.00
Planning					
Building Inspector II	-	-	1.00	-	-
Building Tradesworker I/II	1.00	1.00	-	-	-
Planner I (Asst)/Planner II (Associate)	2.00	2.00	1.00	2.00	2.00
Planning Manager	1.00	1.00	1.00	1.00	1.00
Principal Planner	1.00	1.00	2.00	2.00	2.00
Senior Planner	-	-	1.00	1.00	1.00
Total Community Development	22.40	24.00	26.00	26.00	26.00
Fire Department					
Administration					
Fire Chief	1.00	1.00	1.00	1.00	1.00
Fire Division Chief	-	-	-	1.00	1.00
Accounting Technician I/II	1.00	1.00	1.00	1.00	-
Administrative Technician	-	-	-	-	1.00
Administrative Assistant	1.00	1.00	1.00	1.00	1.00
Office Assistant	-	-	-	-	1.00
Senior Equipment Mechanic	1.00	-	-	-	-
Senior Office Assistant	1.00	1.00	1.00	1.00	-
Emergency Operations					
Fire Division Chief	4.00	4.00	3.00	2.00	2.00
Fire Battalion Chief	-	-	1.00	1.00	1.00
Fire Captain-Suppression	12.00	12.00	12.00	15.00	15.00
Fire Engineer	12.00	12.00	12.00	15.00	15.00
Firefighter	33.00	36.00	42.00	36.00	36.00

City of Folsom FY 2020-21 Budget

	FY 17 Approved	FY 18 Approved	FY 19 Approved	FY 20 Approved	FY 21 Proposed
Fire Department (cont.)					
Fire Prevention					
Deputy Fire Marshall	-	-	1.00	1.00	1.00
Fire Prevention Officer	2.00	2.00	2.00	2.00	2.00
Fire Protection Engineer	1.00	1.00	-	-	-
Total Fire	69.00	71.00	77.00	77.00	77.00
Human Resources					
Human Resources Director	1.00	0.50	0.50	0.25	0.50
Administrative Assistant	1.00	1.00	1.00	1.00	1.00
Human Resources Technician I/II	2.00	2.00	2.00	2.00	2.00
Senior Management Analyst	1.00	2.00	2.00	2.00	2.00
Total Human Resources	5.00	5.50	5.50	5.25	5.50
Library					
Library Director	1.00	1.00	1.00	1.00	1.00
Administrative Assistant	-	-	1.00	1.00	1.00
Librarian	1.00	1.00	2.00	2.00	2.00
Library Assistant	3.00	3.00	4.00	4.00	4.00
Library Assistant - PPT	0.50	0.50	-	-	-
Library Circulation Coordinator	1.00	1.00	1.00	1.00	1.00
Library Technician	2.00	2.00	2.00	2.00	2.00
Marketing & Graphics Coord	-	-	0.75	0.75	0.75
Senior Librarian	1.00	1.00	1.00	1.00	1.00
Senior Office Assistant	1.00	1.00	-	-	-
Total Library	10.50	10.50	12.75	12.75	12.75
Office of Management and Budget					
Administration					
Chief Financial Officer/Finance Director	1.00	0.50	0.50	0.25	-
Finance Director	-	-	-	1.00	1.00
Administrative Assistant	-	-	1.00	1.00	1.00
Finance Technician	1.00	1.00	-	-	-
Disbursements					
Disbursements Specialist	1.00	1.00	1.00	1.00	1.00
Payroll Specialist	1.00	2.00	2.00	2.00	2.00
Disbursements Technician	1.00	1.00	1.00	1.00	1.00
Payroll Technician	1.00	-	-	-	-
Revenue					
Revenue Technician I/II	4.00	4.00	4.00	4.00	4.00
Revenue/Disbursements Manager	1.00	1.00	1.00	1.00	1.00
Senior Revenue Technician	1.00	1.00	1.00	1.00	1.00

City of Folsom FY 2020-21 Budget

	FY 17 Approved	FY 18 Approved	FY 19 Approved	FY 20 Approved	FY 21 Proposed
Office of Management and Budget (cont.)					
Financial Services					
Accounting Technician II	1.00	1.00	1.00	1.00	1.00
Financial Specialist	-	-	1.00	1.00	1.00
Financial Analyst I/II	2.00	-	-	-	-
Senior Financial Analyst	-	2.00	2.00	2.00	2.00
Deputy Treasurer	1.00	1.00	1.00	1.00	1.00
Financial Services Manager	1.00	1.00	1.00	1.00	1.00
Information Systems					
Information Systems Manager	1.00	1.00	1.00	1.00	1.00
Information Systems Analyst	-	-	-	-	3.00
Information Systems Technician I/II	3.00	3.00	3.00	3.00	-
GIS Analyst	-	1.00	1.00	1.00	1.00
Process Improvement Specialist	-	-	1.00	1.00	1.00
Total Office of Management and Budget	21.00	21.50	23.50	24.25	24.00
Parks & Recreation					
Administration					
Parks & Recreation Director	1.00	1.00	1.00	1.00	1.00
Administrative Assistant	2.00	2.00	3.00	3.00	3.00
Marketing & Graphics Coordinator	1.00	1.00	1.00	1.00	1.00
Management Analyst	-	-	-	1.00	1.00
Senior Management Analyst	1.00	1.00	1.00	-	-
Senior Office Assistant	1.00	1.00	-	-	-
Park Maintenance					
Maintenance Specialist	3.00	2.00	2.00	2.00	2.00
Maintenance Worker I/II	1.00	1.00	1.00	1.00	1.00
Parks/Facilities Maintenance Manager	1.00	1.00	1.00	1.00	1.00
Parks Supervisor	0.50	1.00	1.00	1.00	1.00
Senior Maintenance Worker	2.50	2.00	2.00	2.00	2.00
Park Development					
Senior Park Planner	1.00	1.00	1.00	1.00	1.00
Park Planner	-	-	1.00	-	-
Trails					
Senior Trails Planner	1.00	1.00	1.00	1.00	1.00
Zoo					
Zookeeper I / II	5.00	5.00	5.00	5.00	5.00
Lead Zookeeper	1.00	1.00	1.00	1.00	1.00
Recreation Coordinator I	1.00	1.00	1.00	1.00	-
Recreation Coordinator II	-	-	-	-	1.00
Zoo Supervisor	1.00	1.00	1.00	1.00	1.00

City of Folsom FY 2020-21 Budget

	FY17 Approved	FY18 Approved	FY19 Approved	FY20 Approved	FY21 Proposed
Parks & Recreation (cont.)					
Aquatics					
Recreation Coordinator I	0.25	0.50	0.50	0.50	1.00
Recreation Coordinator II	0.50	1.00	1.00	1.00	0.50
Recreation Manager	0.50	0.50	0.50	-	-
Recreation Supervisor	0.75	1.00	1.00	1.00	1.00
Senior Maintenance Worker	0.50	1.00	1.00	1.00	1.00
Senior Recreation Coordinator	0.75	-	-	-	-
Community & Cultural Services / Community Facilities					
Community & Cultural Services Manager	1.00	1.00	1.00	1.00	1.00
Recreation Coordinator I	2.00	2.00	2.00	1.00	1.00
Recreation Coordinator II	1.00	1.00	1.00	3.00	3.00
Recreation Supervisor	0.50	1.00	1.00	1.00	1.00
Senior Recreation Coordinator	1.50	1.00	1.00	1.00	1.00
Recreation / Sports Complex					
Recreation Coordinator I	2.25	1.50	1.50	1.50	1.00
Recreation Coordinator II	-	1.00	1.00	1.00	1.50
Recreation Manager	0.50	0.50	0.50	-	-
Recreation Supervisor	0.75	1.00	1.00	1.00	1.00
Senior Recreation Coordinator	1.75	1.00	1.00	1.00	1.00
Facility Services					
Facilities Maintenance Supervisor	1.00	1.00	1.00	1.00	1.00
Senior Building Tradesworker	2.50	3.00	3.00	3.00	3.00
Building Tradesworker I/II	-	-	1.00	1.00	1.00
Municipal Landscaping					
Lighting & Landscape District Manager	1.00	1.00	1.00	1.00	1.00
Construction Inspector I	-	-	-	1.00	1.00
Maintenance Specialist	1.00	-	-	-	-
Maintenance Supervisor	0.50	-	-	1.00	1.00
Senior Maintenance Worker	-	2.00	2.00	1.00	1.00
Maintenance Worker I/II	1.50	1.00	1.00	1.00	1.00
Total Parks & Recreation	46.00	46.00	48.00	48.00	48.00
Police Department					
Administration					
Police Chief	1.00	1.00	1.00	1.00	1.00
Police Commander	-	-	-	-	1.00
Administrative Assistant	1.00	1.00	1.00	1.00	1.00
Police Sergeant	1.00	1.00	1.00	1.00	1.00
Police Officer	-	1.00	1.00	1.00	1.00

City of Folsom FY 2020-21 Budget

	FY 17 Approved	FY 18 Approved	FY 19 Approved	FY 20 Approved	FY 21 Proposed
Police Department (cont.)					
Support Services					
Police Commander	1.00	1.00	1.00	1.00	-
Police Lieutenant	-	-	-	-	1.00
Police Support Services Manager	-	-	1.00	1.00	-
Communications Supervisor	2.00	2.00	3.00	3.00	3.00
Dispatcher I/II	12.00	14.00	13.00	13.00	13.00
Administrative Technician	1.00	1.00	1.00	1.00	1.00
Senior Records Clerk	-	-	1.00	1.00	1.00
Police Records Clerk	3.00	3.00	2.00	2.00	2.00
Police Records Clerk - PPT	0.50	0.50	0.50	0.50	0.50
Police Records Supervisor	1.00	1.00	1.00	1.00	1.00
Police Technical Services Manager	1.00	1.00	-	-	-
Police Volunteer Coordinator	1.00	1.00	-	-	-
Operations					
Police Commander	1.00	1.00	1.00	1.00	1.00
Community Service Officer	1.00	1.00	1.00	1.00	1.00
Police Lieutenant	2.00	3.00	3.00	3.00	3.00
Police Sergeant	8.00	9.00	9.00	9.00	9.00
Police Corporal	5.00	4.00	5.00	5.00	5.00
Police Officer	43.00	41.00	43.00	43.00	43.00
Police Volunteer Coordinator	-	-	1.00	1.00	1.00
Investigations					
Police Lieutenant	1.00	1.00	1.00	1.00	1.00
Police Sergeant	2.00	2.00	2.00	2.00	2.00
Police Officer	10.00	10.00	10.00	10.00	10.00
Property and Evidence Technician	2.00	2.00	2.00	2.00	-
Community Service Officer	-	-	-	-	2.00
Crime & Intelligence Analyst	1.00	1.00	1.00	1.00	1.00
Animal Care Services					
Animal Control Officer	-	-	1.00	1.00	1.00
Total Police Department	101.50	103.50	107.50	107.50	107.50
Public Works Department					
Administration / Engineering					
Public Works Director	0.40	0.80	0.80	0.80	0.80
Administrative Assistant	1.00	1.00	1.00	1.00	1.00
Associate Civil Engineer	1.00	1.00	-	-	-
Construction Inspector I/II	-	1.00	1.00	1.00	1.00
Engineering Technician I/II	1.00	1.00	1.00	1.00	1.00
Environmental Specialist	1.00	-	-	-	-
Management Analyst	1.00	0.50	-	-	-
PW/Utilities Section Manager	2.00	1.00	1.00	1.00	1.00
Office Assistant	-	1.00	1.00	1.00	-
Senior Civil Engineer	2.00	2.00	3.00	3.00	3.00
Senior Management Analyst	-	-	0.50	0.75	0.75
Senior Office Assistant	-	-	-	-	1.00

City of Folsom FY 2020-21 Budget

	FY 17 Approved	FY 18 Approved	FY 19 Approved	FY 20 Approved	FY 21 Proposed
Public Works Department (cont.)					
Fleet Maintenance					
PW / Utilities Section Manager	-	0.30	0.30	0.35	0.35
Fleet / Solid Waste Manager	-	-	0.20	0.20	0.20
Administrative Assistant	0.10	0.10	0.10	0.10	0.10
Inventory Clerk	-	1.00	1.00	1.00	1.00
Lead Senior Mechanic	1.00	1.00	1.00	1.00	1.00
Mechanic II	4.00	4.00	4.00	4.00	4.00
Maintenance Worker I/II	-	0.10	0.10	0.10	0.10
Senior Equipment Mechanic	1.00	1.00	1.00	1.00	1.00
Streets					
Maintenance Specialist	2.00	2.00	3.00	3.00	3.00
Maintenance Worker I/II	5.00	5.10	4.10	4.10	4.10
Senior Maintenance Worker	1.00	1.00	1.00	1.00	1.00
Streets Operations Manager	1.00	-	-	-	-
Streets Operations Supervisor	1.00	1.00	1.00	1.00	1.00
Traffic Maintenance					
Associate Civil Engineer	-	-	1.00	1.00	1.00
Maintenance Specialist	2.00	2.00	2.00	2.00	1.00
Senior Maintenance Worker	1.00	1.00	1.00	1.00	1.00
Senior Traffic Control & Lighting Technician	1.00	1.00	1.00	1.00	1.00
Traffic Control & Lighting Supervisor	1.00	1.00	-	-	-
Traffic Control & Lighting Technician I/II	3.00	3.00	3.00	3.00	4.00
Transit					
PW / Utilities Section Manager	1.00	0.10	0.10	-	-
Administrative Assistant	0.40	0.40	0.40	-	-
Senior Management Analyst	-	-	0.25	-	-
Transit Chief	1.00	1.00	1.00	-	-
Transit Bus Driver	-	2.00	4.00	-	-
Transit Bus Driver - PPT (@ 80%)	8.80	8.00	6.40	-	-
Transit Coordinator	1.00	1.00	1.00	-	-
Transit Scheduler	1.00	1.00	1.00	-	-
Transit Trainer	1.00	1.00	1.00	-	-
Total Public Works Department	47.70	48.40	49.25	34.40	34.40
Environmental and Water Resources					
Water Resources Administration					
Director	1.00	1.00	1.00	1.00	1.00
Administrative Assistant	1.00	1.00	1.00	1.00	1.00
Associate Civil Engineer	1.00	1.00	1.00	1.00	1.00
Engineering Technician I/II	1.00	1.00	1.00	1.00	1.00
Marketing & Graphics Coord	0.50	0.50	0.25	0.25	0.25
PW / Utilities Section Manager	1.00	1.00	1.00	1.00	1.00
SCADA Programmer	-	-	1.00	1.00	1.00
Senior Civil Engineer	2.00	2.00	2.00	2.00	2.00
Senior Office Assistant	1.00	1.00	1.00	1.00	1.00

	FY 17 Approved	FY 18 Approved	FY 19 Approved	FY 20 Approved	FY 21 Proposed
Environmental and Water Resources (cont.)					
Wastewater					
Senior Wastewater Collection Technician	2.00	2.00	2.00	2.00	2.00
Utilities Technician	1.00	1.00	1.00	-	-
Wastewater Collection Supervisor	1.00	1.00	1.00	1.00	1.00
Wastewater Collection Tech I/II	10.00	10.00	10.00	11.00	11.00
Water Conservation					
Water Management Coordinator	1.00	1.00	1.00	1.00	1.00
Water Management Specialist	2.00	2.00	2.00	2.00	2.00
Water Utility Maintenance					
Senior Water Utility Worker	1.00	1.00	1.00	1.00	1.00
Utility Maintenance Supervisor	1.00	1.00	1.00	1.00	1.00
Water Utility Worker I/II	5.00	5.00	5.00	5.00	5.00
Water Treatment Plant					
Lead Plant Mechanic	1.00	1.00	1.00	1.00	1.00
Plant Mechanic	1.00	1.00	1.00	1.00	1.00
Senior Office Assistant	1.00	1.00	1.00	1.00	1.00
Water Treatment Plant Chief Operator	1.00	1.00	1.00	1.00	1.00
Water Treatment Plant Operator III	3.00	3.00	3.00	3.00	3.00
Water Treatment Plant Operator I / II	1.00	1.00	1.00	1.00	1.00
Water Treatment Plant Supervisor	1.00	1.00	1.00	1.00	1.00
Water Quality					
Water Distribution Chief Operator	1.00	1.00	1.00	1.00	1.00
Water Distribution Operator I/II	3.00	3.00	3.00	3.00	3.00
Water Quality Technician	1.00	1.00	1.00	1.00	1.00
Water Distribution Supervisor	1.00	1.00	1.00	1.00	1.00
Water Metering Program					
Utility Maintenance Supervisor	1.00	1.00	1.00	1.00	1.00
Senior Water Utility Worker	-	-	-	-	1.00
Senior Water Meter Worker	-	-	1.00	1.00	-
Water Utility Worker I/II	4.00	4.00	3.00	3.00	3.00
Total Environmental and Water Resources	52.50	52.50	53.25	53.25	53.25

	FY 17 Approved	FY 18 Approved	FY 19 Approved	FY 20 Approved	FY 21 Proposed
Solid Waste Department					
Solid Waste Collections					
Public Works Director	0.20	0.20	0.20	0.20	0.20
PW / Utilities Section Manager	-	0.60	0.60	0.65	0.65
Solid Waste / Fleet Manager	-	-	0.80	0.80	0.80
Solid Waste Supervisor	-	-	1.00	1.00	1.00
Administrative Assistant	0.50	0.50	0.50	0.90	0.90
Account Technician	-	-	1.00	1.00	1.00
Management Analyst	-	0.50	-	-	-
Senior Management Analyst	-	-	0.25	0.25	0.25
Maintenance Worker I/II	-	0.80	1.80	1.80	1.80
Mechanic II	1.00	1.00	1.00	1.00	1.00
Refuse Driver	32.00	32.00	31.00	31.00	31.00
Senior Maintenance Worker	2.00	2.00	2.00	2.00	2.00
Senior Office Assistant	3.00	3.00	3.00	3.00	3.00
Hazardous Materials					
Environmental Specialist Supervisor	1.00	1.00	-	-	-
Hazardous Materials Coordinator	1.00	1.00	1.00	1.00	1.00
Maintenance Specialist	1.00	1.00	1.00	1.00	1.00
Senior Environmental Specialist	1.00	1.00	1.00	1.00	1.00
Recycling					
Environmental Specialist Supervisor	1.00	1.00	1.00	1.00	1.00
Senior Environmental Specialist	1.00	-	-	-	-
Total Solid Waste Department	44.70	45.60	47.15	47.60	47.60
Total Staffing Positions	437.80	446.00	466.90	452.50	452.50